

LAND USE AMENDMENT
WILLOW PARK (WARD 14)
SOUTH OF SOUTHLAND DRIVE SE AND EAST OF FAIRMOUNT
DRIVE SE
BYLAW 262D2016

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 and 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 August 25

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 262D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 423 Woodland Crescent SE (Plan 1626JK, Block 1, Lot 12) 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 262D2016.

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).

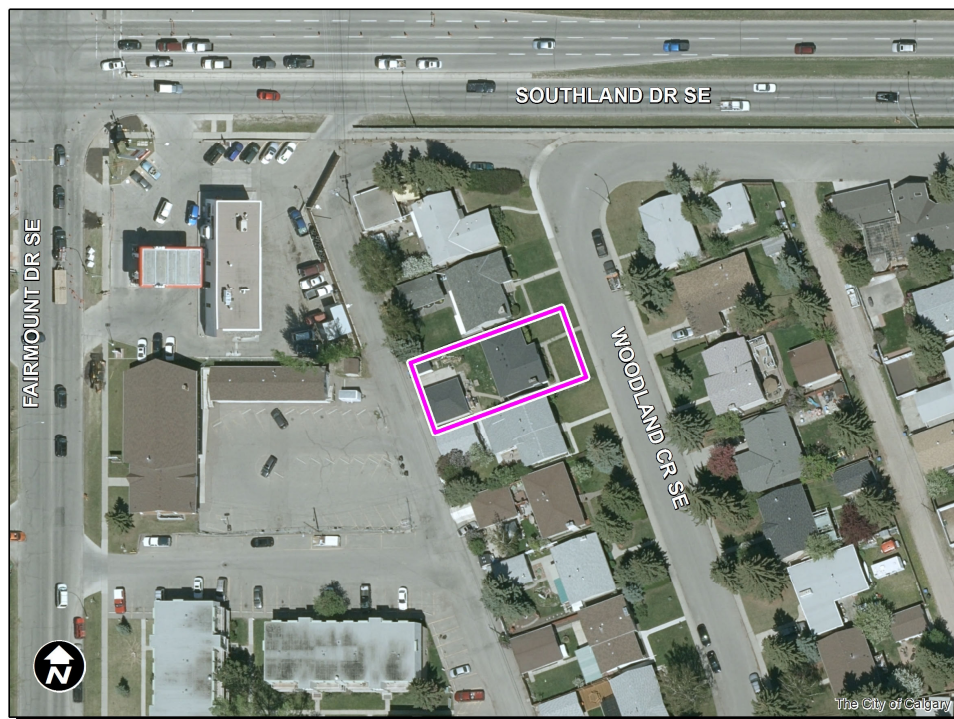
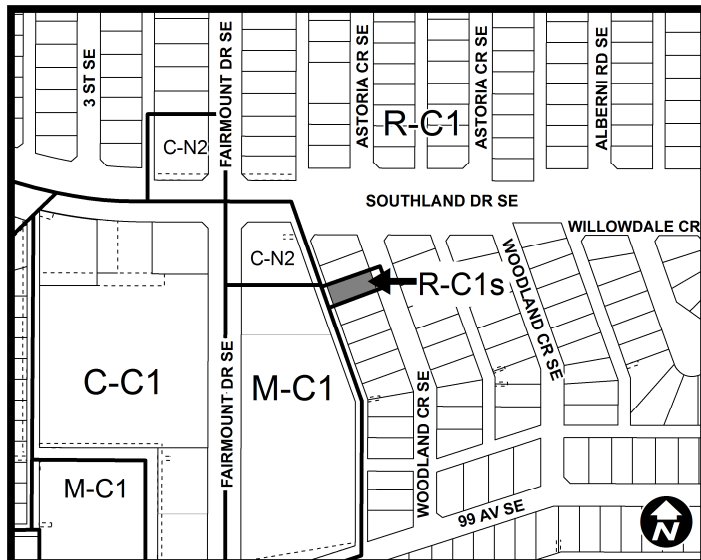
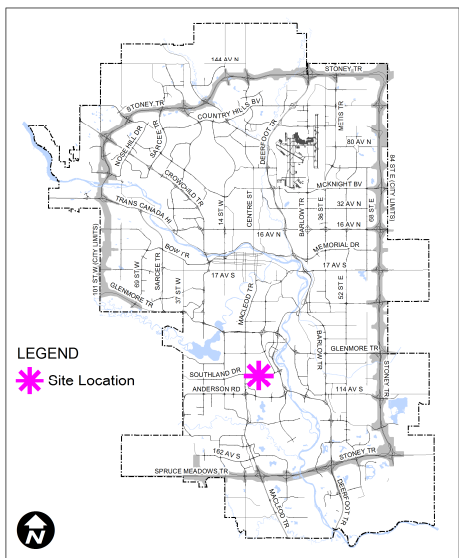
ATTACHMENT

1. Proposed Bylaw 262D2016
2. Public Submissions

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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 0.05 hectares \pm (0.13 acres \pm) located at 423 Woodland Crescent SE (Plan 1626JK, Block 1, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Foht

Carried: 8 – 0

Reasons for Approval from Mr. Wright:

- There were seven secondary suite applications on the agenda, five of which were in established neighbourhoods. Of the five neighbourhoods, objections were raised in four. These objections included problems with parking, too much traffic, negative impact on infrastructure and loss of privacy. Such comments imply the increased problems are due to extra population. If each secondary suite contained two residents, the total increase in population would be ten people. However, these five neighbourhoods have experienced a net decrease of population totalling 7769 residents.

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Applicant:

Tru Building Solutions Inc

Landowner:

Della Pezzente
Dino Pezzente

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Willow Park, the parcel is approximately 15 metres by 33 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, south and east of the parcel. The Trinity Baptist church is located directly behind the parcel to the west fronting Fairmount Drive SE. A gas station is located to the northwest of the parcel and multi-residential development exists to the southwest.

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 Woodland Crescent SE and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 100 metres walking distance located north-south on Fairmount Drive SE and east-west along Southland Drive SE. 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.

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PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by the Willow Ridge Community Association.

Citizen Comments

Administration received two (2) letters in opposition to the application. One of the letters included a petition with 30 signatures.

Reasons stated for opposition are summarized as follows:

- On-street parking concerns;
- Negative impact on infrastructure with increased density;
- Application would set a precedent in the community, desire to remain as a R-C1 only community;
- Decrease in property values;
- Increase in crime; and
- The house has been a rental property with a history of unsightliness and police incidents.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are submitting an application for a land use amendment for the above address in the community of Willow Park. Our intent is to provide a suite in the basement in hopes for additional family members to reside in the house. We believe that Willow Park is a wonderful community and hope that the City and Community will support our application.