

LAND USE AMENDMENT
HAYSBORO (WARD 11)
89 AVENUE SW AND 14 STREET SW
BYLAW 204D2017

MAP 21S

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 a Secondary Suite or a Backyard Suite. The site contains an existing single detached dwelling, and 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)

2017 May 04

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 204D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 1428 – 89 Avenue SW (Plan 311HN, Block 9, Lot 28) 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 204D2017.

REASON(S) FOR RECOMMENDATION:

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

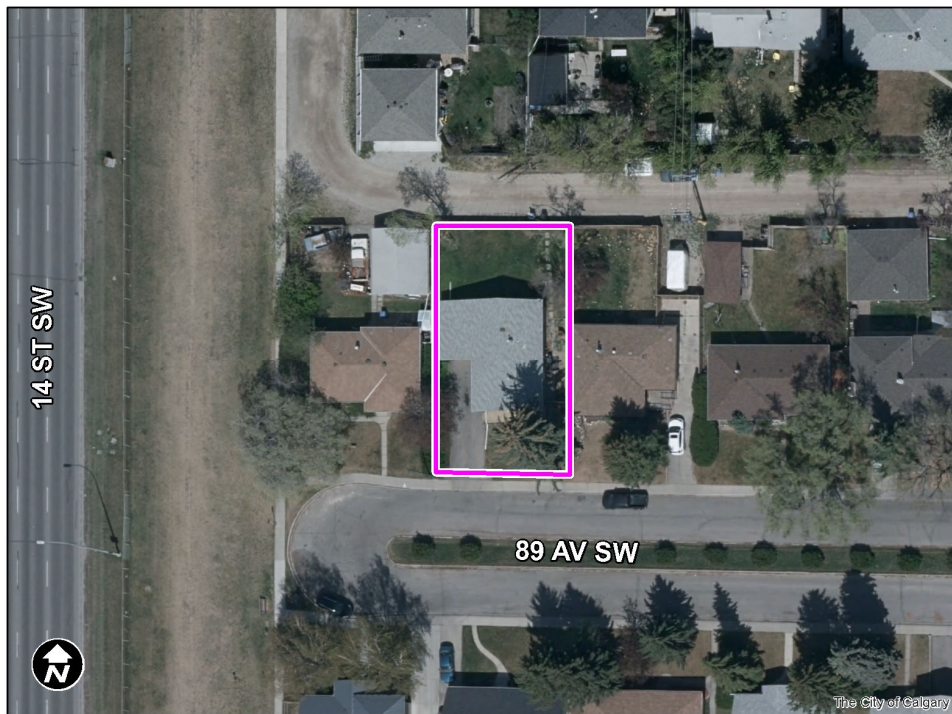
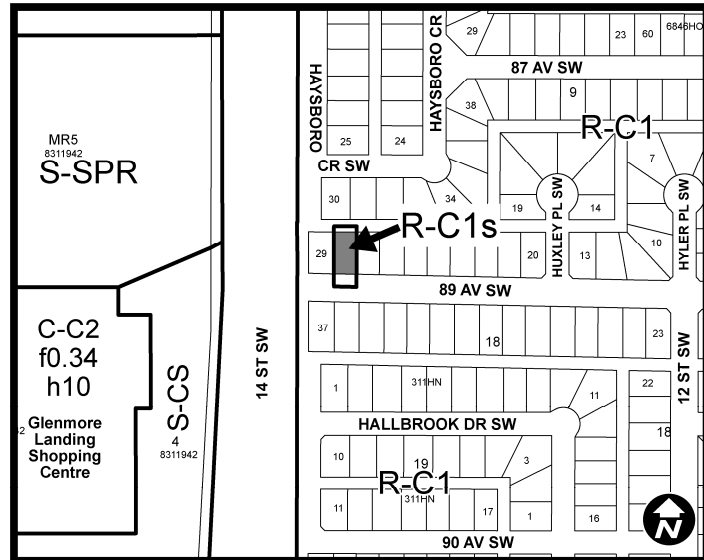
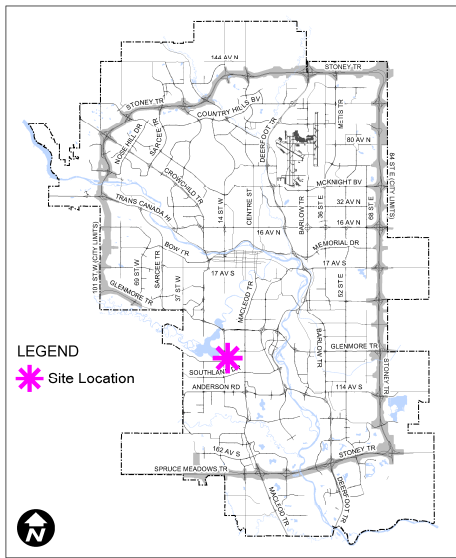
ATTACHMENT

1. Proposed Bylaw 204D2017
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 ± (0.12 acres ±) located at 1428 – 89 Avenue SW (Plan 311HN, Block 9, Lot 28) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 0

Reasons for Approval from Mr. Foht:

- I supported the application to allow a secondary suite or backyard suite for the following reasons:
 - a) The property has adequate parking options in the rear and front of the parcel.
 - b) The property meets or exceeds the required width and depth of lots for secondary/backyard suites.

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Applicant:

Molly K Hamilton

Landowner:

Molly K Hamilton
Shawn F Hamilton

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Haysboro, the site is approximately 17 metres by 31 metres in size and is developed with a one-storey single detached dwelling and a one-car parking pad that is accessed from 89 Avenue SW. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary's Geodemographics Business Unit, the following table identifies Haysboro's peak population and year, current 2016 population and the population amount and percentage difference between the peak and current populations if any.

Haysboro	
Peak Population Year	1968
Peak Population	8,044
2016 Current Population	7,086
Difference in Population (Number)	-958
Difference in Population (Percent)	-12%

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 statutory local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 89 Avenue SW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within 400 metre walking distance of the site on 14 Street SW. On-street parking adjacent to the site 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.

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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 received a letter of no objection to the application from the Haysboro Community Association.

Citizen Comments

Administration received one (1) letter in support of the application.

Reason stated for support are summarized as follows:

- Support for marginal density increase.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Please accept this Land Use Redesignation (Secondary Suites) Application form for our property located at 1428 89 Av SW, Calgary, Alberta, T2V-0W8.

We wish to change the land use designation from the R-C1 designation to the R-CIs designation. It is our intention to make this a legal basement suite and to do whatever is necessary to ensure it meets the Alberta Building Code. We would like to make living in the suite safe for all concerned and intend to add it to The City's legal suite registry.

The house was built in 1958 but we do not know the exact date this suite was built. We do know that it was built prior to our purchase of the house in 2008.

We believe that this suite meets all of the R-CIs Secondary suite requirements:

- The house is a single detached dwelling
- This basement secondary suite (mother-in-law) is the only suite located on this property and in this dwelling unit
- The suite is a self-contained dwelling unit within the main residence and has separate living, cooking, sleeping and bathroom facilities.
- The suite is entirely located in the basement
- There is single car garage, one parking pad in front of the garage and parking space for an additional two motor vehicles in front of the house
- There is a shared amenity space that is outdoors and over 7.5 m² with no dimension less than 1.5 m.

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 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.

