

LAND USE AMENDMENT
ACADIA (WARD 11)
ACADIA DRIVE SE SOUTH EAST OF 5 STREET SE
BYLAW 137D2018

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

2018 February 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 137D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 407 Acadia Drive SE (Plan 272JK, Block 17, Lot 24) 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 137D2018.

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.

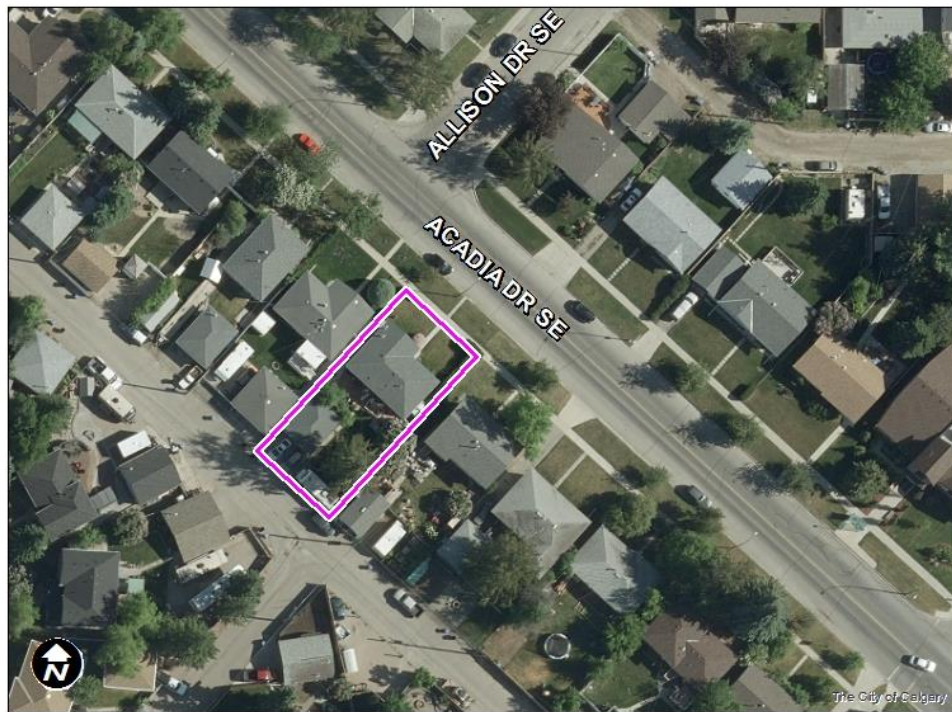
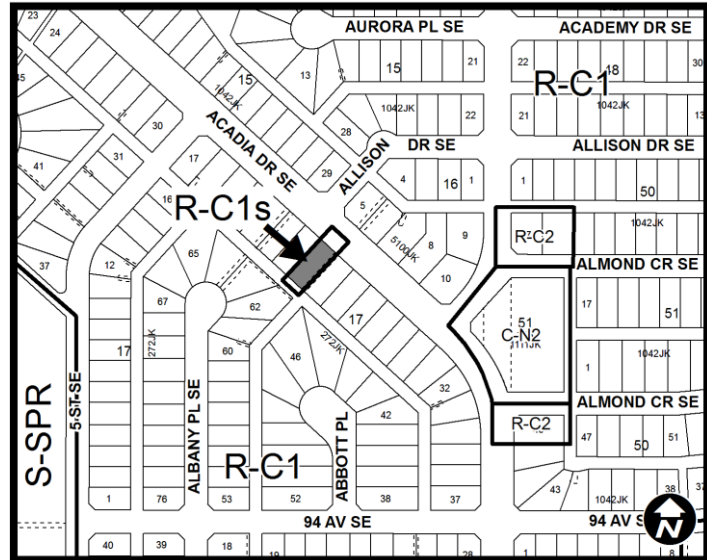
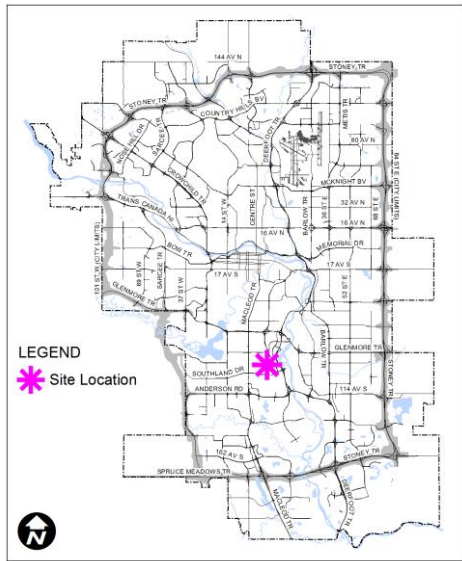
ATTACHMENT

