

**Land Use Amendment in Willow Park (Ward 11) at 216 – 99 Avenue SE, LOC2021-0218**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 216 – 99 Avenue SE (Plan 3035JK, Block 11, Lot 42) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JULY 7:**

That Council give three readings to the **Proposed Bylaw 119D2022** for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 216 – 99 Avenue SE (Plan 3035JK, Block 11, Lot 42) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**HIGHLIGHTS**

- The proposed land use amendment would allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g., single detached dwellings and secondary suites).
- This application represents an appropriate density increase on a residential site, allows for development compatible with the character of the existing neighbourhood and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing diversity within the community, with more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? This proposal would accommodate the evolving needs of different age groups, lifestyles, and demographics in proximity to existing commercial and open space.
- No development permit application has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application, located in the southeast community of Willow Park, was submitted by Sara Karimiavval on behalf of the landowners, Upgrade Homes Ltd. on 2021 December 21. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the applicant intends to develop a semi-detached dwelling in the future. The subject parcel is currently vacant.

The 0.05 hectare (0.12 acre) site is located on 99 Avenue SE, an identified collector road on Map 3 of the *Municipal Development Plan* (MDP), and is just east of the Major Activity Centre (MAC) that surrounds Anderson LRT Station (Map 1 of the MDP). The proposed Residential –

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Contextual One / Two Dwelling (R-C2) would allow for grade-oriented development in the form of duplex and semi-detached dwellings. This is a moderate intensification of the site and would provide for more diverse housing options within the community.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background Planning Evaluation.

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

**Applicant-Led Outreach**

As part of the proposed land use amendment application review, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with stakeholders and the respective community association was appropriate. In response, the applicant consulted with the Willow Ridge Community Association on 2022 June 14 to discuss the project. In addition to this, the applicant consulted with two adjacent neighbours to discuss the application in person. Further details on the engagement can be found in the Applicant Outreach Summary in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site, and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received fourteen letters of opposition from the public. The letters identified the following areas of concern:

- street parking issues;
- an increase in density/population;
- setting a precedent for future redevelopment of the community;
- depreciation of property values; and
- depreciation of community character.

The Willow Ridge Community Association provided a letter of objection dated 2022 February 07 (Attachment 4). The letter includes the following areas of concern:

- uncertainty over the final product due to lack of development drawings;
- lack of engagement with neighbours and the Community Association; and
- concerns regarding the rationale for redevelopment.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, site drainage, on site parking and access will be reviewed at the development permit stage.

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Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed land use amendment would allow for the development of two single detached dwellings, two semi-detached dwelling units, or two duplex dwelling units. This would allow for a wider range of housing types than the existing Residential – Contextual One Dwelling (R-C1) District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

**Economic**

The ability to develop up to two dwelling units would allow for more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 119D2022**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform