

LAND USE AMENDMENT
WILLOW PARK (WARD 14)
FAIRMOUNT DRIVE SE AND 99 AVENUE SE
BYLAW 330D2017

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 an existing suite located on the parcel, the application was 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

2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 330D2017; and

1. **ADOPT** the proposed redesignation of 0.08 hectares ± (0.21 acres ±) located at 10011 Fairmount Drive SE (Plan 2348JK, Block 14, Lot 4) 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 330D2017.

REASONS 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.

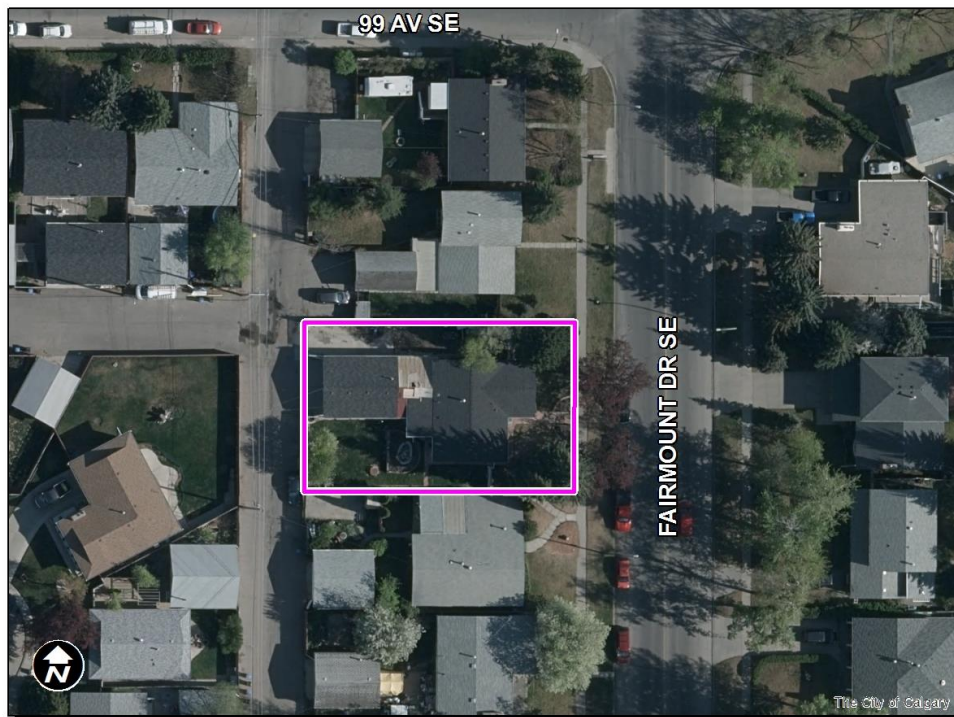
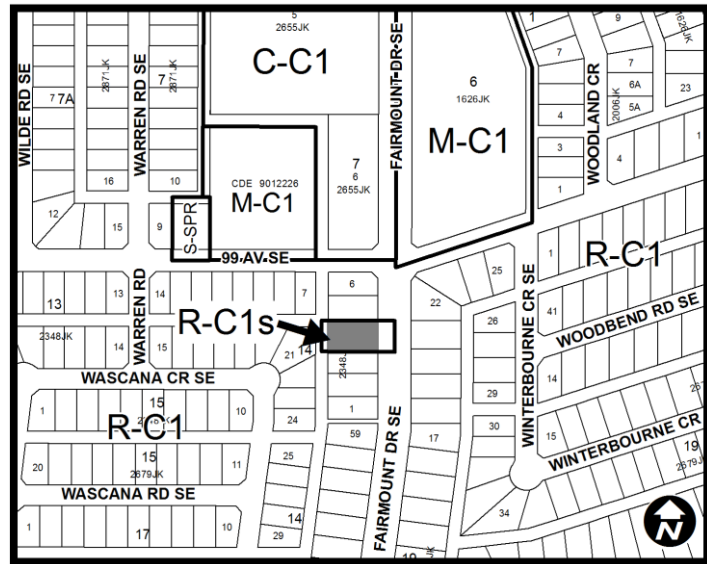
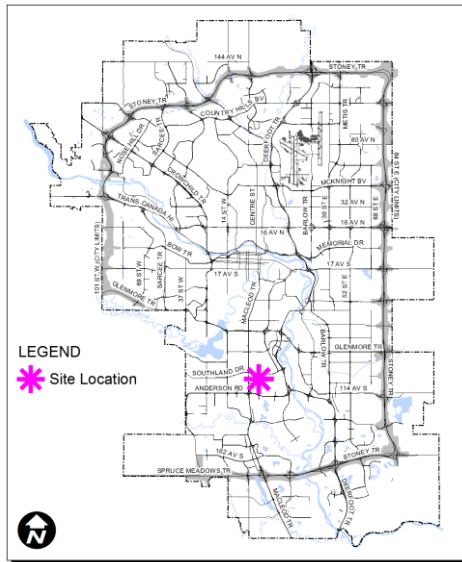
ATTACHMENT

1. Proposed Bylaw 330D2017

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION:

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares ± (0.21 acres ±) located at 10011 Fairmount Drive SE (Plan 2348JK, Block 14, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: D. Leighton

Carried: 8 – 0

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Applicant:

AAA Design

Landowner:

Rajbans Dhaliwal

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Willow Park, the site is approximately 23 metres by 37 metres in size and is developed with a single-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

The following table identifies Willow Park's peak population and year, current 2016 population and the population amount and percentage difference between the peak and current populations.

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).

There is no local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Fairmount Drive SE from the east, 99 Avenue SE from the north, Bonaventure Drive SE from the west, and the lane. The area is served by Calgary Transit Route 10 bus service with a bus stop location within approximately 25 metres walking distance of the site on Fairmount Drive SE, and 90 metres south of northbound transit stop on Fairmount Drive SE. The site is also located 1.8 kilometres from the Southland LRT station 1. 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.

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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.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Willow Park Community Association.

Citizen Comments

Administration received one (1) letter in opposition to the application.

While the community member is not against having secondary suites in the area, they do not support it being in this house as:

- there are multiple tenants already sharing the basement, which creates excess parking and noise.
- 4 separate people/couples sharing a basement is only appealing to a certain demographic, which has brought along a lot of police activity.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Reasons for the application:

- Change property zoning from R-C1 to R-C1s to allow for a Secondary Suite in the basement.
- We are eligible for a Secondary Suite, as per City Bylaw.
- To provide affordable accommodation for extended family visitors.
- The proposed Land Use of R-C1s is suitable to this property, to allow for a secondary suite at the lower level. It is close to bus routes, a school, and other facilities.
- The lower level of the house has an existing separate back entry and furnace.

APPENDIX II

IMPORTANT TERMS

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.

