

LAND USE AMENDMENT
HAYSBORO (WARD 11)
ELBOW DRIVE SW AND HAVENHURST CRESENT SW
BYLAW 110D2015

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 and the parcel does not contain a secondary suite at this time.

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 June 04

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 110D2015; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 54 Havenhurst Crescent SW (Plan 5463HL, Block 30, Lot 70) 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 110D2015.

REASON(S) FOR RECOMMENDATION:

The proposed 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.

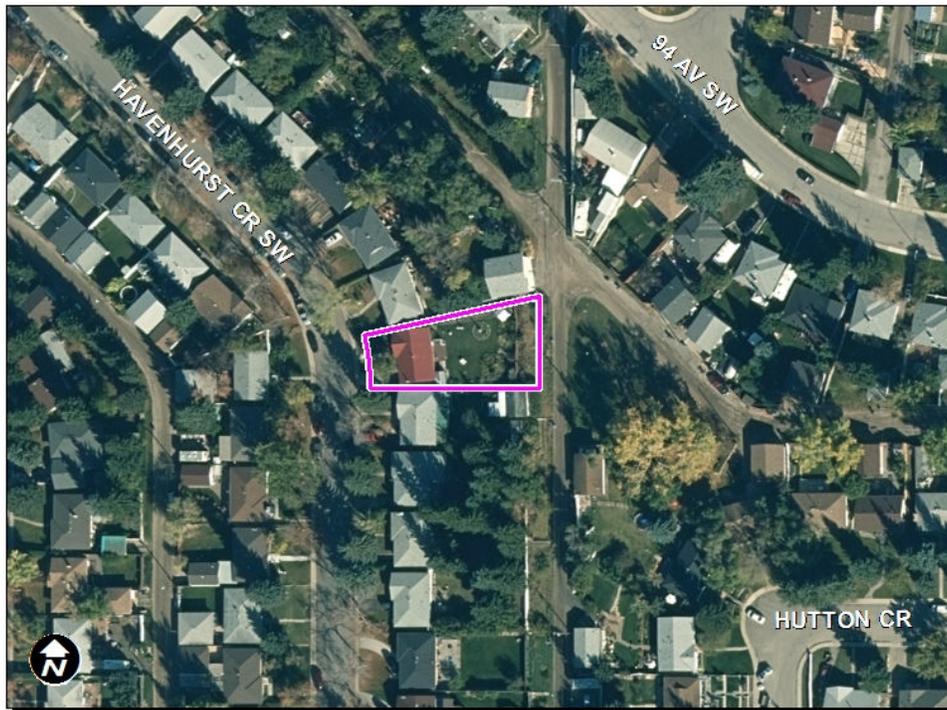
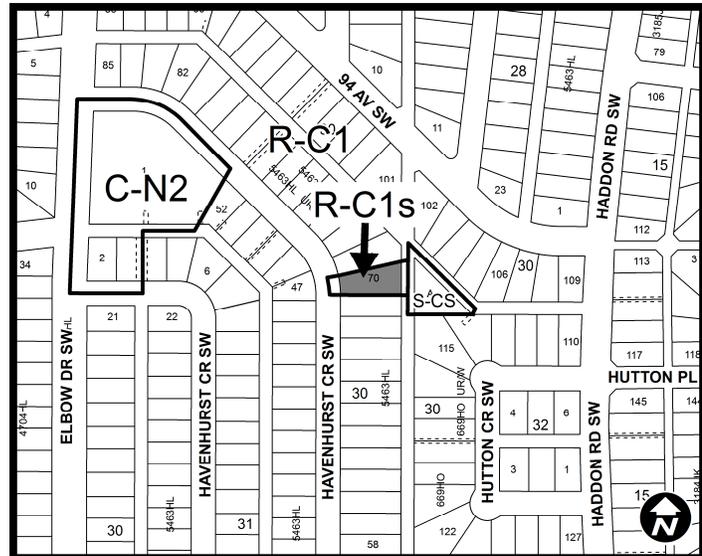
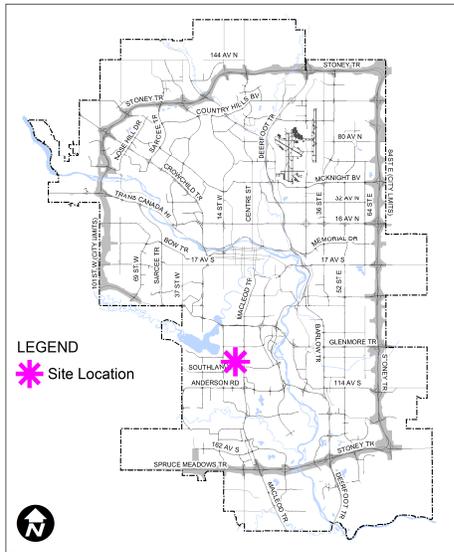
ATTACHMENT

1. Proposed Bylaw 110D2015

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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 0.07 hectares \pm (0.17 acres \pm) located at 54 Havenhurst Crescent SW (Plan 5463HL, Block 30, Lot 70) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Absent: G.-C. Carra and J. Gondek

Carried: 6 – 0

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Applicant:

Shannon Bannister

Landowner:

Shannon Bannister
 Lee Bannister

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Haysboro, the site is approximately 13 metres wide by 43 metres deep. The parcel is developed with a single detached dwelling with a front driveway accessed by the street. Single detached dwellings exist to the north and south of the parcel. A lane exists to the rear of the parcel, however there are steep grades which make it difficult to construct a rear detached garage. As such there is no garage on site.

The parcel is approximately 290 metres from a transit stop.

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) and one additional discretionary use.

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 local area plan for Haysboro.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Havenhurst Crescent SW. The area is served by Calgary Transit with the nearest bus stop being 290 metres walking distance from the site along Elbow Drive SW. The number 3 bus route stops at this location. The nearest LRT station is located 850 metres away at Southland Station. Unrestricted on-street parking is permitted in the area.

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 were received

Citizen Comments: Administration received two letters in support and 17 letters in opposition to the application.

Reasons stated for support are summarized as follows:

- Property owners should have the right to have a secondary suite
- Parking is adequate on street
- Fits with the context of the neighbourhood

Reasons stated for opposition are summarized as follows:

- Increase in traffic
- Decrease of on-street parking availability
- Increase in property taxes

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- Noise pollution
- General opposition to secondary suites
- Increase in crime
- Negative impact on neighbourhood dynamics
- Lack of upkeep on rental properties
- Desire to live in single family dwelling community
- Precedent for other secondary suites in the community

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

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APPENDIX I

APPLICANT'S SUBMISSION

My husband and I are applying for the land use re-designation to accommodate a legal two bedroom suite in the basement of our first home. This is to help offset our mortgage and allow for safer housing option for the many tenants in Calgary. This suite will also help to provide another place to rent in a challenging rental market as the availability of rentals in at a all time low. It is very important to my husband and I to do our due diligence and make sure everything is done to code. As renters ourselves for over a decade, we understand what it means to have a safe, clean warm and City approved unit to live in.