

LAND USE AMENDMENT
HAYSBORO (WARD 11)
HERITAGE DRIVE SW AND HEALY DRIVE SW
BYLAW 14D2016

MAP 21S

EXECUTIVE SUMMARY

This land use amendment application in the community of Haysboro seeks to redesignate two adjacent parcels from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite on each parcel. The parcels contain existing Single Detached Dwellings and do not contain secondary suites at this time. This application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

In 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. This decision came into effect 2014 January 01.

ADMINISTRATION RECOMMENDATION(S)

2015 December 17

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 14D2016; and

1. **ADOPT** the proposed redesignation of 0.10 hectare ± (0.24 acres ±) located at 8 and 12 Healy Drive SW (Plan 5773HJ, Block 1, Lots 9 and 10) 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 14D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two additional residential uses (Secondary Suite and Backyard Suite) which are compatible with and complementary to the existing low density character of the community. This proposal conforms with policies of the Municipal Development Plan (MDP) and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

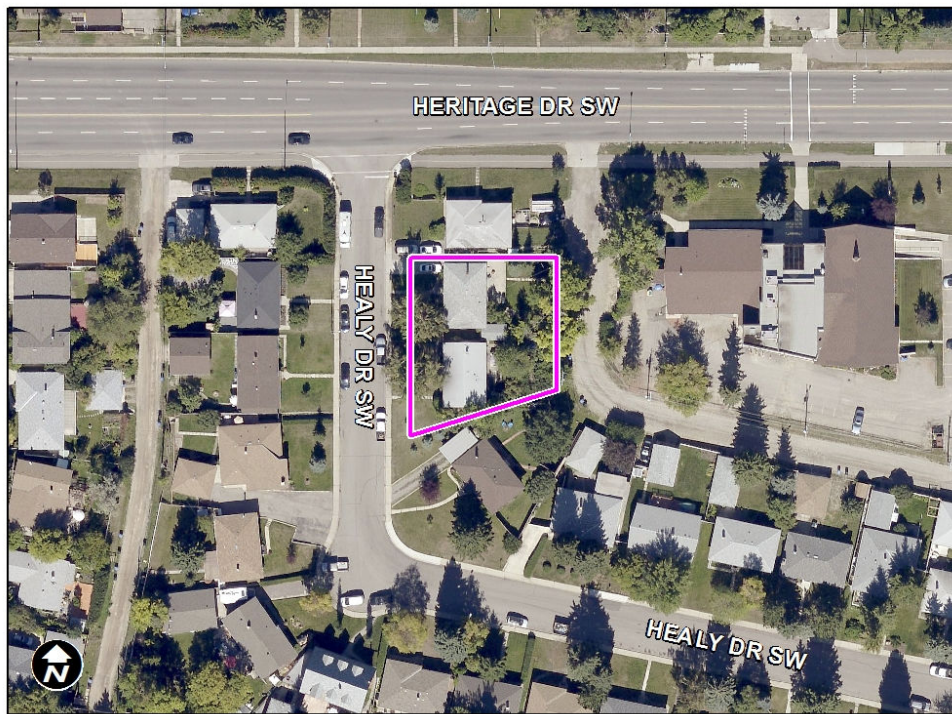
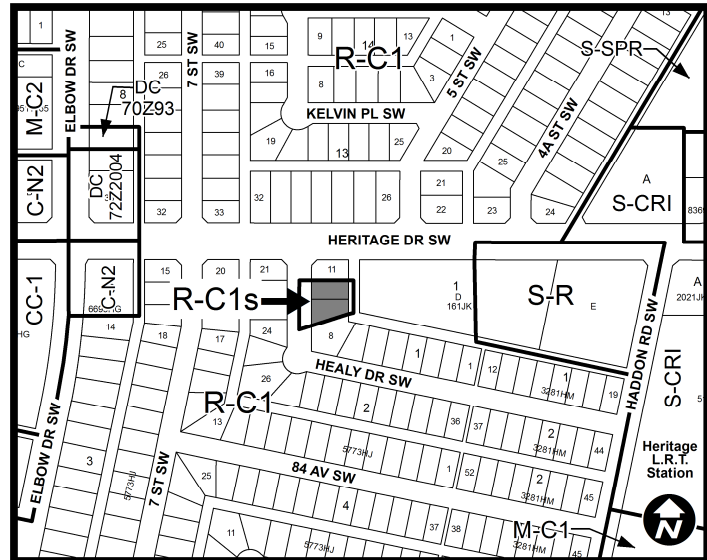
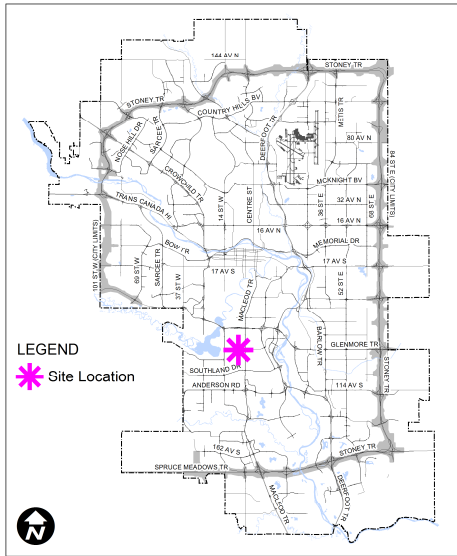
ATTACHMENT