1. Proposed Bylaw 137D2018
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 \pm (0.15 acres \pm) located at 407 Acadia Drive SE (Plan 272JK, Block 17, Lot 24) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Scott

Carried: 6 – 0

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Applicant:

Kimberly Murfin

Landowner:

Turc Harmesynn
Kimberly Murfin

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Acadia, the site is approximately 16 metres by 36 metres in size and is developed with a one-storey, single detached dwelling and a single car garage that is accessed from the rear lane. Residential uses are immediately adjacent to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Acadia's peak population and year, current 2017 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 for Acadia.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Acadia Drive SE and the rear lane. The area is served by Calgary Transit bus service with bus stops located within approximately 70 to 150 metres walking distance of the site on Acadia Drive SE and 6 Street 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 with hesitant support of the application from the Acadia Community Association (APPENDIX II).

The Acadia Community Association stated that “We view secondary suites as a mechanism by which light density can be added to our community while preserving the character of our neighbourhood”.

Citizen Comments

Administration received three (3) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- increase traffic and parking issues;
- will set a precedent for other secondary suite applications;
- undesirable tenants;
- already enough rentals available;
- not enough parking on the parcel for use;
- decline in quality of neighbourhood will result;
- property values will decrease;
- property and garage already being listed for rent; and
- sufficient off street parking will not be available if the garage is separately rented out.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

This is a rental property for the owner and would like to reach a broader market. The redesignation will provide housing to individuals/groups that may not require a large amount of space but would like their own space within their budget. Allows for greater diversity of people in the community.

2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?
What was the response?

We reached out to the neighbors by writing a letter of our intentions and have a conversation regarding any concerns. The letter states our plan is to rezone of our property to accommodate a secondary suites. There is a need for rentals, affordable rentals. The house is a fair size and can accommodate many people allowing affordable place for a diverse group of people.

3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

There is ample street parking along with up to 4 spaces in the back, with garage.

4) Are there any potential negative impacts of this development that you are aware of?

No.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

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APPENDIX II

ACADIA COMMUNITY ASSOCIATION LETTER



Acadia Community Association
HOME OF THE ACADIA RECREATION COMPLEX

Planning and Development
City of Calgary
% Melanie Horkan

Jan. 28, 2018

Re: LOC2017-0407

The Acadia Community Association would like to offer its hesitant support to the application for re-designation from R-C1 to R-C1s at 407 Acadia Drive SE.

As Calgary continues to add to its population, we view Secondary Suites as a mechanism by which light density can be added to our community while preserving the character of our neighbourhood.

Our major hesitation with this application stems from the claim the applicant has made to have discussed this application with their neighbours. It has been brought to our attention that the neighbours have not been contacted, nor has the applicant reached out to the Community Association. We strongly support conversations amongst neighbours in order to clarify intent and impact. Taken in conjunction with existing Community Standards Bylaw concerns regarding snow clearing history, we submit that communication amongst neighbours should be reinforced. One of Acadia's goals with supporting Suites across our community is to encourage young families and seniors to be a vibrant part of our community. While snow clearing is considered to fall into the Community Standards realm, we are acutely aware that if Calgary is to encourage active modes of transportation in conjunction with its densification policies in established communities that the ability to navigate pedestrian corridors becomes a planning issue. Snow removal in this case is incredibly important, as the roadway directly adjacent is a snow route, often has large windrows, and is not an option for pedestrian access during the winter months. The rental of the property in and of itself is not a concern, however with multiple tenants the responsibility for snow clearing is not always clear and we would therefore use this opportunity to bring the importance of ownership duties to the attention of the applicant.

The parcel in question is on a major community corridor, and has transit access directly adjacent to it. In general, proximity to the primary transit network makes Acadia an ideal area for the addition of suites from a transportation perspective. As mentioned above, snow windrows along Acadia Drive can be problematic. This is especially true for street parking, and while the addition of multiple parking stalls on the property is not mandated by law, we do have some concerns that the separate rental of the garage and parking pad in the rear, as indicated on a current Rent Faster ad for this property, will substantially decrease parking access to the future tenants. Suites 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 have used this application to have a discussion with long term Acadian homeowners about the financial realities of renting in Calgary - the cost of rental often exceeds the cost of a mortgage on a monthly basis, and we therefore, in general, would like to see more units become available to help drive down price.

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

M. Horkan

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 simplify 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.

