

**LAND USE AMENDMENT  
WILLOW PARK (WARD 14)  
WILLOW PARK DRIVE SE AND WILLOWBURN CRESCENT SE  
BYLAW 293D2017**

**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 RECOMMENDATION(S)**

2017 July 27

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 293D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 644 Willow Park Drive SE (Plan 3952JK, Block 27, Lot 51A) 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 293D2017.

**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.

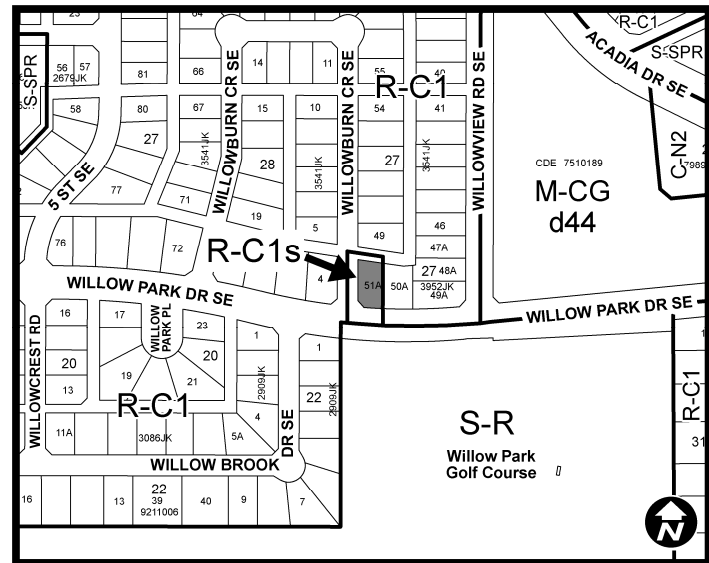
**ATTACHMENT**

1. Proposed Bylaw 293D2017

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**LEGEND**

★ Site Location



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 644 Willow Park Drive SE (Plan 3952JK, Block 27, Lot 51A) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Foht**

**Carried: 8 – 0**

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**Applicant:**

Saadia Stainsby

**Landowner:**

Saadia Stainsby

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Willow Park, the site is approximately 18 metres by 32 metres in size and is developed with a one-storey single detached dwelling. There is a two car detached garage that is accessed from the rear lane. single detached dwelling exist to the north, east and west of the site. A golf course (Willow Park Golf and Country Club) exists to the south of the site.

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

Willow Park	
Peak Population Year	1978
Peak Population	7,490
2016 Current Population	5,353
Difference in Population (Number)	-2,137
Difference in Population (Percent)	-29%

**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).

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Willow Park Drive SE, Willowburn Crescent SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 500 metres walking distance of the site on Acadia Drive SE and Fairmount 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.

## **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.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received a letter of no objection to the application from the Willow Ridge Community Association (APPENDIX II).

Reasons stated for no objection are summarized as follows:

- Community Association received no negative comments from local residents.
- Multiple parking options can be accommodated on site.
- No perceived inconvenience to the neighbours.
- Opportunity for long term residents to continue to reside in the community.

**Citizen Comments**

Administration received one letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Parking;
- Reduction in property value;
- Not the community to have rental suites; and
- Two businesses run out of the home.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

I would like to apply to have a safe and legal suite in my basement. My home is in a good location, close to all amenities and major road ways like Blackfoot Trail, Deerfoot, Southland & Macleod Trail. There are many good schools and Willow Park is a good community. I have 3 adult children 24, 25 and 29, of which 2 live at home. One is a student (SAIT) and the other a nursing teacher at BVC. I would like to have the option to rent, either to my children or someone else. As I age it would be great to have another person in the home and extra income. I have a double garage and my property is located on a corner lot.

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**APPENDIX II**

**LETTERS SUBMITTED**



**Willow Ridge Community Association of Calgary**

680 Acadia Drive, South East  
Calgary, Alberta, CANADA  
T2J 0C1

Tel: 403.271.8044  
Fax: 403.278.3718  
www: [www.willowridge.ca](http://www.willowridge.ca)

July 17<sup>th</sup>, 2017

City of Calgary  
Planning Development and Assessment,  
P.O. Box 21000 Station "M"  
Calgary, AB  
T2P 2M5

**Attention: Michele Bussiere  
Planner 2  
Community Planning, South**

**Reference: LOC2017-0157 Application R-C1 To R-C1s**

Dear Ms. Bussiere,

I am pleased to advise that, at this time, there is no opposition to the above noted application for a Secondary Suite (R-C1 To R-C1s ). In part this is due to –

- The primary goal of assisting or facilitating existing residents to stay within their long-term community is met.
- There are no commercial implications caused by a possible rental property
- There is no inconvenience to adjacent properties for issues such as parking, as the property has multiple parking areas.
- There are no traffic concerns as the property is situated with corner access to two streets as well as the rear laneway.

On behalf of the communities of Maple Ridge and Willow Park, we will not be opposing this application

If you have any additional questions or concerns, please direct them to the signature contact noted, below.

Yours truly,

A handwritten signature in blue ink, appearing to read "Greg Humphreys".

**Greg Humphreys**  
WRCA - Director of Civic Affairs  
[gchumphreys@gchumphreys.com](mailto:gchumphreys@gchumphreys.com)

Tel: 403-540-5141

c.c. Peter Demong – Councillor Ward 14

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Proudly Serving the Calgary Communities of  
Willow Park and Maple Ridge

M. Bussiere



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APPENDIX III

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.