1. Proposed Bylaw 14D2016

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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 0.10 hectare ± (0.24 acres ±) located at 8 and 12 Healy Drive SW (Plan 5773HJ, Block 1, Lots 9 and 10) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: G.-C. Carra

Carried: 9 – 0

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Applicant:

Bruce Wiggers

Landowner:

Tracy Cherniawsky
Bruce Wiggers

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Haysboro, this land use application seeks to redesignate two separate R-C1 parcels. The parcels will remain separate with two separate certificates of title. The parcel at 8 Healy Drive is approximately 15 by 31 metres and the parcel at 12 Healy Drive is approximately 17 by 31 metres in size. The parcels are accessed from the rear lane to the east and the parcel at 8 Healy Drive has an additional access from Healy Drive to the west. The parcel at 8 Healy Drive SW has one existing parking stall on site with permit parking on the street and the lane and the parcel at 12 Healy Drive SW has permit parking on the street and the lane. Single detached dwellings exist to the north, west, and south, with a place of worship located to the east of the site. All adjacent parcels are designated R-C1.

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).

Each parcel meets the minimum R-C1s parcel size requirements and can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including minimum parking requirements and amenity space provisions. If any relaxations are required, these will 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 a secondary suite or backyard suite to be considered via the development or building permit process. If a secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required, so long as a building permit application has been made on or before 2017 March 03.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject parcels are located within the “Residential Developed – Established Area” area as

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identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). Although the MDP makes no specific reference to the parcels, the land use proposal is in keeping with a number of overarching MDP policies including: Developed Residential Areas policies (Section 3.5.1), 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 the community of Haysboro.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to both parcels is available from Healy Drive SW and the rear lane. The area is served by Calgary Transit bus service with bus stop locations within 50 metres walking distance of the parcels on Heritage Drive SW and the parcels are within 600 metres walking distance of the Heritage LRT Station. There are currently two parking stalls on each parcel. On-street parking adjacent to the sites is regulated to 1 hour parking Monday to Friday between the hours of 07:00 and 18:30.

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 also be required depending on the type of secondary suite proposed. This aspect would be determined 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 matters.

PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to the Haysboro Community Association. No comments were received by CPC Report submission date.

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Citizen Comments

The application was circulated to adjacent landowners and it was notice-posted. No comments were received by CPC Report submission date.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We have submitted this application because we believe that the City of Calgary would also want to support this development for the following reasons.

- Location of property is 1 block from Heritage LRT station and a short walk to major grocery stores on McLeod Trail. Perfect for people who don't want to drive.
- Back alley faces side of a church and small parking and build site will have only positive impact.
- There is a steep slope from back alley to top of the flat back yard which will allow for two story structure at the back alley view, yet may only be as tall as the existing bungalow when sitting in the flat back yard. Any neighbours will see only a building that is as high as their existing bungalows.
- By having a 2-3 car garage at the back of each property, it will open up parking on the street by sharing one parking spot with existing house on the property.
- Being located as the 2nd and 3rd houses in from Heritage drive, this will make the back alley look far more welcoming and less like simply a place to store ones trash cans.
- I personally have had experience with basement suites, and believe that tenants would much prefer to live in a separate unit where there is no noise from shared accommodation, utilities are not shared, and one has their own privacy. I have considered basement suites, but would prefer a separate living space such as an above garage suite, and believe that it will create a much more positive atmosphere that allows renters to live a much happier lifestyle.

Having been in the rental business for many years, I am of the opinion that my rentals have to be comfortable and well maintained if one wants tenants who treat the place as it were their own.