

**LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE
BYLAW 80D2018**

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 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 January 11
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 80D2018; and	
<ol style="list-style-type: none"> 1. ADOPT, the proposed redesignation of 0.06 hectares ± (0.16 acres ±) located at 9012 Fairmount Drive SE (Plan 7174HS, Block 9, Lot 26) 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 80D2018. 	

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.

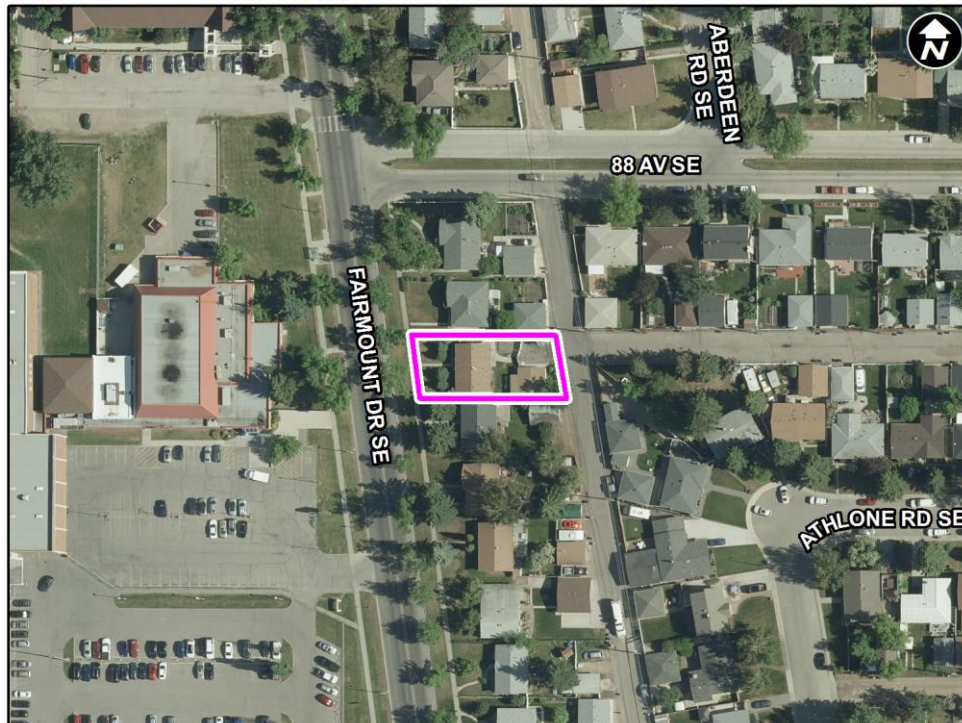
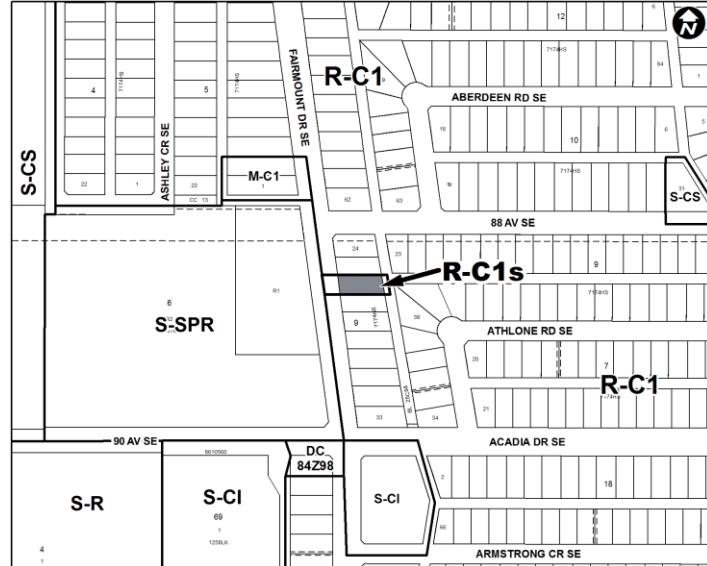
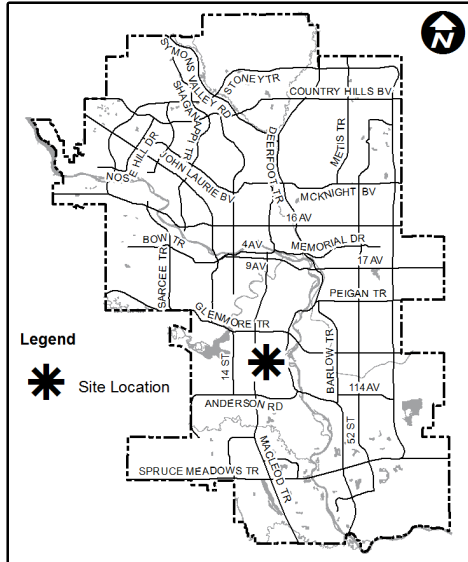
ATTACHMENT

