

**LAND USE AMENDMENT
ACADIA (WARD 9)
SOUTHLAND DRIVE AND ARCHWOOD ROAD SE
BYLAW 111D2015**

MAP 14S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate one single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The subject site does not contain a secondary suite at this time and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2015 June 04

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 111D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 704 Archwood Road SE (Plan 1326JK, Block 55, Lot 29) from Residential Contextual One Dwelling (R-C1) District **to** Residential Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 111D2015.

REASONS FOR RECOMMENDATION:

The proposed R-C1s district allows for two additional residential uses (Secondary Suite and Backyard Suite) which are compatible with and complimentary to the existing low density character of the community.

This proposal also conforms to the relevant policies of the Municipal Development Plan and allows for development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

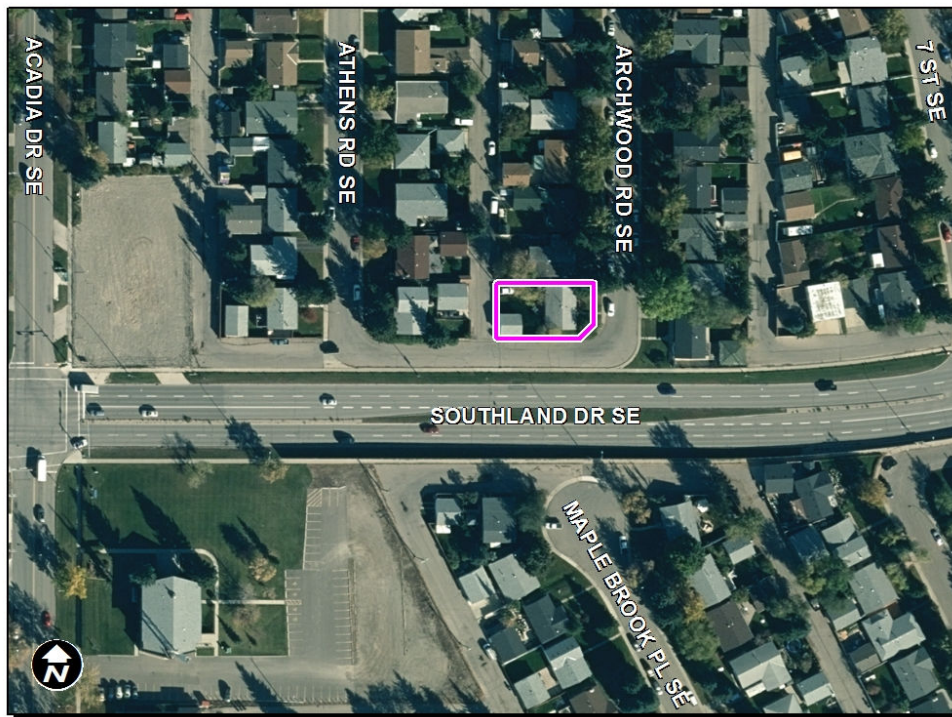
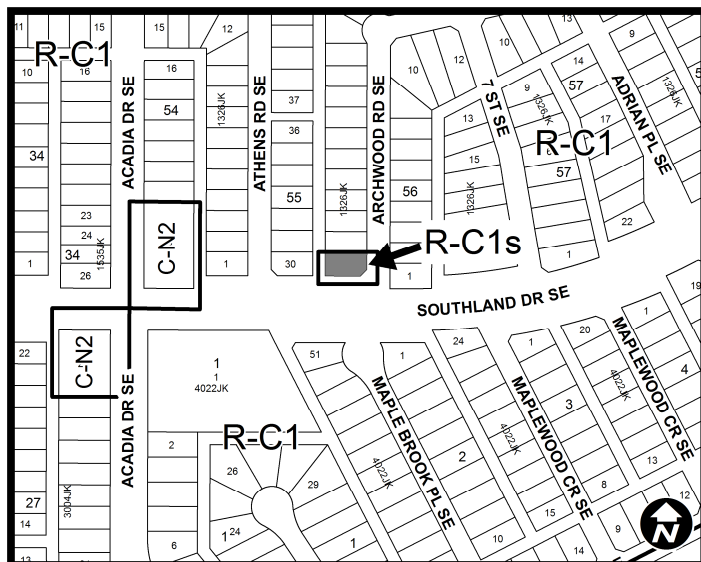
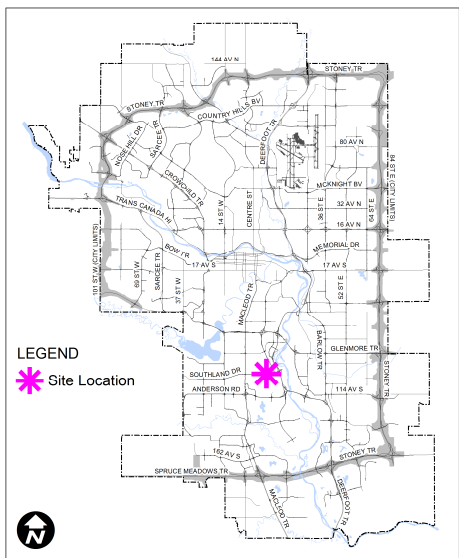
ATTACHMENT

