

LAND USE AMENDMENT
ACADIA (WARD 9)
ASHWORTH ROAD SE SOUTH OF AMBER AVENUE SE
BYLAW 278D2016

MAP 22S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential - Contextual One Dwelling (R-C1) District to a Residential - Contextual One Dwelling (R-C1s) District to allow for a secondary suite or a backyard suite. The parcel contains an existing single detached dwelling. A complaint regarding an illegal dwelling unit on the parcel was received in April 2016 and the Compliance Inspector noted there was no existing secondary suite on the site during the inspection.

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)

2016 September 08

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 278D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 8507 Ashworth Road SE (Plan 5476JK, Block 9, Lot 12) 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 278D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for one of two additional forms of residential use (secondary suite or backyard suite) which are compatible with and complementary to the existing low density character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of the Land Use Bylaw 1P2007 (LUB).

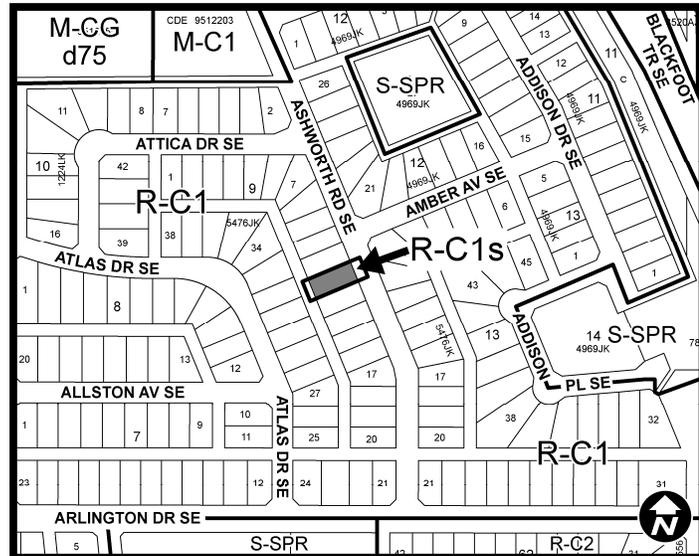
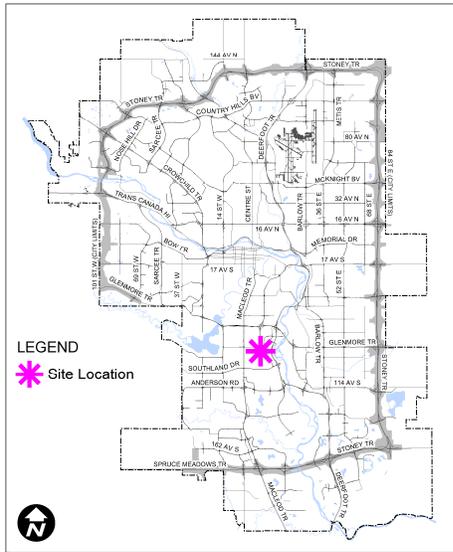
ATTACHMENT

1. Proposed Bylaw 278D2016

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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 8507 Ashworth Road SE (Plan 5476JK, Block 9, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 5 – 0

Reasons for Approval from Mr. Wright:

- A total of nine applications for secondary suites were on this agenda. There were no objections from any community associations, but six applications generated 74 objections (Harvest Hills generated 60 of them). Complaints centered around impacts for on-street parking, traffic congestion, impact on infrastructure, devaluation of properties and how bad renters are. Most, if not all, of these comments appear to be based on unsubstantiated fears, and should be countered with evidence based comments.
- All nine communities have seen population declines. Harvest Hills saw 26 people less than its peak, which was the smallest decline. The other eight communities saw a collective decline of 16,298 people or an average of 2,000 people per community. It is pretty hard to see how a secondary suite would cause so much impact, when population declines of this nature are being recorded.

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Applicant:

Permit Masters

Landowner:

Joanna L Hamilton
Jamie J Wood

PLANNING EVALUATION

SITE CONTEXT

The parcel is located within a low density residential R-C1 area in the community of Acadia. The parcel is approximately 15.3 metres wide, 33.0 metres deep, and 510.8 square metres in area. The parcel is developed with a bi-level single detached dwelling and a detached two-car garage that is accessed from the rear lane. Immediate surrounding development consists of single detached dwellings, with multi-residential development to the north of the parcel adjacent to Heritage Drive SE. Andrew Davison Charter School is located 4 minutes walking distance south of the parcel. St. Matthew Elementary/Junior High School and commercial services are located north west of the parcel within 10 minutes walking distance.

The following table identifies the historic peak and current population of Acadia. The 2016 population has decreased 21 percent from the peak population in 1972.

Acadia	
Peak Population Year	1972
Peak Population	13,589
2015 Current Population	10,767
Difference in Population (Number)	-2,822
Difference in Population (Percent)	-21%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use secondary suite or a discretionary use backyard suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for one additional dwelling unit to be considered. The parcel conforms to all Land Use Bylaw (LUB) parcel requirements for secondary suite and backyard suite.

If a secondary suite is proposed with no LUB relaxations, a building permit would be required. If a backyard suite is proposed, then a development permit and building permit will be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (2009)

The parcel is located within a “Residential Developed – Established Area” area in the MDP (Urban Structure Map: Map 1). While the MDP makes no specific reference to this parcel, this land use proposal is in alignment with MDP policies for Developed Residential Areas (Section 3.5.1), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

The parcel is not subject to a local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the parcel is available from Ashworth Road SE and the rear lane. The area is served by Calgary Transit bus service with the nearest bus stop located approximately 60 metres to the north. On-street parking adjacent to the site is unregulated.

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 if a backyard suite is proposed 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.

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PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Acadia Community Association.

Citizen Comments

Administration received one (1) letter in opposition to the application. Reasons stated for opposition are summarized as follows:

- The number of times the property has sold in recent years;
- Timing of the application with recent renovations of the property; and
- The growing number of rental properties in the neighbourhood.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We believe that this application should be supported for the following reasons:

- The new zoning is appropriate and compliments adjacent properties designated R-C1, R-C2, M-CG and M-C1
- The site exceeds the minimum parcel size requirements
- The required parking can be accommodated on site
- The site benefits from a lane so there is ample on street parking available
- A secondary suite is supported by the MDP
- Access to the site is excellent from Heritage Drive SE
- Transit access to the site is available 7 days a week and services by route 39 Acadia. This route can be used to access the Heritage or Southland LRT stations