1. Proposed Bylaw 80D2018
2. Public Submission

LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE
BYLAW 80D2018

MAP 22S

LOCATION MAPS



LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE
BYLAW 80D2018

MAP 22S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.16 acres ±) located at 9012 Fairmount Drive SE (Plan 7174HS, Block 9, Lot 26) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen

Carried: 8 – 0

LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE
BYLAW 80D2018

MAP 22S

Applicant:

Maryann Murzello

Landowner:

Maryann Murzello
Ransom Murzello

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Acadia, the site is approximately 16.9 metres by 38.4 metres in size and is developed with a one-story single detached dwelling and a detached double-car garage that is accessed from the rear lane. Surrounding development consists of single detached dwellings, Acadia Aquatic and Fitness Centre and Lord Beaverbrook High School which are located to the west of the site across Fairmount Drive SE

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.

**LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE
BYLAW 80D2018**

MAP 22S

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 Fairmount Drive SE and a rear lane. The area is served by Calgary Transit via the primary transit network bus service which is located approximately 100 metres from the site on Fairmount Drive SE. The Heritage LRT station is located approximately 1.7 kilometers from the site. 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.

**LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE
BYLAW 80D2018**

MAP 22S

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).

Citizen Comments

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

Reasons stated for opposition are summarized as follows:

- The residents were not consulted by the applicant;
- The residents do not believe that the change of zoning fits within the context of the neighborhood which is predominantly single family residences occupied by home owners;
- The residents have concerns regarding the maintenance of the property;
- The residents have concerns regarding the current state of the garage, it's functionality and the orientation of it;
- The residents believe that the redesignation to a secondary suite would create issues with congestion due to the increased number of vehicles parking;
- The residents believe that the reason for the secondary suite are for financial gain only; and
- The residents support secondary suites as a mechanism to provide affordable housing, but also believe that prior to seeking approval, improving the appearance of the property as a whole and seeking approval from impacted residents should be considered.

Public Meetings

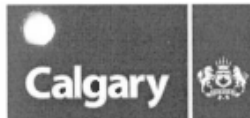
No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE
BYLAW 80D2018

MAP 22S

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission
Secondary Suites
(R2017-07)

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?

- opportunity for affordable living
- mortgage (cover payments) as housing is expensive.

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

- The neighbours are OK with it as long as people live amicably and make choices so as not to create a disturbance in the neighbourhood.

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

- I have a double garage
- Pad parking
- parking in back alley (if need be)

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.

LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE
BYLAW 80D2018

MAP 22S

APPENDIX II

ACADIA COMMUNITY ASSOCIATION LETTER



Acadia Community Association
HOME OF THE ACADIA RECREATION COMPLEX

Planning and Development
City of Calgary
% Jihad Bitar

November 16, 2017

Re: LOC2017-0304

The Acadia Community Association would like to offer its support to the application for re-designation from R-C1 to R-C1s at 9012 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. The Applicant has indicated affordability of housing as a benefit of designating this lot R-C1s and we concur. As Calgary continues to add to its population, we also view Secondary Suites as a mechanism by which light density can be added to our community while preserving the character of our neighbourhood. We understand the Applicant has discussed this re-designation with their neighbours, and given they have no objections we are pleased to offer our support.

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. 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

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.

