

LAND USE AMENDMENT
ACADIA (WARD 9)
FAIRMOUNT DRIVE SE AND SOUTHLAND DRIVE SE
BYLAW 328D2017

MAP 15S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge, there is not an existing suite located on the parcel 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'S RECOMMENDATION

2017 September 07

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

That Council hold a Public Hearing on Bylaw 328D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 9824 Fairmount Drive SE (Plan 1613JK, Block 27, Lot 1) 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 328D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

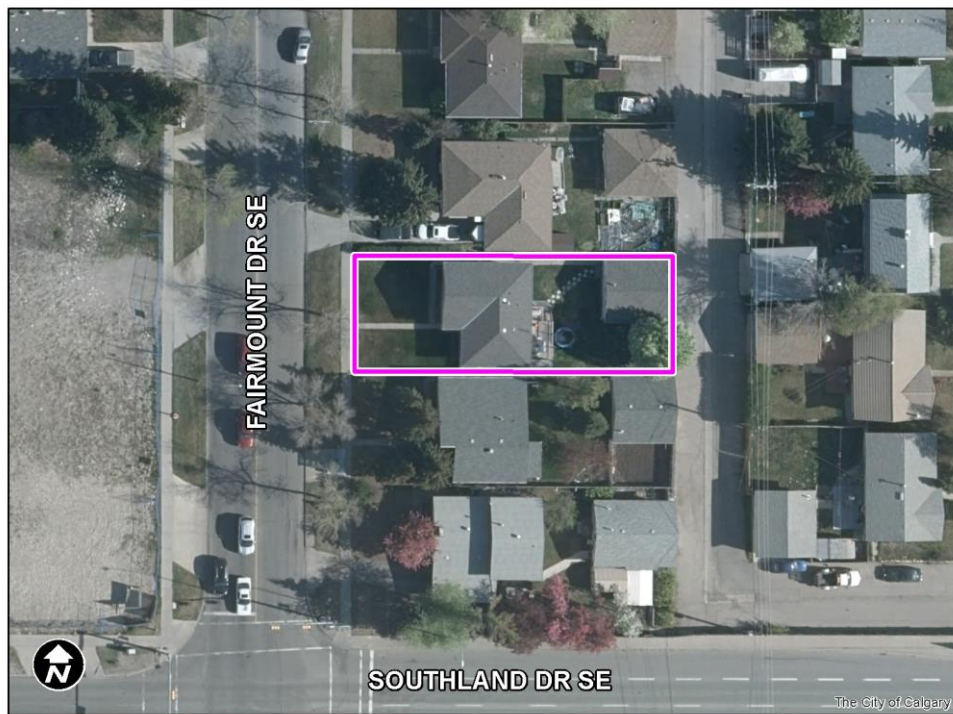
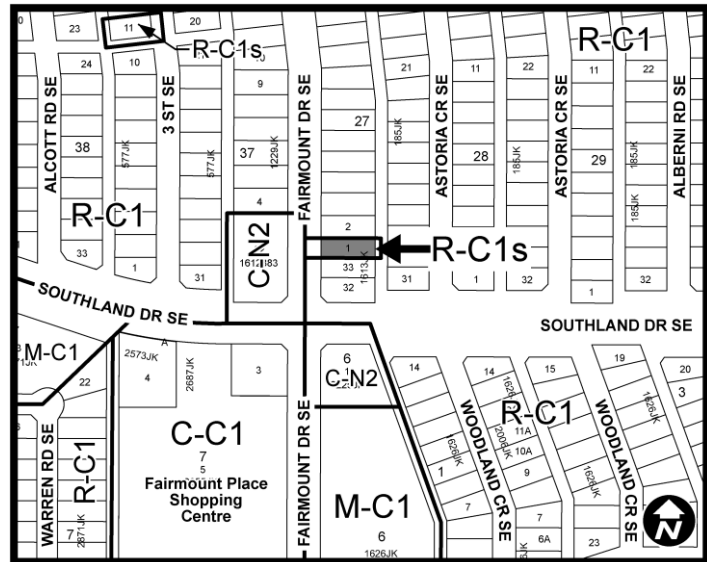
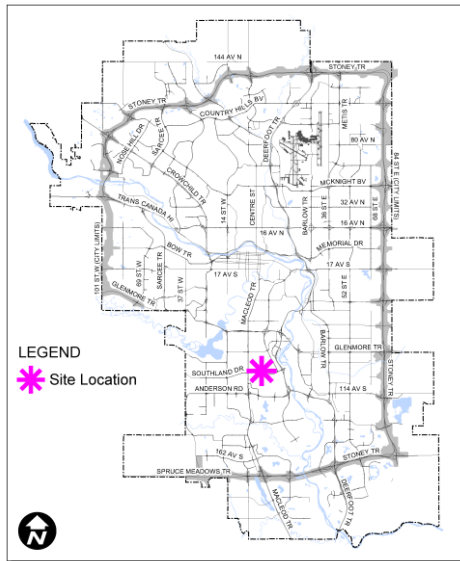
ATTACHMENT

1. Proposed Bylaw 328D2017
2. Public Submission

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 9824 Fairmount Drive SE (Plan 1613JK, Block 27, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: D. Leighton

Carried: 8 – 0

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Applicant:

Jamie Critchell

Landowner:

Andrew Critchell
Jamie Critchell

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Acadia, the site is approximately 15 metres by 40 metres in size and is developed with a single storey single detached dwelling, and a double car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, and south of the site. A Commercial – Neighbourhood (C-N2) parcel exists to the west of the site, across Fairmount Drive SE.

According to data from The City of Calgary's 2016 Civic Census, the following table identifies Acadia's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

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 contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” 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 (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Fairmont Drive SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 10 metres walking distance of the site on Fairmont Drive SE. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

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.

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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

Administration received a letter in support of the application from the Acadia Community Association (APPENDIX II).

Reasons stated for support are summarized as follows:

- adds vibrancy to neighborhood's social fabric;
- diversity of living options;
- adds density while preserving character of neighbourhood; and
- access to transit networks.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are submitting our rezoning application for our property (9824 Fairmount Dr SE) to change our current zone from R-C1 to become R-C1s.

Our decision to do this stems from the future needs of our ageing parents. We would like to provide them with a comfortable place where we can still give them independence and yet have them close and keep senior care costs down. At such time when they are no longer able to living independently or with assisted in home care, we may consider to use the suite as a form of rental income.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER



Acadia Community Association
HOME OF THE ACADIA RECREATION COMPLEX

Planning and Development
City of Calgary
% Jeff Quigley

July 21, 2017

Re: LOC2017-0176

The Acadia Community Association would like to offer its support to the application for re-designation from R-C1 to R-C1s at 9824 Fairmount Dr. SE.

We greatly value the ability of young families to make Acadia their home, and add vibrancy to our social fabric with a diversity of living options. As Calgary continues to add to its population, we view Secondary Suites as a mechanism by which density can be added to our community while preserving the character of our neighbourhood.

Our location between two major corridors, and proximity to the primary transit network make Acadia an ideal area for the addition of suites from a transportation perspective. Suites also create a stepping-stone for potential long-term residents, as we have a number of medium-density parcels and a number of single-family dwellings, which tend to present a large financial jump for tenants. We feel our community would be served well by this addition to our built environment.

Kim Warnke,
Planning Committee Chair
On behalf of the Acadia Community Association
planning@acadiaca.com

J. Quigley

APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

