

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the southeast community of Acadia at the southwest corner of Fairmount Drive SE and 90 Avenue SE. The site is approximately 37 metres deep by 18 metres wide and is serviced by a rear lane. Development in the area consists of single detached homes and institutional uses including two churches and a high school immediately adjacent to the site. Transit Routes 10 (City Hall/Southcentre) and 99 (Acadia/Oakridge) stop within 30 metres of the site.

Community Peak Population Table

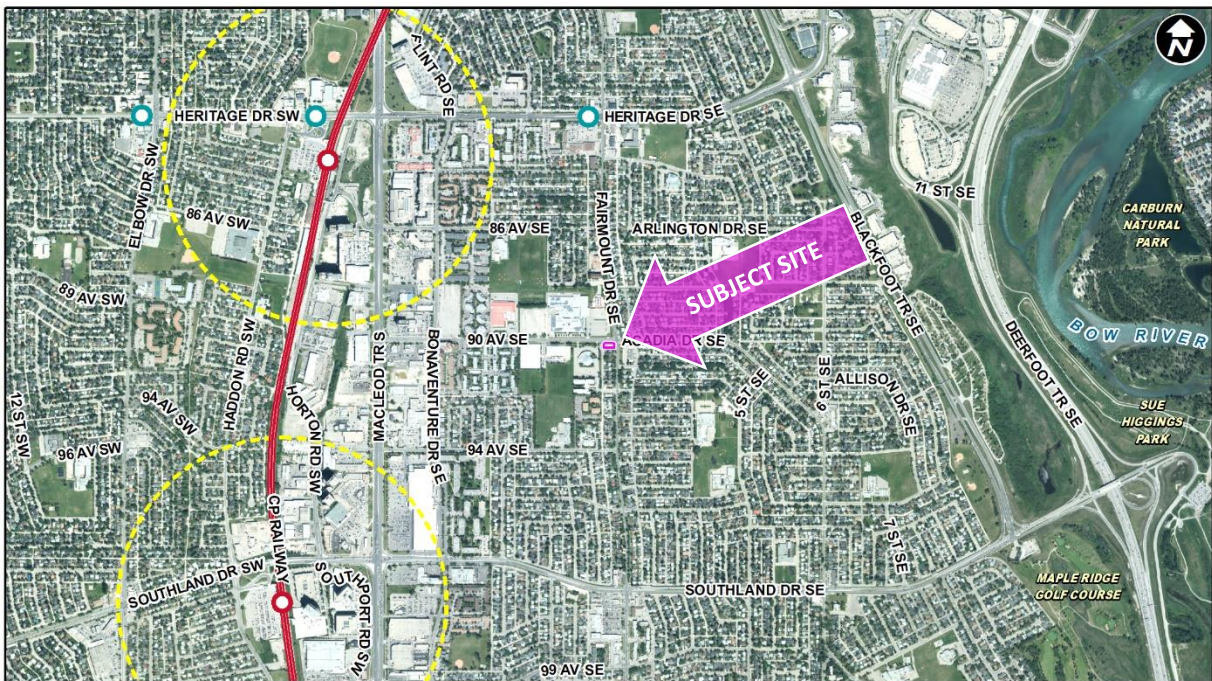
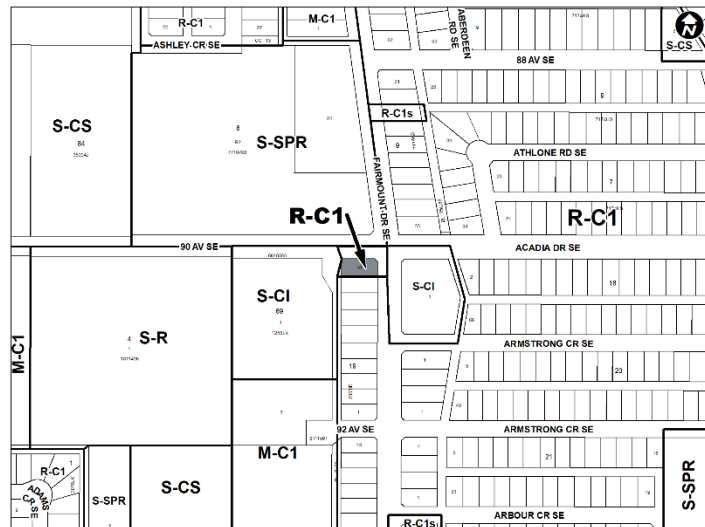
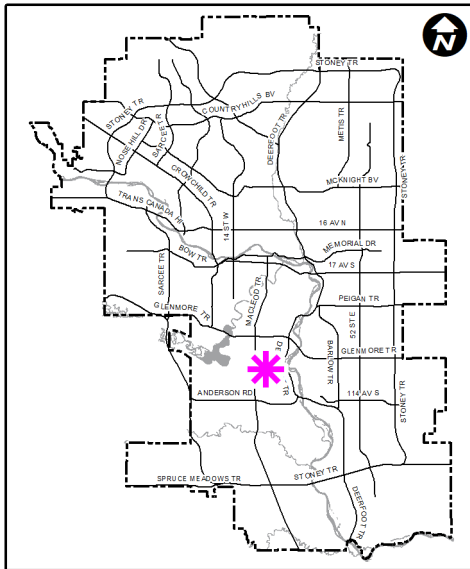
As identified below, the community of Acadia reached its peak population in 1972.

