

Land Use Amendment in Acadia (Ward 11) at 9103 Fairmount Drive SE, LOC2023-0072

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 9103 Fairmount Drive SE (Plan 2303ID, Block 19, Lot 10) from Direct Control (DC) District to Residential – Contextual One Dwelling (R-C1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 101D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 9103 Fairmount Drive SE (Plan 2303ID, Block 19, Lot 10) from Direct Control (DC) District to Residential – Contextual One Dwelling (R-C1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a secondary suite.
- The proposal represents a similar building form and set of uses that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed redesignation is compatible and consistent with the existing neighbourhood, allowing existing housing options to continue.
- Why does this matter? The proposed Residential – Contextual One Dwelling (R-C1) District would allow existing housing options to continue that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Acadia, was submitted by the landowner, Richard Panuelos on 2023 March 24. The current land use for this specific parcel is a Direct Control (DC) District based on the Residential Single-Detached (R-1) District of Land Use Bylaw 2P80 which does not allow suites. The purpose of this application is to enable a secondary suite on the site (Attachment 2).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. They determined that no outreach would be undertaken as their intention is to add a secondary suite

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while maintaining the established building form of the community. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners.

Administration did not receive any letters of opposition or support from the public. No comments from the Acadia Community Association were received. Administration contacted the Community Association to follow up, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This proposal may have positive social implications by offering a greater number and variety of dwelling types for Calgarians near existing services and amenities.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would allow for more efficient use of land, existing infrastructure and services, and provide more housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 101D2023**
5. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2023 June 08**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform