

LAND USE AMENDMENT
HAYSBORO (WARD 11)
NORTH OF SOUTHLAND DRIVE SW AND WEST OF HADDON
ROAD SW
BYLAW 17D2016

MAP 21S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The application was not submitted as a result of a complaint. 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)

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 17D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 56 Hazelwood Crescent SW (Plan 669HO, Block 30, Lot 144) 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 17D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses can be compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-C1s district is appropriate for the site.

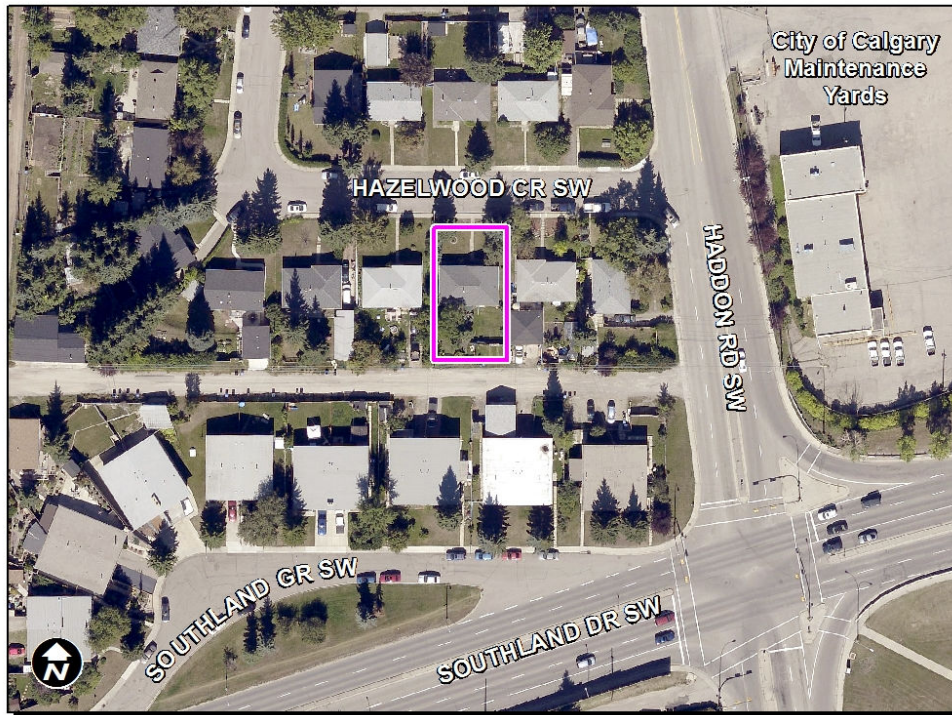
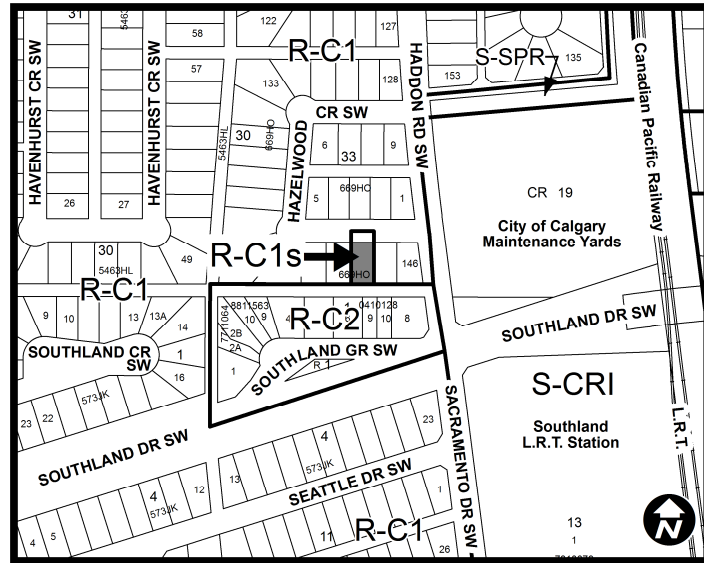
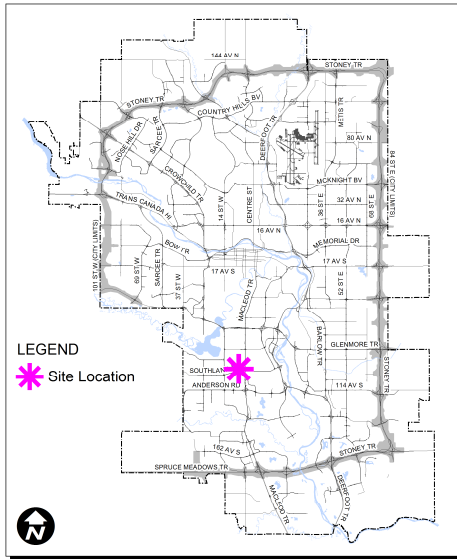
ATTACHMENT

1. Proposed Bylaw 17D2016

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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 \pm (0.12 acres \pm) located at 56 Hazelwood Crescent SW (Plan 669HO, Block 30, Lot 144) 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:

Patrick Watson

Landowner:

Corinne Watson
Patrick Watson

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Haysboro, the site is approximately 17 metres wide by 30 metres deep. The parcel is developed with a single detached dwelling with no garage. A parking area is provided on site accessing the rear lane. Single detached dwellings exist to the north, south, east and west of the parcel. A City of Calgary Maintenance Yard is located to the west of the site on Haddon Road SW.

The parcel is located approximately 400 metres from the Southland LRT station.

LAND USE DISTRICTS

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for 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 relaxation may be 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 an additional dwelling unit (in the form of a secondary suite) to be considered via the development permit process.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (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 sites, the land use proposal is in keeping of 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 neighbourhood plan for this area.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Hazelwood Crescent SW with vehicular access to the existing parking area via the rear lane. The area is serviced by Calgary Transit, with the nearest LRT station being 400 metres away at Southland station.

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 the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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 matters.

PUBLIC ENGAGEMENT

Community Association Comments: no comments received

Citizen Comments: Administration received one anonymous phone call in opposition to the application. Reasons stated for opposition are summarized as follows:

- Decrease of on-street parking availability
- Existing lane is too narrow and difficult to access

Public Meetings: no meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are the owners of the property Lot 144 Block 30 Plan 669HO on Hazelwood Crescent. We are applying to have this lot rezoned as R-1s for the purpose of adding a secondary suite in the basement of the existing home.

There are currently 2 street parking spaces in front of the home and there is also one at the back of the home with access from the alley. Arrangements are now being made to remove the old existing wood fence and the failing retaining wall to add another parking stall. The rear yard will still have ample room for yard, garden and a patio.

This home is situated approx. 1/4 km from an approved daycare and 1/2 km from the Southland LRT. It is a great location for those seeking an easy walk to MacLeod Trail where there are many shopping amenities, businesses and restaurants.

The neighbourhood is comprised of predominately smaller homes with younger tenants or owners.