

LAND USE AMENDMENT
HAYSBORO (WARD 11)
HEALY DRIVE SW AND HERITAGE DRIVE SW
BYLAW 304D2016

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 is not known to contain an illegal secondary suite, nor is the application 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)

2016 October 06

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 304D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 46 Healy Drive SW (Plan 5773HJ, Block 1, 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 304D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two additional residential uses (secondary suite or backyard suite) which are compatible with and complementary to the existing low density 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 the Land Use Bylaw 1P2007 (LUB).

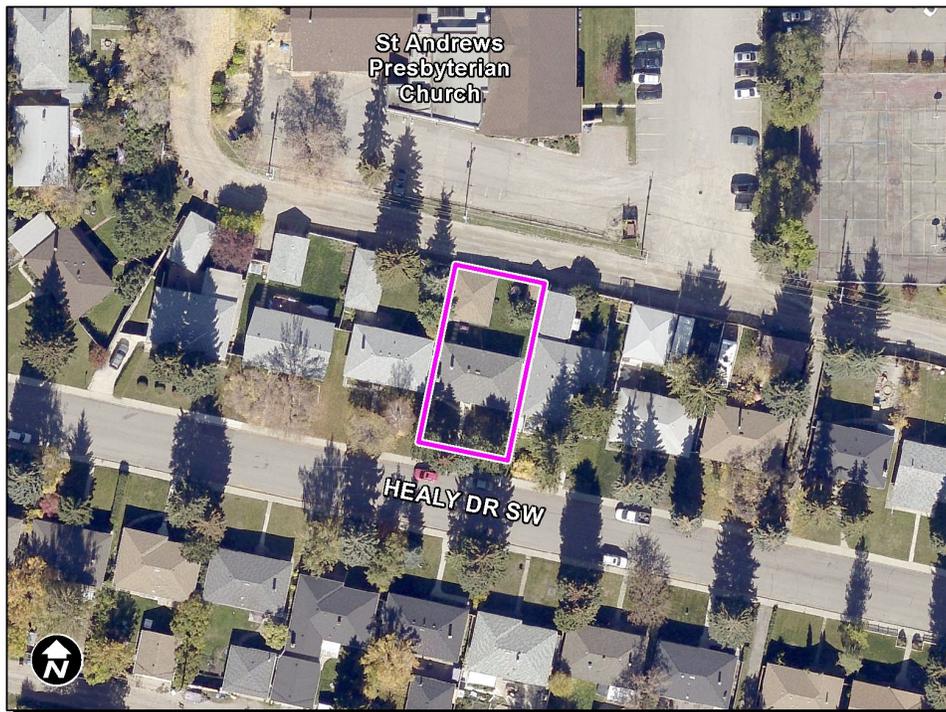
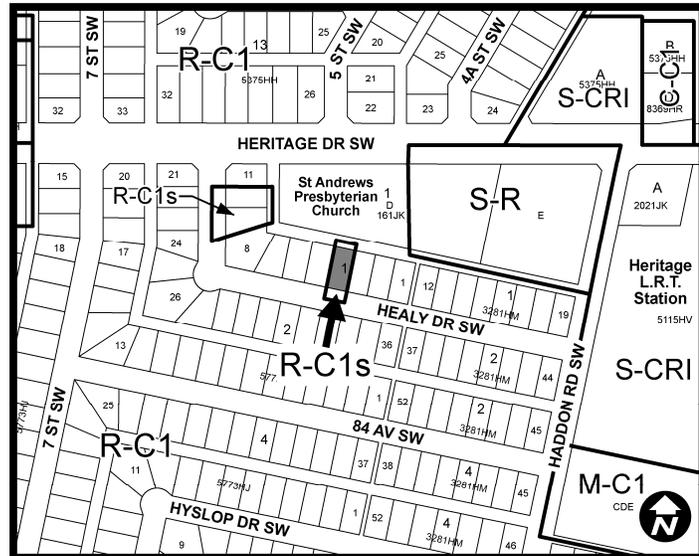
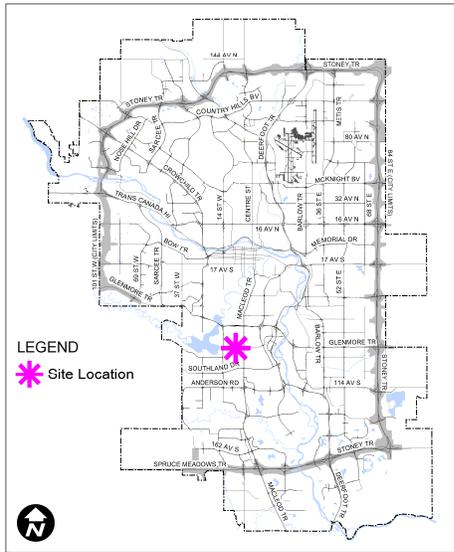
ATTACHMENTS

1. Proposed Bylaw 304D2016
2. Public Submissions

LAND USE AMENDMENT
HAYSBORO (WARD 11)
HEALY DRIVE SW AND HERITAGE DRIVE SW
BYLAW 304D2016

MAP 21S

LOCATION MAPS



LAND USE AMENDMENT
HAYSBORO (WARD 11)
HEALY DRIVE SW AND HERITAGE DRIVE SW
BYLAW 304D2016

MAP 21S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 46 Healy Drive SW (Plan 5773HJ, Block 1, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 6 – 0

Comments from Ms. Gondek:

- When six out of ten applications for secondary suites indicate that they are intended for family members – either elders or adult children – we must understand that these living spaces are not solely rental units.
- It is not acceptable or rational position that secondary suites should be prohibited because renters are undesirable and unsafe. Why do they not “fit” the social structure of a community? Why do they not “fit” the character of an estate community?

LAND USE AMENDMENT
HAYSBORO (WARD 11)
HEALY DRIVE SW AND HERITAGE DRIVE SW
BYLAW 304D2016

MAP 21S

Applicant:

Mauricio Rosa

Landowner:

Mauricio Rosa
Christin Rosa

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Haysboro, the 15 metre by 30 metre parcel is developed with a one storey single detached dwelling and a detached two-car garage accessed from the rear lane. Single detached dwellings exist to the south, east and west of the site. St Andrew's Presbyterian Church is located adjacent to the parcel on R-C1 land to the north. A Special Purpose – Recreation (S-R) District designated parcel comprising the vacant YMCA building is located approximately 40 metres northeast of the parcel.

Two parcels on Healy Drive (approximately 50 metres west) have been redesignated to R-C1s to allow for secondary suites.

The following table identifies the historic peak and current population of Haysboro. The community's current population is 12 percent lower than in 1968, Haysboro's peak population year.

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 one additional dwelling unit to be considered via the building permit and/or development permit process. The parcel conforms to all LUB minimum width, depth and area requirements. If a secondary suite is proposed with no LUB relaxations, only a building permit would be required. If a secondary suite with any LUB relaxations or a backyard suite is proposed, then a development permit and building permit will be required.

**LAND USE AMENDMENT
HAYSBORO (WARD 11)
HEALY DRIVE SW AND HERITAGE DRIVE SW
BYLAW 304D2016**

MAP 21S

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The parcel is within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to this site, the land use proposal is consistent with the SSRP policies including Land Use Patterns policies in subsection 8.14.

Municipal Development Plan (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), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

The parcel is not subject to a local area plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Healy Drive SW and the rear lane. The area is served by Calgary Transit bus service (Routes 3, 20, 79, 80, and 306) with the nearest bus stop located approximately 90 metres to the north. The Heritage LRT Station is approximately 350 metres to the east. A one (1) hour parking restriction exists on both sides of Healy Drive SW between 07:00-18:30, Monday to Friday.

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.

LAND USE AMENDMENT
HAYSBORO (WARD 11)
HEALY DRIVE SW AND HERITAGE DRIVE SW
BYLAW 304D2016

MAP 21S

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

The Haysboro Community Association identified no objection to the proposal.

Citizen Comments

Administration received four (4) letters in opposition to the application. Reasons stated for opposition are summarized as follows:

- Traffic and parking impacts already exist at the site due to:
 - a home based business running out of the subject house. Administration identified that no complaints for an illegal home occupation have been registered at the address;
 - the residents parking on the street instead of in their garage;
 - drivers short-cutting; and
 - increased traffic due to rental properties.
- The residents already have someone living with them and there is concern as to how many additional people will move into this suite if approved;
- Surrounding residents made the decision to move into the area due to the R-C1 zoning;
- Concern for the number of people who could move into the suite and the impacts this would have on the character of the area;
- The suite would do nothing to enhance the community, which already has a good mix of young families, established families and seniors;
- Adverse impact on property values; and
- Higher density properties are already available within the community.

Public Meetings

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
HAYSBORO (WARD 11)
HEALY DRIVE SW AND HERITAGE DRIVE SW
BYLAW 304D2016**

MAP 21S

APPENDIX I

APPLICANT'S SUBMISSION

REASONS FOR LAND USE REDESIGNATION APPLICATION

46 Healy Drive SW, T2V 2Z7

Haysboro is a great and diverse community that is well located with many different amenities. From the proximity to the reservoir and Glenmore Park to the BRT and LRT station that make easier access to Downtown, this community has a unique opportunity to continue to provide a sustainable living style that suits urbanites and suburbanites alike.

Our property is strategically located, and we would like to build a secondary suite at the address above. In order to do that, we are applying for re-designation of this property. We believe that this pilot project would allow us to attain the legal status needed to secure future generations the possibility to continue to enjoy the diversity of this unique community while at the same time assuring a safe and respectable accommodation for personal use.

Our property has a wide and deep lot (50ft. X 100ft.) with a back alley lane for access, a detached double-car garage with underground utilities already in place, not to mention that two houses on our street have already been rezoned. The property is centrally located within walking distance to buses and trains at Heritage LRT and Southland LRT stations. Several schools are also within walking distance; for example, Calgary Early Learning Centre, Akiva Academy, Bishop Grandin Senior High, St. Gerard Elementary, Woodman Junior High, Haysboro Elementary School, and a few others.

It is also close to shops, amenities, banking, etc. at Southland Crossing Shopping Mall and Glenmore Landing Mall. Nearby you will also find the Southwood Public Library, Southland Leisure Centre, Heritage Historical Park, Haysboro Community Centre, Glenmore Park, Rockyview General Hospital, a variety of places of worship such as St. Gerard's Catholic Church, St. Andrew's Presbyterian Church, Springs Church, and many diverse small businesses that are easy to access within this community.

Thank you for considering our application, and we look forward to hearing your decision.

Sincerely,

Mauricio Rosa and Christin Rosa (Owners)