

**LAND USE AMENDMENT  
HAYSBORO (WARD 11)  
HADDON ROAD SW AND 86 AVENUE SW  
BYLAW 92D2017**

**MAP 21S**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located in the community of Haysboro from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. A Secondary Suite does not currently exist on the site, and this application is not the 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 January 26

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 92D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 16 Haultain Place SW (Plan 3184JK, Block 15, Lot 33) 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 92D2017.

**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 applicable municipal policies and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

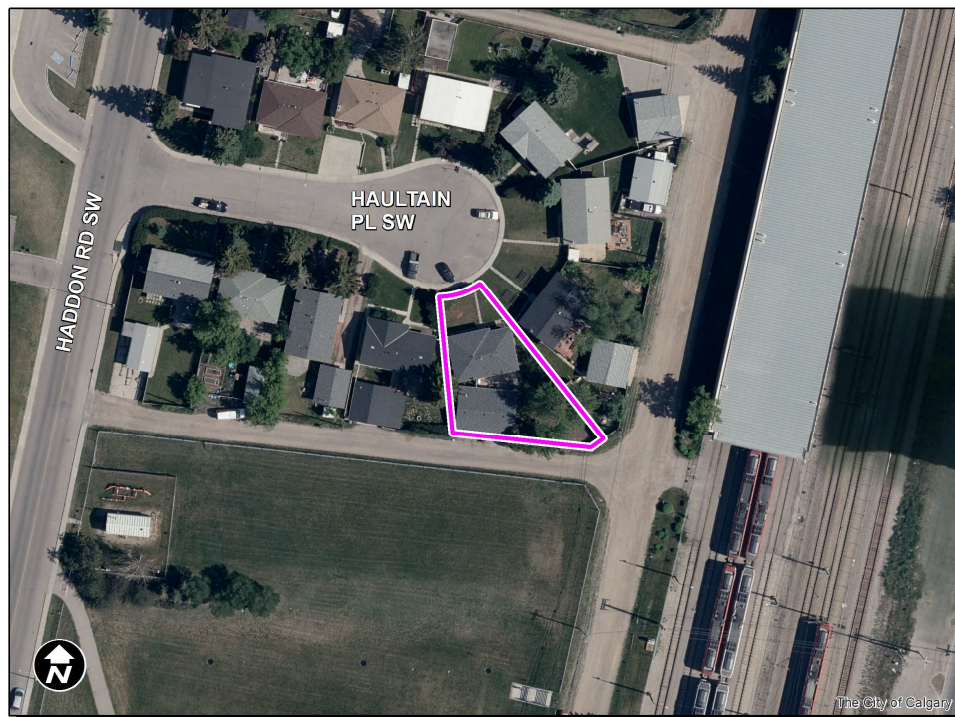
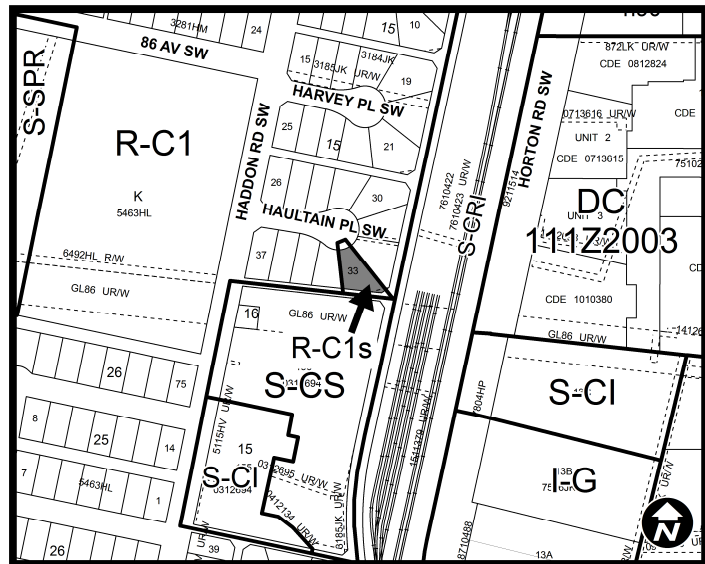
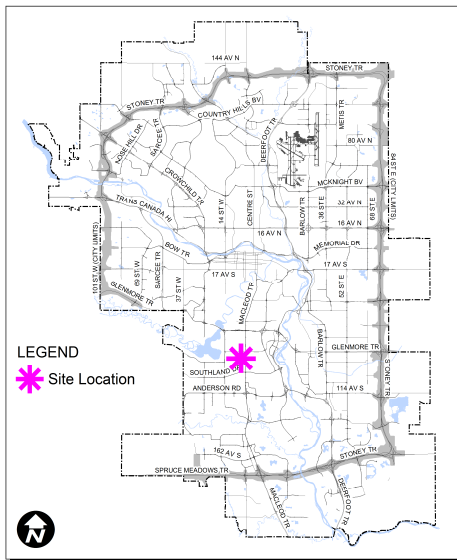
**ATTACHMENT**

