

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southwest community of Haysboro, is a corner parcel fronting Haysboro Crescent SW. The area of the site is approximately 0.07 hectares (0.16 acres) and is approximately 21 metres wide by 30 metres deep. The existing development on the site is a single detached dwelling and a detached garage with rear lane access.

Surrounding development to the north, east and south is primarily residential in the form of single detached homes designated as Residential – Contextual One Dwelling (R-C1) District. To the west of the site is the Glenmore Reservoir located within 400 metres (a five-minute walk) of the site, along with retails and employment at Glenmore Landing shopping centre. The site is also 550 metres (an eight-minute walk) to the Haysboro Community Association building, 450 metres (a six-minute walk) to Haysboro School and 900 metres (a 12-minute walk) to Woodman Middle School.

Community Peak Population Table

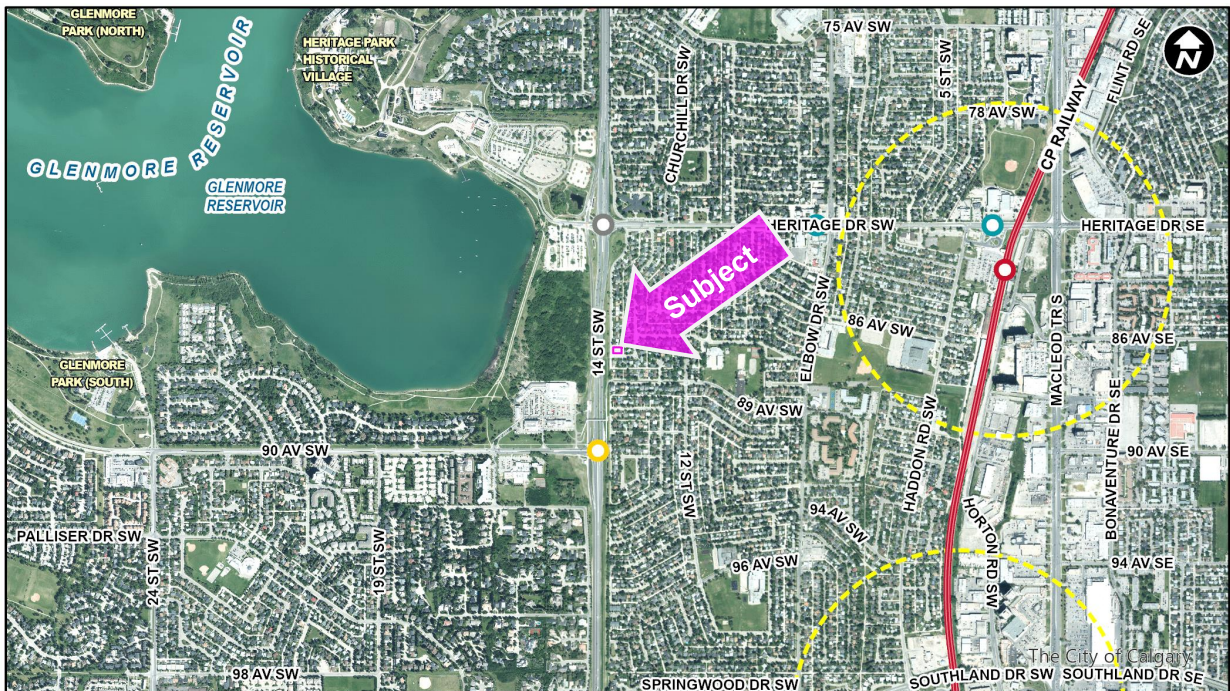
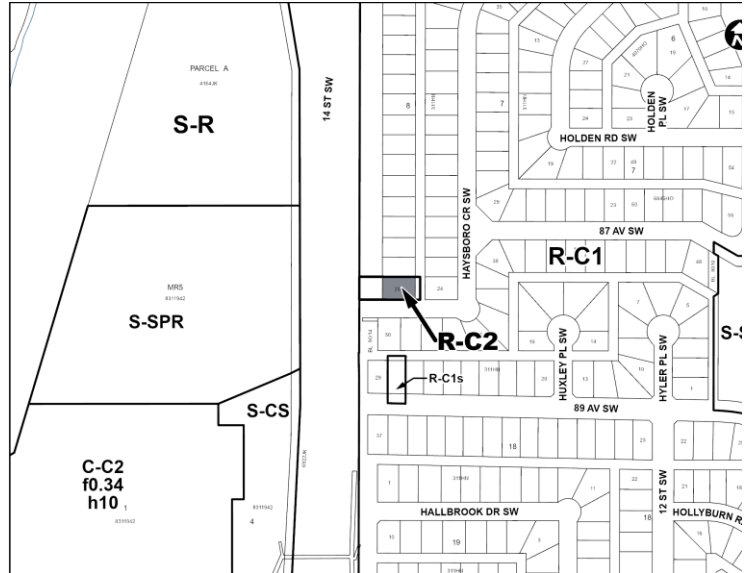
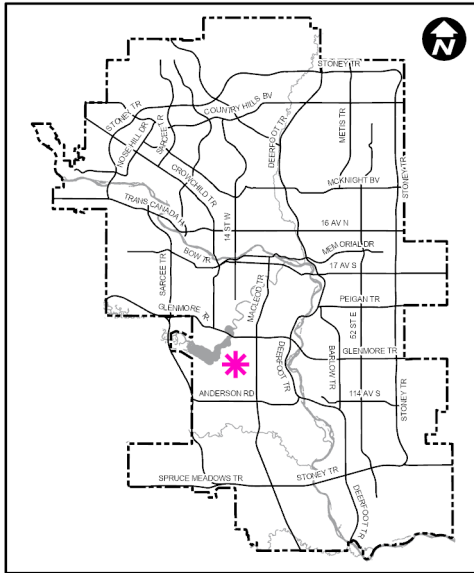
As identified below, the community of Haysboro reached its peak population in 1968.

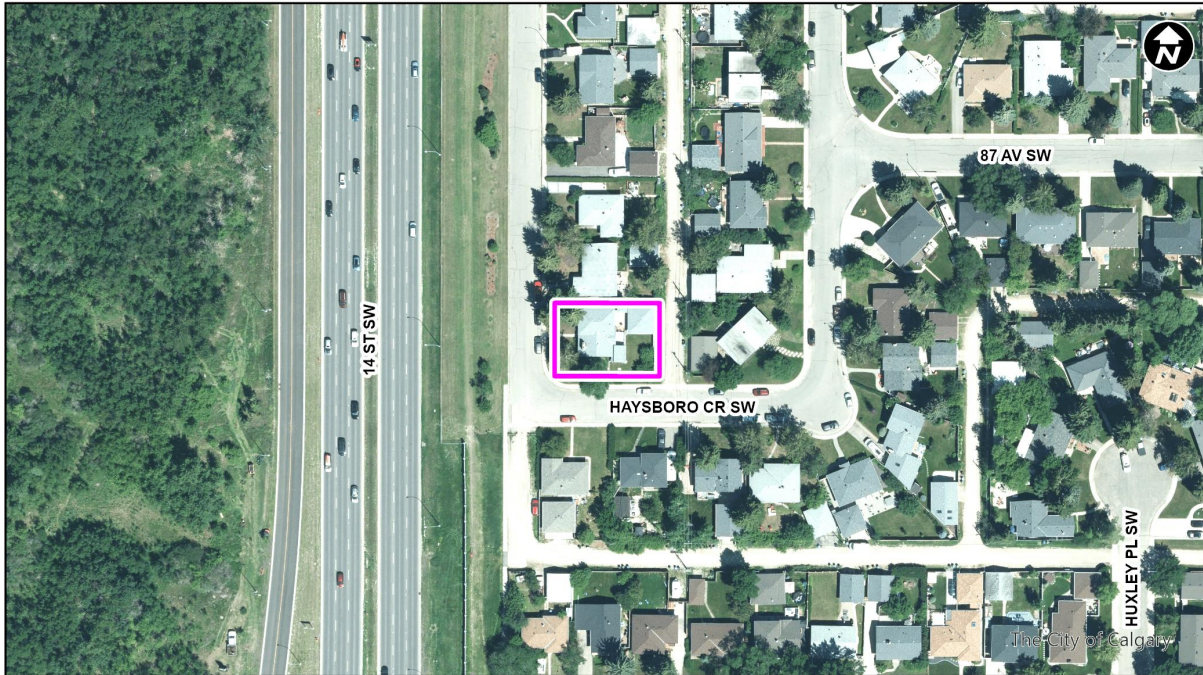
Haysboro	
Peak Population Year	1968
Peak Population	8,044
2019 Current Population	7,080
Difference in Population (Number)	- 964
Difference in Population (Percent)	- 12.0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Haysboro Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District accommodates existing residential development and contextually sensitive redevelopment in the form of single detached dwellings, which may include secondary suites, in the developed area. The R-C1 District allows for a maximum building height of 10 metres, and a maximum of one main residential building on a parcel. The minimum parcel width is 12 metres.

The proposed R-C2 District allows for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-C2 District and do not count towards allowable density.

Development and Site Design

The rules of the proposed R-C2 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation

The site is fronted by Haysboro Crescent SW. Direct pedestrian access to the site is available via the existing sidewalk on Haysboro Crescent SW. Direct vehicular access to the site is from the rear lane.

The subject site is well-served by Calgary Transit. Bus stops are located within 300 metres (a four-minute walk) to Route 56 (Woodbine) on 14 Street SW. The subject site is also 600 metres (an eight-minute walk) to a stop for Route 20 (Heritage Station/Northmount Dr N) along Heritage Drive SW. The MAX Yellow BRT station is located on the west side of 14 Street SW, approximately 200 metres (a two-minute walk) to the west.

Street parking is unrestricted immediately adjacent to the subject site and is not part of the Residential Parking Permit program.

The parcel is also located 400 metres (a five-minute walk) to an off-street bikeway along 90 Avenue SW. An off-street bikeway on both sides of 14 Street SW is recommended as per the Always Available for All Ages & Abilities (5A) Network as is an on-street route through the neighbourhood on nearby 89 Avenue SW. The recommended bikeway on 14 Street would connect the existing bikeways on Heritage Drive SW as well as 90 Avenue SW to the cycling network around the Glenmore Reservoir.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

There are existing sanitary and water services available from the rear lane for the proposed development. Storm servicing is not currently available adjacent to the site and may require an extension at the future stage of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is shown as 'Developed Residential – Established' land use typology in Map 1, Urban Structure of the [Municipal Development Plan](#). The land use policies of Established Areas encourage modest redevelopment of low density communities. A land use redesignation to the R-C2 District on this parcel aligns with this policy and is supported by Administration.

Calgary Climate Strategy (2022)

The application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Heritage Communities Local Area Plan (LAP) (Statutory – 2023)

[*Heritage Communities LAP*](#) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. Neighbourhood Local Areas that have Limited scale modifier supports building forms with one or two residential units. The proposed land use amendment is in alignment with applicable policy of the LAP.