1. Proposed Bylaw 111D2015

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 704 Archwood Road SE (Plan 1326JK, Block 55, Lot 29) from Residential Contextual One Dwelling (R-C1) District **to** Residential Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Absent: G.-C. Carra and J. Gondek

Carried: 6 – 0

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Applicant:

Christopher Drul

Landowner:

Christopher Drul

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Acadia, the site is approximately 17 metres by 30 metres in size and is developed with a single detached dwelling and detached double car garage accessed from the rear lane to the west. Single detached dwellings exist to the east, north, and west of the site as well as across Southland Drive SE to the south.

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s district allows for one additional permitted use (Secondary Suite) or one additional discretionary use (Backyard Suite).

The site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage.

Council's potential approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered via the development permit process.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the *Residential Developed – Established Area* as identified on Map 1 in the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the site, the land use proposal is in keeping with a number of overarching MDP policies including: *Developed Residential Areas* policies (Section 3.5.1), *Neighbourhood Infill and Redevelopment* policies (Section 2.2.5) and *Housing Diversity and Choice* policies (Section 2.3.1).

There is no local area plan for the community of Acadia.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Archwood Road SE and the rear lane. The area is served by Calgary Transit bus service within 200 metre walking distance of the site on Southland Drive SE and Acadia Drive SE. On-street parking adjacent to the site is unregulated and available for public use.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a secondary suite without the need for off-site improvements at this time. Adjustments to on-site servicing may also be required depending on the type of secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The Acadia Community Association indicated they have no objection to the proposal. Their letter is attached in APPENDIX II.

Citizen Comments

The application was circulated to adjacent landowners. No comments were received by the CPC report submission date.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION


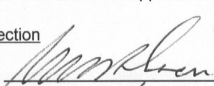
The reason for the land redesignation is to have a secondary suite. I think this location will be a great fit as it has a separate entrance and has plenty of parking in the front, side and rear of the house. Our house is located near multiple bus routes, schools and shopping centres.

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APPENDIX II

LETTERS SUBMITTED

		The City of Calgary PLANNING, DEVELOPMENT & ASSESSMENT	
<hr/>			
REQUEST FOR COMMENT ON APPLICATION			
Date: March 20, 2015		Return To: Circulation Control	
To: Acadia Community Association Marvin Olson 9864 Athens Rd SE Calgary, Alberta T2J 1B9		Planning, Development & Assessment #8201 P.O. Box 2100 Station M Calgary AB T2P 2M5 email: CPAG.Circ@calgary.ca	
<small>NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Subdivision Secretary at the address to the right.</small>			
File Number: LOC2015-0031			
704 ARCHWOOD RD SE		1326JK;55;29	
Community: ACADIA		Ward: 09 Map: 14S	
Alderman: Gian-Carlo Carra			
<hr/>			
Applicant: CHRISTOPHER DRUL		Contact:	
Parcel Owner: CHRISTOPHER DRUL 704 ARCHWOOD RD SE CALGARY AB CANADA T2J 1C2			
<hr/>			
Application: Land Use Amendment		Site Area: 0.05 ha	
Existing Use: Residential - Contextual One Dwelling (R-C1) District		Proposed Use: Residential - Contextual One Dwelling (R-C1s) (secondary suite) District - To allow for any of the following additional uses: Secondary Suite or Backyard Suite on the same Parcel as a Single Detached Dwelling	
<hr/>			
Attached are the plans and application material for this proposal. Please submit your response to the above sender by;			
<div style="border: 1px solid black; padding: 2px; display: inline-block;">DUE DATE Friday April 10, 2015</div>			
If you want to discuss this application further, please call the File Manager:			
Christine Khandl (403) 268-5434 mailto:Christine.Khandl@calgary.ca			
Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.			
<u>No Objection</u>		<u>See Accompanying Letter</u>	
Signed: 		Signed: _____	
Date: <u>06/04/2015</u>		Date: _____	
Agency: <u>Acadia Community Assoc</u>		Agency: _____	