1. Proposed Bylaw 92D2017

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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 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 16 Haultain Place SW (Plan 3184JK, Block 15, Lot 33) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Tita**  
Absent: G.-C. Carra

**Carried: 8 – 0**

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**Applicant:**

Andrew Forsyth

**Landowner:**

Andrew Forsyth  
Sierra McNamara

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the low density residential community of Haysboro. The pie-shaped parcel is situated in a cul-de-sac and is approximately 18.0 metres in width, 36.6 metres in depth, and 644 square metres in area. The parcel is developed with a one-storey single detached dwelling and a detached triple-car garage with access from a rear lane off of Haddon Road SW.

Surrounding developments consist of single detached dwellings to the north, south and west, as well as multi-residential, commercial and retail uses to the east. Bishop Grandin High School is located immediately to the west, and a City-owned dry storm pond facility to the south. Additionally, an LRT train storage facility and the south LRT track line are both located across an intervening lane directly to the east of the parcel.

The following table identifies Haysboro's current and peak population by year and any difference in population expressed as a percentage.

| <b>Haysboro</b>                    |      |
|------------------------------------|------|
| Peak Population Year               | 1968 |
| Peak Population                    | 8044 |
| 2016 Current Population            | 7086 |
| Difference in Population (Number)  | -958 |
| Difference in Population (Percent) | -12% |

**LAND USE DISTRICTS**

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

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The subject site meets the R-C1s minimum parcel size requirements. As such, the site can accommodate a secondary suite use and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxations are required, these may be considered at the permitting stage.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for one additional dwelling unit (in the form of a secondary suite) to be considered through the development permit/building permit process. If a secondary suite is proposed and meets all of the rules within Land Use Bylaw 1P2007, a building permit would be required. If a backyard suite is proposed, then a development permit and building permit will be required.

## **LEGISLATION & POLICY**

### South Saskatchewan Regional Plan (SSRP)

The high-level scale and/or scope of the South Saskatchewan Regional Plan (SSRP) policies are not relevant to this application.

### Municipal Development Plan (MDP) (Adopted by Council 2009)

The parcel is located within a “Residential Developed – Established Area” area in the MDP (Urban Structure Map: Map 1). While the MDP makes no specific reference to this parcel, this land use proposal is in alignment with MDP policies for Developed Residential Areas (Section 3.5.1 and 3.5.3), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

### LRT South Corridor Land Use Study (Adopted by Council 1980)

The land use study makes no specific reference or policy guidance for this site.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the subject site is available from Haultain Place SW. Vehicular access is also available from Haddon Road SW to the existing detached garage from the rear lane.

The Heritage LRT Station is located approximately 650 metres from the subject parcel, with access to transit bus connections. The area is also served by Calgary Transit with bus stops located approximately 700 metres away (Route 3) on Macleod Trail S.

There are currently parking restrictions on the adjacent street. There is a Zone N residential parking permit program in effect with “No parking between 8:00 to 17:00 except by permit” signs.

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**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.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments were received from the Haysboro Community Association.

**Citizen Comments**

No comments were received from the public.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

This application is being submitted to facilitate construction of a new and legal secondary suite in the basement of our current home.

Our property is centrally located near McLeod Trail SE and all the businesses and amenities situated between the CF Chinook Centre and Southcentre Mall. Many of these businesses can be easily reached from our property using public transit. The Heritage CTrain Station is only a 5-minute walk away. A secondary suite at our property will offer a prospective tenant, or family member, low-cost housing with access to amenities that does not require use of a private vehicle. In addition to the business and amenities mentioned above, our property is within walking distance to large office centers such as Heritage Square and Southland Park. Southland Park provides office space to many employers including Alberta Health Services. In total, the facility offers office space for up to 4000 employees. Our property is also within walking distance to nearby schools including Bishop Grandin High School, the Calgary Early Learning Centre, Woodman Junior High School, Akiva Academy, Eugene Coste School, Haysboro School, and Henry Wise Wood High School. Should the occupant own a vehicle, our property will provide ample parking and storage space within the existing three-car garage. Access to the garage is provided via the back lane fronting a city-owned, dry, stormwater storage facility. As a result, impacts to the neighbourhood traffic and parking should be negligible.

Approval of this land use re-designation request is beneficial for the community and consistent with The City of Calgary's goals for increased low-cost housing and densification near transit and employment centers. Should our application be approved, we intend to register the suite in The City of Calgary Secondary Suite Registry.