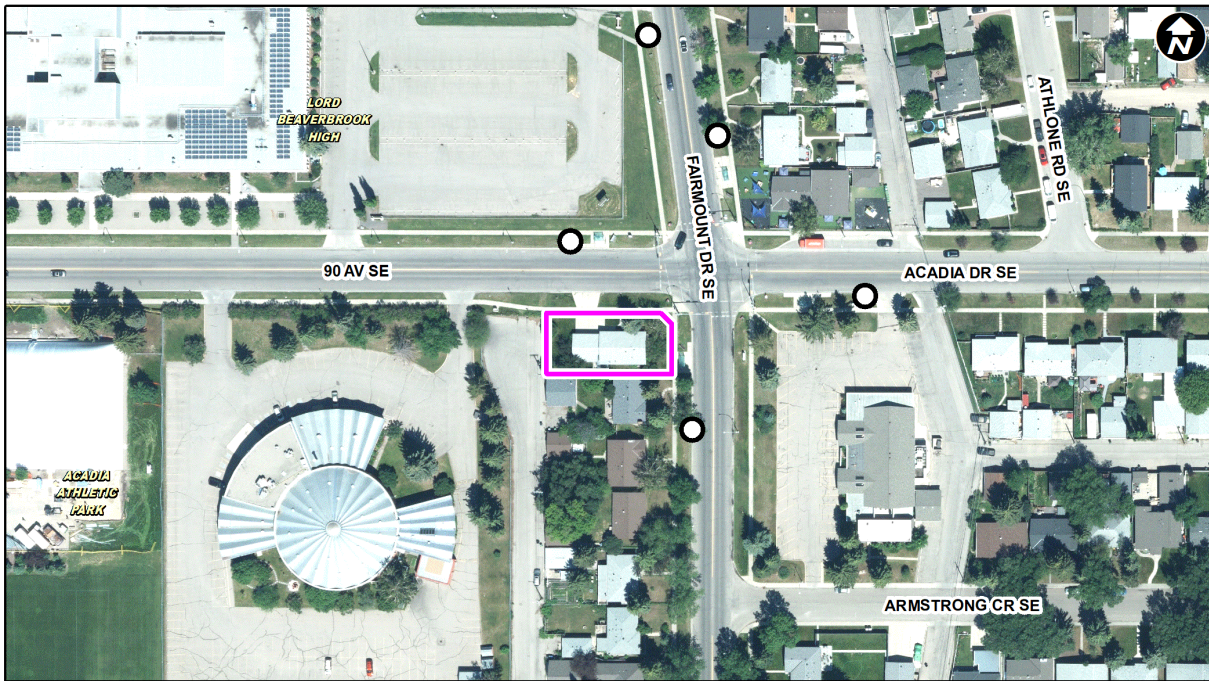
Acadia	
Peak Population Year	1972
Peak Population	13,589
2019 Current Population	10,520
Difference in Population (Number)	-3,069
Difference in Population (Percent)	-22.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Acadia Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

The existing Direct Control (DC) District ([Bylaw 84Z98](#)) is based on the Residential Single-Detached (R-1) District of Land Use Bylaw 2P80 with the additional permitted use of religious instruction. The DC District also contains site-specific rules around the number of students on site, parking and hours of operation. The R-1 District does not allow for secondary suites and a land use redesignation is required to allow for a proposed secondary suite.

The proposed Residential – Contextual One Dwelling (R-C1) District allows for the low-density housing form of Contextual Single Detached Dwelling which is consistent with the R-1 District of 2P80. The R-C1 District allows for a maximum building height of 10 metres and one dwelling unit, with the additional use of secondary suites. The purpose of this application is to enable secondary suites in a district that is compatible with the existing neighbourhood context.

Development and Site Design

If this redesignation is approved by Council, the rules of the R-C1 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Transportation

Pedestrian access to the site is available via Fairmount Drive SE and 90 Avenue SE. Bus stops for Routes 10 (City Hall/Southcentre) and 99 (Acadia/Oakridge) are located within 30 metres (two-minute walk) of the site. On-street parking is currently unrestricted along Fairmount Drive SE. The parcel is located within existing Residential Parking Permit (RPP) Zone HH.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP encourages modest redevelopment of Established areas to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

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

Heritage Communities Local Area Planning Project (Draft)

There is no existing local area policy for this site. The Heritage Communities Local Area Plan, which includes Acadia and surrounding communities, was recommended for Council approval by the Infrastructure and Planning Committee (IPC) on 2023 April 05. The plan will be brought forward to a Public Hearing of Council on 2023 June 20. The plan identifies this site as Neighbourhood Connector with Low - Modified building scale (up to four storeys). The plan would allow for greater development intensity than the proposed R-C1.