

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Willow Park, located on the north side of 99 Avenue SE and east of Bonaventure Drive SE. The site is 0.05 hectares (0.12 acres) in size, approximately 16 metres wide and 31 metres deep. Due to a fire in 2021 February, the original single detached dwelling and garage were demolished, and the parcel is currently vacant. Vehicular access is available from the rear lane on the north side of the parcel.

Surrounding development consists of a mix of single detached dwellings, designated with the R-C1 District to the east, west and south, and multi-residential developments designated as Multi-Residential – Contextual Low Profile (M-C1) District to the north. The site is well situated adjacent to a MAC located along Macleod Trail, between Southland Drive and Anderson Road S, with major commercial uses.

Southland LRT Station is approximately 600 metres (a 10-minute walk) to the northwest of the subject parcel. Willow Park School is located 600 metres (a 10-minute walk) to the southeast and Lord Beaverbrook Highschool is located 1.4 kilometres (an 18-minute walk) to the northeast.

Macleod Trail is located 200 metres (a three-minute walk) to the west and provides the community with many services such as grocery stores, restaurants, pharmacies and other retail stores. Southcentre Mall is located 850 metres (a 14-minute walk) to the south.

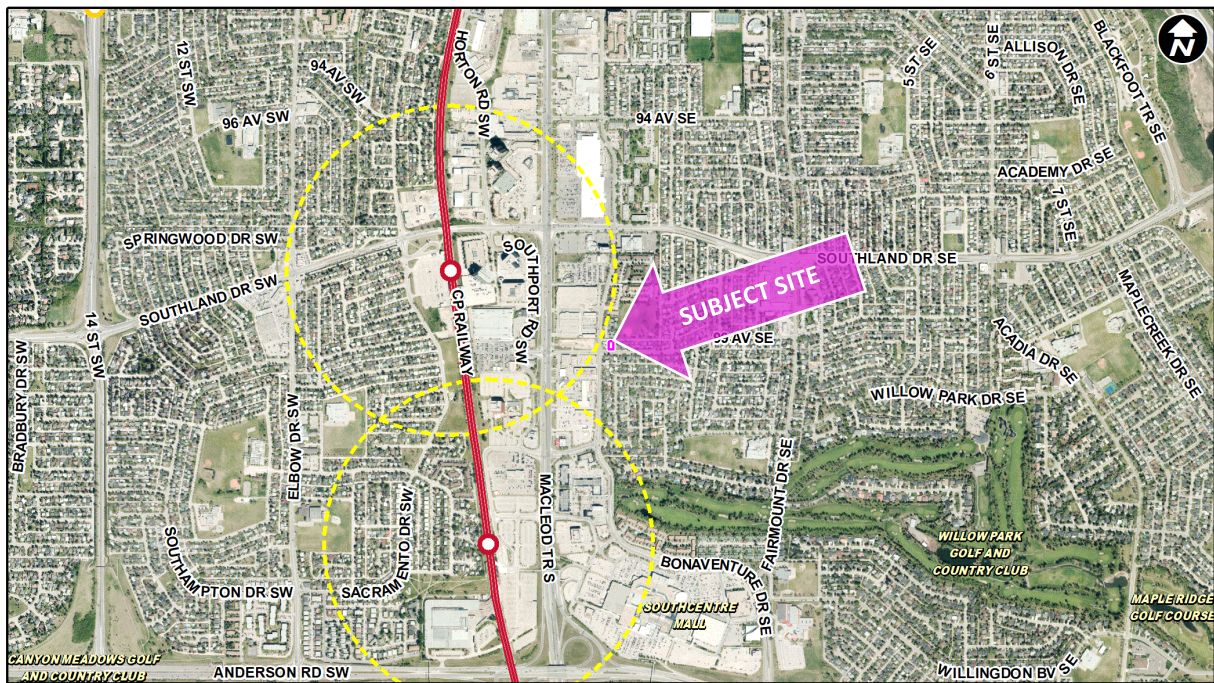
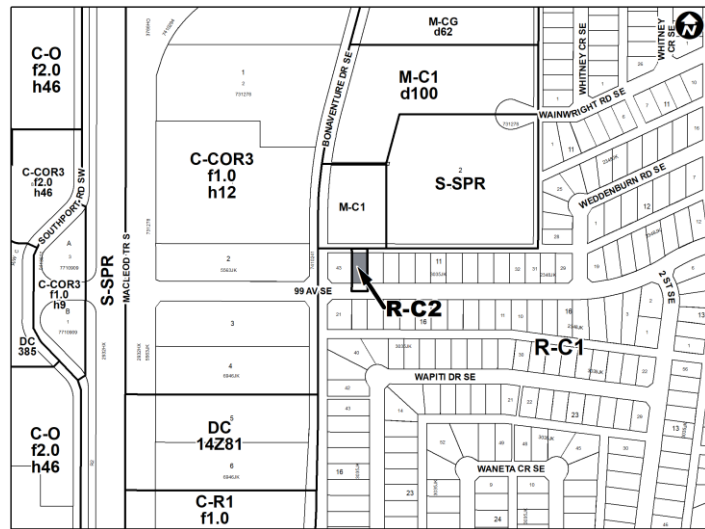
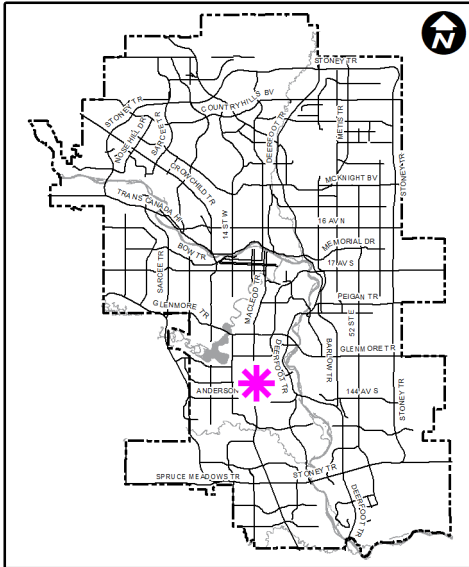
Community Peak Population Table

