

**LAND USE AMENDMENT
ACADIA (WARD 11)
SOUTHLAND DRIVE SE AND 5 STREET SE
BYLAW 3D2018**

MAP 22S

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 RECOMMENDATION(S)

2017 November 02

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 3D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 9812 Austin Road SE (Plan 185JK, Block 31, Lot 7) 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 3D2018.

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.

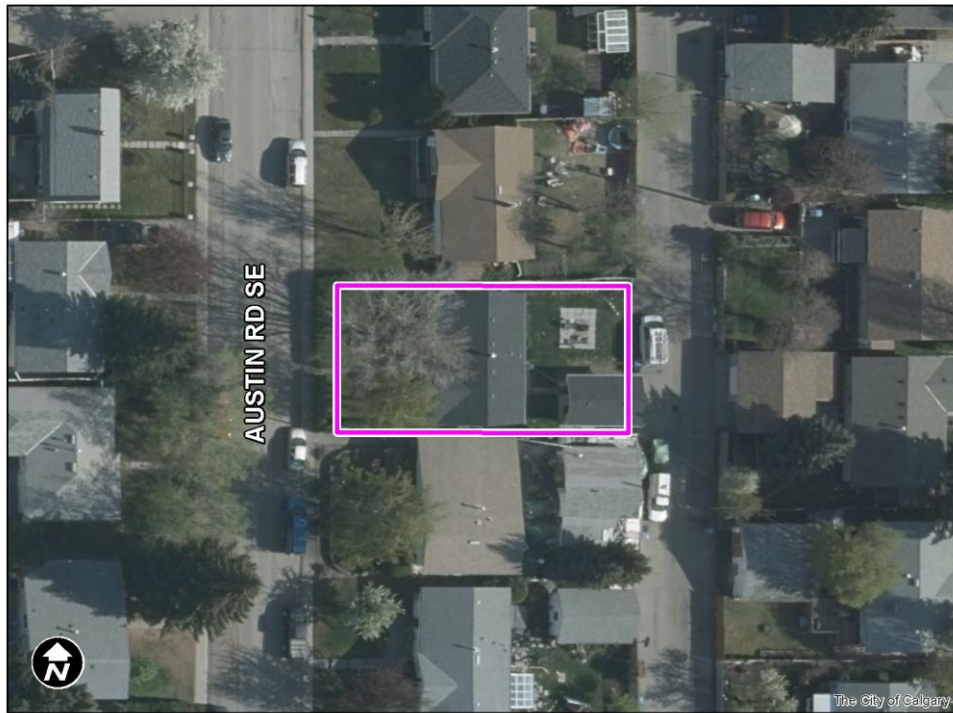
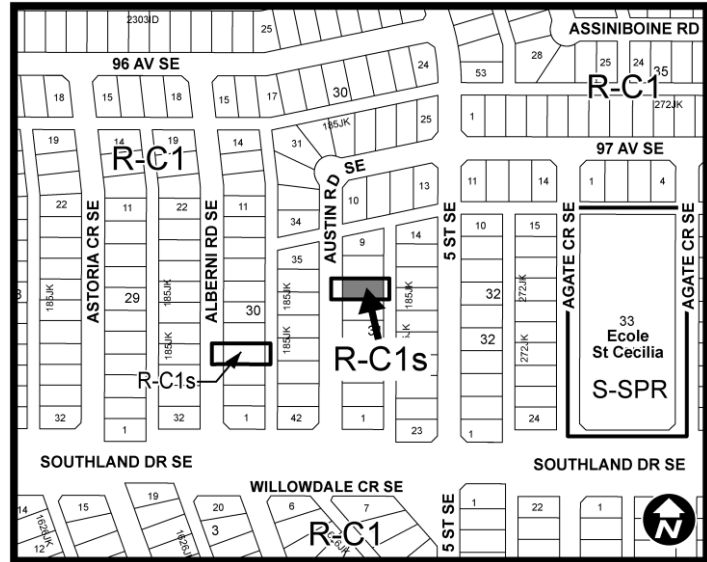
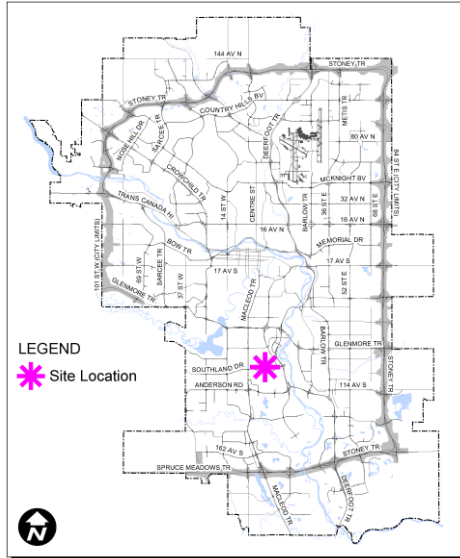
ATTACHMENT

1. Proposed Bylaw 3D2018

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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 (0.12 acres \pm) located at 9812 Austin Road SE (Plan 185JK, Block 31, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 7 – 0

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Applicant:

Chadwick Ykema

Landowner:

Chadwick Ykema
Katherine Brown

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 30 metres in size and is developed with a single storey single detached dwelling, and a single car garage that is accessed from the rear lane. Single detached dwellings exist in all directions from the subject site.

According to data from the City of Calgary 2017 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
2017 Current Population	10,660
Difference in Population (Number)	-2,929
Difference in Population (Percent)	-22%

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 Austin Road SE and the rear lane. The area is served by Calgary Transit bus service Route 39 Acadia with a bus stop located within approximately 350 metres walking distance of the site at Southland 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

To parties concerned:

I have recently requested to have the land use designated for:

9812 Austin Road SE
Calgary, Alberta
T2J-0Z2.

My reason for doing so is so that I may build a legal suite for rental purposes in my home. I've spoken with my community as well as my Alderman requesting this change. I know parking is a concern for many communities, and as such have included plans to have a parking pad added to my back yard for my tenants to use.

It is my hope that you approve this request, and that you find my supporting information to be satisfactory.

Respectfully,

Chadwick (Chad) Ykema

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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

August 26th, 2017

Re: LOC2017-0237

The Acadia Community Association would like to offer its support to the application for re-designation from R-C1 to R-C1s at 9812 Austin RD. 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. This particular parcel is well situated for additional density, as it is within easy walking distance from two bus routes and is within a block of Southland Drive. 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

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.

