

LAND USE AMENDMENT
WILLOW PARK (WARD 14)
SOUTH OF SOUTHLAND DRIVE SE AND EAST OF MACLEOD
TRAIL SE
BYLAW 233D2016

MAP 15S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a residential parcel from a Residential - Contextual One Dwelling (R-C1) District to a Residential - Contextual One Dwelling (R-C1s) District to allow for a Secondary Suite or a Backyard Suite. The parcel contains an existing single detached dwelling, does not contain a Secondary Suite or a Backyard Suite at this time. This 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)

2016 July 28

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 233D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 10415 Fairmount Drive SE (Plan 2679JK, Block 14, Lot 51) 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 233D2016

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite or a Backyard Suite) which are compatible with and complementary to the existing low density residential character of the community. This proposal conforms to the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

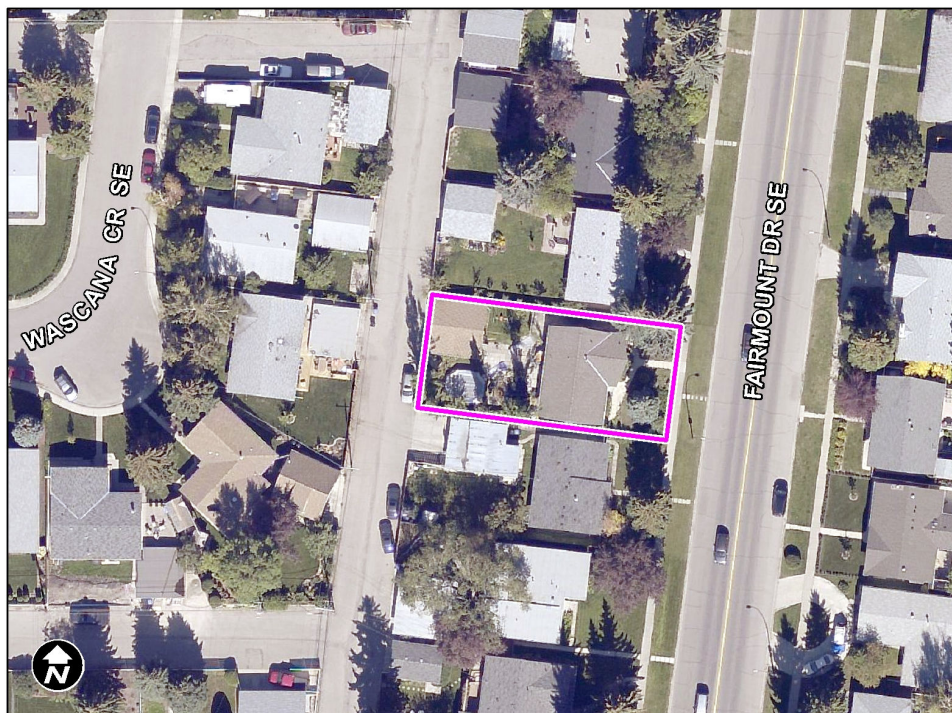
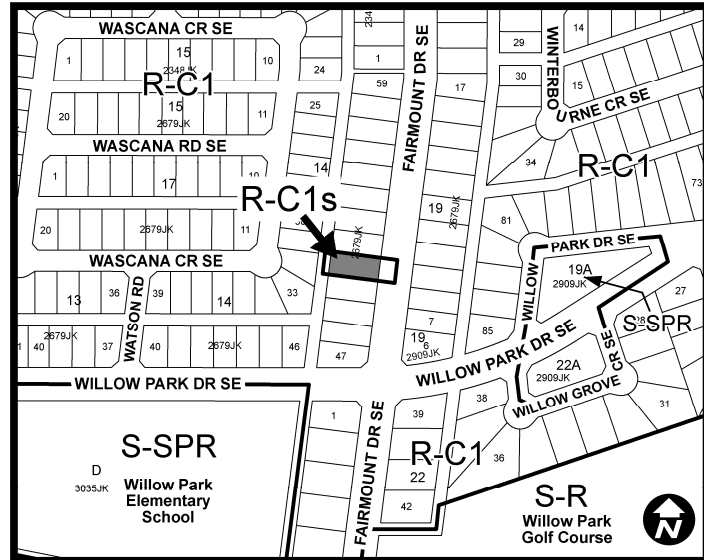
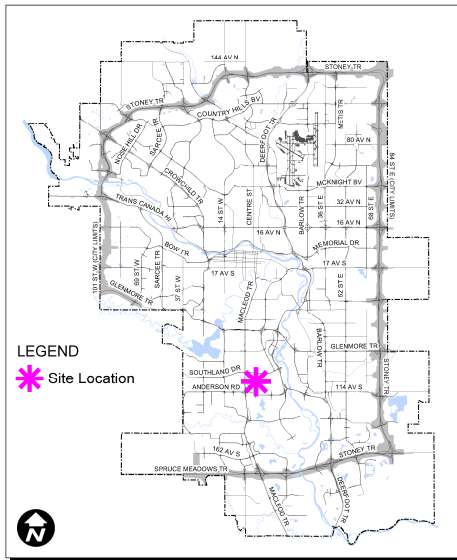
ATTACHMENTS

1. Proposed Bylaw 233D2016
2. Public Submission

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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 0.06 hectares ± (0.14 acres ±) located at 10415 Fairmount Drive SE (Plan 2679JK, Block 14, Lot 51) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 6 – 0

Comments from Ms. Gondek:

- Let us remember that secondary suites are not necessarily stand alone rental units. There is a significant portion of the population that has ancillary units for the needs of large or multi-generational families.
- Research (Goodbrand 2016) indicates that secondary suites are used as transitional housing in some cases. “Transitional”, however, is not the same as the negatively considered term of “transient” that evokes “fear” and picture of suite residents as “undesirable”.
- I have concerns about the very personal nature of the Applicant’s submissions we are seeing. Fully recognizing the emotional pleas to Council at the Public Hearing are useful. I worry that details of family makeup (especially children) creates safety issues for Applicants. Do we perhaps recommend a template for letters, with an option of a more fulsome explanation during the verbal public presentation?

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Applicant:

Janet Northover

Landowner:

Janet Northover

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Willow Park, the parcel is approximately 16.5 metres by 36.5 metres in size and is developed with a one-storey single detached dwelling and detached double car garage, accessing the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

Willow Park	
Peak Population Year	1978
Peak Population	7,496
2015 Current Population	5,423
Difference in Population (Number)	-2,073
Difference in Population (Percent)	-28%

LAND USE DISTRICTS

The proposed R-C1s district allows for one additional dwelling unit (either a permitted use Secondary Suite or discretionary use Backyard Suite) on parcels that contain a Single Detached Dwelling.

Approval of this land use application allows for one additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the building and/or development permit process. The parcel conforms to all Land Use Bylaw 1P2007 minimum size and area requirements.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (Approved by Council 2009)

The parcel is located within a “Residential Developed – Established Area” area as identified on the Urban Structure Map (Map 1) of the Municipal Development Plan (MDP). While the MDP makes no specific reference to this parcel, the proposal is in alignment with MDP policies for the Developed Residential Areas (Section 3.5.1), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

There is no local area plan in place for this area.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the parcel is available from Fairmount Drive SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 180 metres walking distance located north-south on Fairmount Drive SE. The parcel is also within 1.5 kilometres walking distance to the Anderson LRT Station. On-street parking adjacent to the parcel 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.

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.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by the Willow Ridge Community Association.

Citizen Comments

Administration received four (4) letters in opposition to the application.

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Reasons stated for opposition are summarized as follows:

- Fairmount Drive SE is a bus and snow route, making it difficult for on-street parking;
- Possible renters or boarders may already live in the home;
- Concerns over potential for a backyard suite under the R-C1s District;
- Desire to live in an R-C1 only community;
- Decrease in property values;
- Noise pollution; and
- Potential for a rental suite.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I have lived in the 5 bedroom 3 bathroom bungalow on this lot for 35 years, and raised my kids here. With one child left at home it is too large for me, my grandchildren visit and I babysit them often. They enjoy the yard as their parents did. I want to have my own smaller living space and rent the bungalow to my family so I can help them and get their help.

Benefits include:

Residential density is recommended as the way forward, aging in place, close to family and amenities I have dealt with for a lifetime.

Our older houses are not as densely packed as the new subdivisions – city goal to increase densification.

There is no rule as to whether 1 or 10 people live on a property. Fairmount Dr is a busy bus route and there are Apartments and strip malls already on my street.