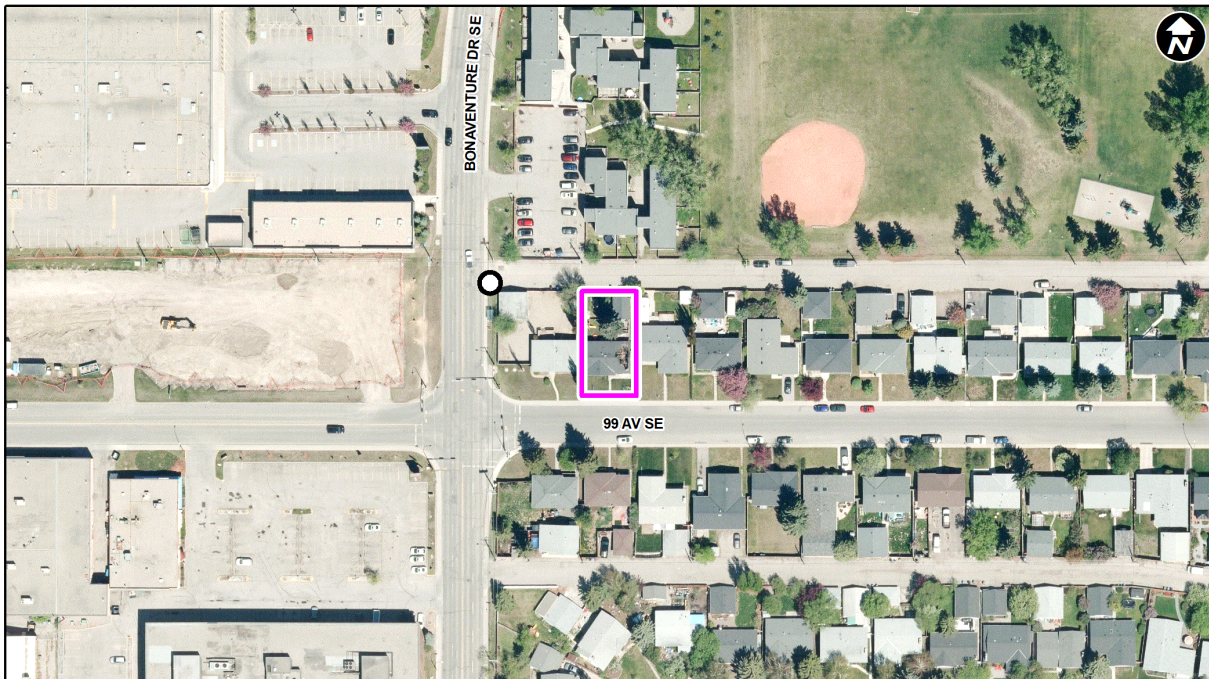
As identified below, the community of Willow Park reached its peak population in 1978.

Willow Park	
Peak Population Year	1978
Peak Population	7,496
2016 Current Population	5,375
Difference in Population (Number)	-2,121
Difference in Population (Percent)	-28%

Additional demographic and socio-economic information may be obtained online through the [Willow Park community profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

The existing R-C1 District is a low-density residential district for developed areas that is primarily intended to accommodate single detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit and one secondary suite.

The proposed R-C2 District is a low-density residential district for developed areas that is primarily intended to accommodate single detached, semi-detached and duplex dwellings, which may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units and two secondary suites (one backyard suite or secondary suite per dwelling unit).

Development and Site Design

If approved by Council, the rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage and parking.

Transportation

Transit stops are located within 35 metres (a one-minute walk) to the northwest of the site on Bonaventure Drive SE, which includes stops for Route 99 (Acadia/Oakridge). Street parking adjacent to the site is restricted by the Residential Permit Parking program (Permit HH). A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water and sanitary servicing are available. Public storm utilities are not available. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the “Residential – Developed – Established” area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience. Redevelopment is intended to be of a similar scale and built form to existing development.

The proposal is in keeping with relevant MDP policies, as the rules of the R-C2 District provide for a development form that is low density in nature and sensitive to existing residential development in terms of height and built form.

Climate Resilience Strategy (2018)

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

Local Area Plan

There is no Local Area Plan that currently exists for the subject lands; however, Administration is currently working on the [Heritage Communities Local Area Plan](#) (LAP) which includes Willow Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.