

LAND USE AMENDMENT
ACADIA (WARD 9)
FAIRMOUNT DRIVE SE AND ATLANTA AVENUE SE
BYLAW 282D2016

MAP 22S

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite or a backyard suite. The site, which contains an existing single detached dwelling, contains an existing, illegal basement suite at this time. The application was 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)

2016 September 22

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 282D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 27 Atlanta Crescent SE (Plan 2303ID, Block 25, Lot 17) 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 282D2016.

REASON(S) FOR RECOMMENDATION:

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

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

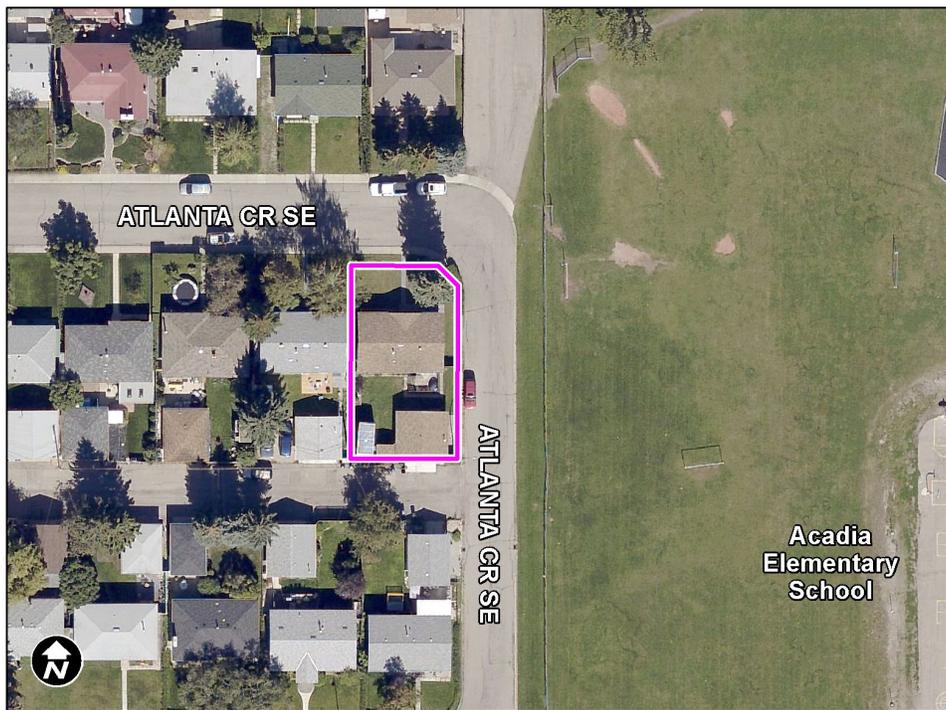
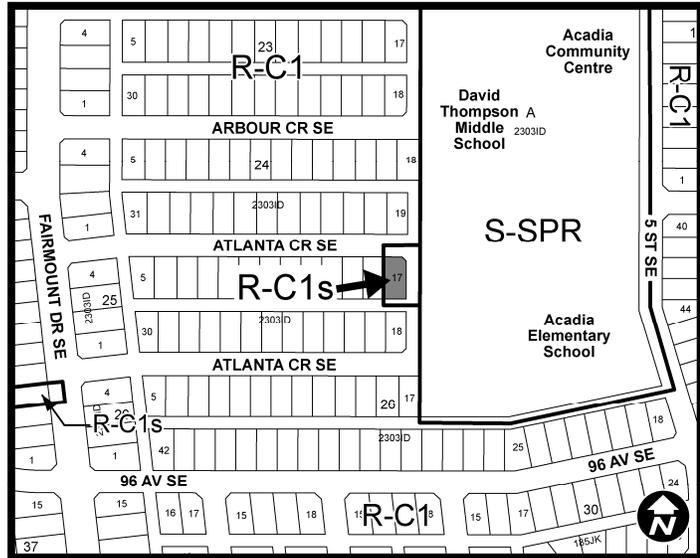
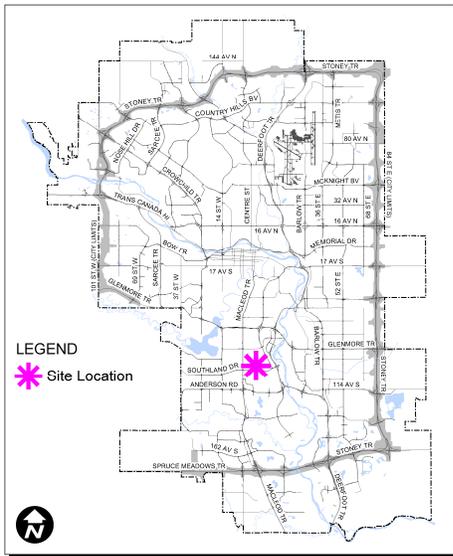
ATTACHMENT

