

**LAND USE AMENDMENT  
FAIRVIEW (WARD 9)  
NORTHWEST OF THE INTERSECTION OF HERITAGE DRIVE SE  
AND FAIRMONT DRIVE SE  
BYLAW 84D2014**

**MAP 27S**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from R-C1 to R-C1s 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)**

2014 July 17

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

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 84D2014; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 96 Frobisher Boulevard SE (Plan 3323HR, Block 8, Lot 8) 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 84D2014.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district which allows for three forms of secondary suite uses (Secondary Suite, Secondary Suite – Detached Garage and Secondary Suite – Detached Garden) are believed to be compatible and complementary residential uses with the established character of the community. This proposal is in conformance with relevant policies in the Municipal Development Plan and would allow for development that has the ability to meet the intent and requirements of Land Use Bylaw 1P2007.

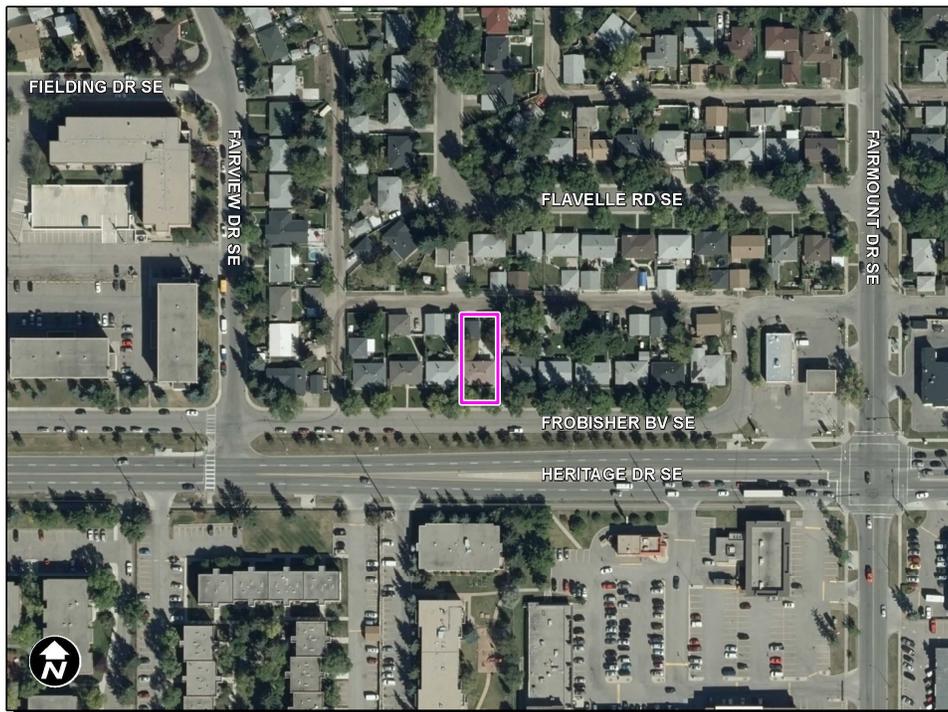
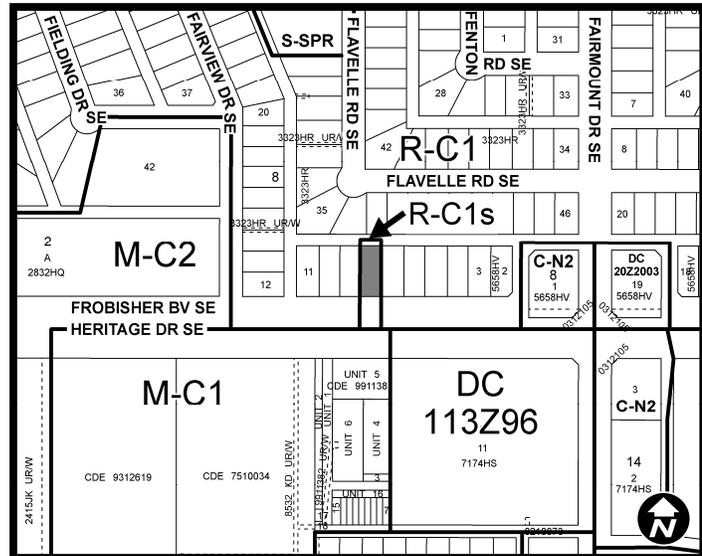
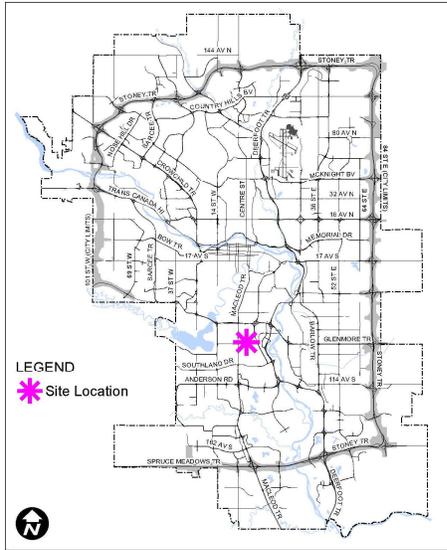
**ATTACHMENT**

