

LAND USE AMENDMENT
HAYSBORO (WARD 11)
NORTH OF SOUTHLAND DRIVE SW AND EAST OF ELBOW
DRIVE SW
BYLAW 190D2016

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 in the community of Haysboro. The application was not submitted as a result of a complaint and there is no existing secondary suite in the dwelling.

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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2016 June 02

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 190D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 6 Henefer Road SW (Plan 5463HL, Block 26, Lot 26) 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 190D2016.

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 with the established character of the community and is in close proximity to public transit. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007.

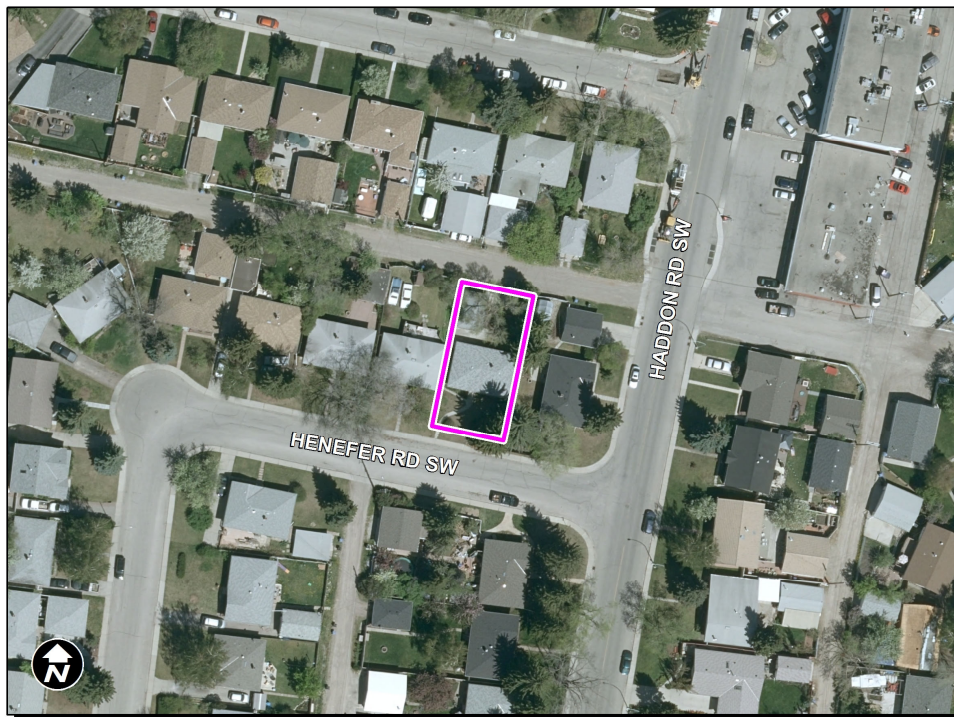
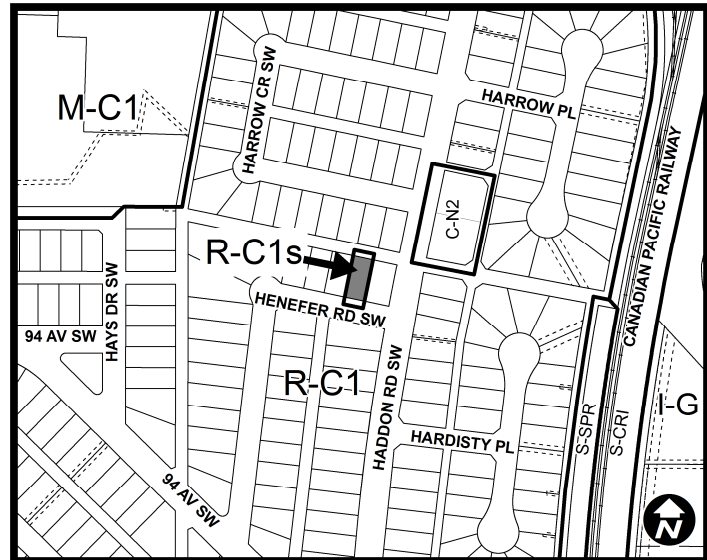
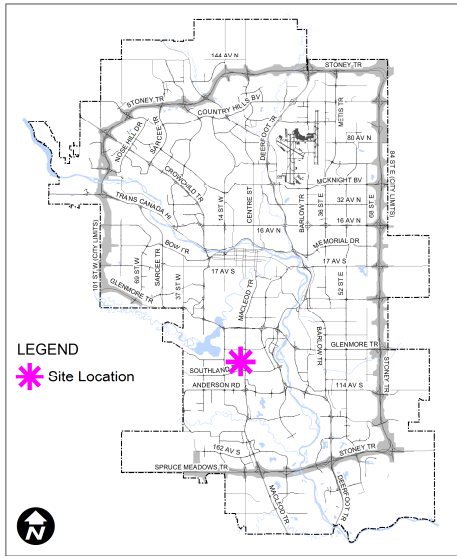
ATTACHMENT

1. Proposed Bylaw 190D2016

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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 6 Henefer Road SW (Plan 5463HL, Block 26, Lot 26) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 6 – 0

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Applicant:

Jenny Chok

Landowner:

Jenny Chok

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Haysboro, the site is approximately 15 metres wide by 30 metres deep. The parcel is developed with a single detached dwelling and a single detached garage with an additional parking pad facing the rear laneway. Single detached dwellings exist to the north, south, west and east of the parcel. There are two schools (Public Junior High School and a Catholic High School) located approximately 450 metres north of this parcel.

Haysboro	
Peak Population Year	1968
Peak Population	8,044
2015 Current Population	7,255
Difference in Population (Number)	-789
Difference in Population (Percent)	-10%

LAND USE DISTRICTS

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

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

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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).

Municipal Development Plan (MDP) (Approved by Council 2009):

The subject site is located within a *Residential, Developed-Established Area* as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with overarching MDP policies including: *Established Areas* policies (Section 3.5.3), *Neighbourhood infill and redevelopment* policies (Section 2.2.5) and *Housing diversity and choice* policies (Section 2.3.1).

There is no local area plan for Haysboro.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Henefer Road SW with vehicular access via the rear lane. Unrestricted on-street parking is permitted in the area. The area is served by Calgary Transit with north-south bus stops located approximately 700 metres walking distance from the site along Elbow Drive SW, which is part of the Primary Transit Network. There are also two LRT stations within walking distance; Southland LRT station is located approximately 950 metres to the south and the Heritage LRT station is located approximately 1 kilometre to the north.

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 depending on the type of a secondary suite proposed. This aspect would be determined at a future development permit/building permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

This land use 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 the MDP references associated with growth management.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received from the Haysboro Community Association.

Citizen Comments

One letter of support was received from a Haysboro resident who provided the following reasons:

- The parcel is located walking distance to both Southland and Heritage C-Train stations, reducing the need for a car and therefore parking;
- Secondary suites provide “invisible density” which cuts down on urban sprawl and decreases infrastructure costs; and
- Supports blanket rezoning in Haysboro to allow for secondary suites throughout the community, which would reduce illegal suites in the area and protect tenants.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I am applying for redesignation of this property for the purpose of seeking legal recognition for the secondary suite.

As the issue of secondary suites became a subject of concern, and as this pilot program became available, I would like to attain the legal status for my property for the assurance that it would not pose further issues in the future, especially for future generations, and to create respectable accommodation for personal use, or when it came to selling the property with a legal secondary suite.

My property is centrally located, within walking distance to bus stations and trains at Southland LRT and Heritage LRT. Several schools are also close by within walking distance for example, Calgary Early Learning Centre, Akiva Academy, Bishop Grandin Senior High, St. Gerard Elementary, Woodman Junior High, and a few more other schools.

My property is also close by to shops, amenities, banking, etc at Southland Crossing Shopping Mall, and at Southport Road, and along the stretch of Macleod Trail South and Elbow Dr SW. There is the Southland Public Library, Southland Leisure Centre, Heritage Historical Park, Haysboro Community Centre, Glenmore Park. The Rockyview General Hospital is also close by. There are also several places of worship like St Gerard's Church, St Andrew's Presbyterian Church, Hope for Life Christian Fellowship, etc.