1. Proposed Bylaw 282D2016

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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 ± (0.13 acres ±) located at 27 Atlanta Crescent SE (Plan 2303ID, Block 25, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek
Absent: G.-C. Carra and G. Morrow

Carried: 5 – 0

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Applicant:

David M Gillespie

Landowner:

David M Gillespie

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Acadia, the parcel is approximately 17 metres by 31 metres in size and is developed with a detached garage accessed from the rear lane to the south. There are currently 2 existing parking stalls on the site. Single detached dwellings exist to the north, west and south of the site. These adjacent parcels are designated R-C1. Two schools are located to the east of the site, David Thompson High School and Acadia Elementary School (Grades K – 4).

Acadia	
Peak Population Year	1972
Peak Population	13,589
2016 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 already contain a single detached dwelling.

The parcel 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 relaxations may be required, these may be considered at the development permit stage.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP) (2014)

The parcel is located within the “Calgary” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (MDP) (2009)

The parcel is located within the “Residential Developed – Established Area” 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.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the parcel is available from Atlanta Crescent SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 300 metre walking distance of the parcel on Fairmount Drive SE and 700 metre walking distance of the parcel on Southland Drive SE. The parcel is within 2100 metre walking distance of the Southland LRT Station. There are currently 2 parking stalls on the parcel. On-street parking adjacent to the parcel is not regulated.

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 at development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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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

No comments were received from the Acadia Community Association.

Citizen Comments

Five letters of support for the proposed land use amendment were received.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Please accept this application for approval to re designate the property of 27 Atlanta Cr. SE to an RC1S for reasons being

Close to all amenities
In a desirable city location
Higher density within the city
More desirable to future home purchasers

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APPENDIX II

LETTERS SUBMITTED

I Mario Migliorini
who resides at 22 Atlanta Cr
am in agreement with the approval of the secondary suite located at 27
Atlanta Cr. SE owned by David Gillespie.

M. Migliorini
Neighboring Resident

David Gillespie
David Gillespie

I Jeff Sanderson
who resides at 25 Atlanta Cr. SE
am in agreement with the approval of the secondary suite located at 27
Atlanta Cr. SE owned by David Gillespie.

Jeff Sanderson
Neighboring Resident

David Gillespie
David Gillespie

I A. Roman
who resides at [REDACTED]
am in agreement with the approval of the secondary suite located at 27
Atlanta Cr. SE owned by David Gillespie.

A. Roman
Neighboring Resident

David Gillespie
David Gillespie

I Mike Walker
who resides at [REDACTED]
am in agreement with the approval of the secondary suite located at 27
Atlanta Cr. SE owned by David Gillespie.

Mike Walker
Neighboring Resident

David Gillespie
David Gillespie

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I Stephanie Oroph
who resides at [REDACTED]
am in agreement with the approval of the secondary suite located at 27
Atlanta Cr. SE owned by David Gillespie.


Neighboring Resident


David Gillespie