1. Proposed Bylaw 84D2014

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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 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 96 Frobisher Boulevard SE (Plan 3323HR, Block 8, Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: G.-C. Carra**

**Carried: 7 – 0**

Comments from Ms. Gondek:

- The page 4 table that asks about a density increase raises the issue of how we define “density”. I would suggest that our measurement of density as units per acre misses the density accommodated through secondary suites. Perhaps it is time the City of Calgary revisits its definition of density to better reflect the people who live in a given area rather than only looking at the visible structure.

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Applicant:

Brent Bush

Landowner:

Brent Bush

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	No	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	Yes	6
<b>Public Engagement</b> <i>Were <b>major comments</b> 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 Fairview, the parcel is approximately 15 metres X 37 metres in size and is developed with a single detached dwelling with a detached rear-lane accessed garage.

**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) and two additional discretionary uses (Secondary Suite – Detached Garage and Secondary Suite – Detached Garden).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and associated Land Use Bylaw 1P2007 requirements such as minimum parking and amenity space provisions. If necessary, relaxations to various land use provisions may also be considered at the development permit stage.

Council's potential approval of this land use redesignation 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) (Statutory/Approved by Council - 2009)

The parcel is located within a *Residential, Developed – Established Area* as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposal is in keeping with a number of MDP policy areas including: *Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Frobisher Boulevard SE. The area is served by Calgary Transit with bus service and east and westbound bus stops within short walking distance of the parcel, on Heritage Drive SE. The site is of a sufficient size to accommodate the minimum motor vehicle parking requirements. On-street parking adjacent to and in the vicinity of the site is unregulated and available for public use.

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**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 be required depending on the type of a 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 proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Fairview Community Association identified no objections to the proposal (APPENDIX II).

**Citizen Comments**

No comments were received.

**Public Meetings**

No meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

I am writing to outline the reason for my application for a Land Use Redesignation from RC1 to RC1s.

I believe that the intent of the RC1s land use is to provide additional safe and affordable housing while maximizing the efficiency of land use.

Secondary suites must meet the requirements of the Alberta Building Code. My home was built in 1959 and would require renovations of mechanical systems and finishing to meet these requirements. Prior to investing funds to satisfy the requirements for a secondary suite, I want to attain the appropriate land use designation. Otherwise, any investment may be lost.

This is the first step in the process and further review of any development may occur at the development and building permit stages. I understand the need to consider all factors and stakeholders in the development process and commit to exercising due diligence for the duration.

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**APPENDIX II**

**LETTERS SUBMITTED**

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**From:** Eisenbart, Dave [mailto:dje460@mail.usask.ca]  
**Sent:** Wednesday, June 04, 2014 11:19 PM  
**To:** Wolfe, Chris  
**Subject:** Re: LOC2014-0069

Hi Chris,

The Fairview Community Association has no objections to this land use amendment. We may actually have provided a letter of support, but I was unable to reach the applicant unfortunately. We may be able to provide support at the DP stage instead.

Thanks,

Dave Eisenbart  
President, Fairview Community Association