

LAND USE AMENDMENT
HAYSBORO (WARD 11)
HARMON PLACE SW AND HADDON ROAD SW
BYLAW 319D2017

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 either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

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 the city.

ADMINISTRATION RECOMMENDATION

2017 August 10

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 319D2017; and

1. **ADOPT** the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 16 Harmon Place SW (Plan 3184JK, Block 15, Lot 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 319D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

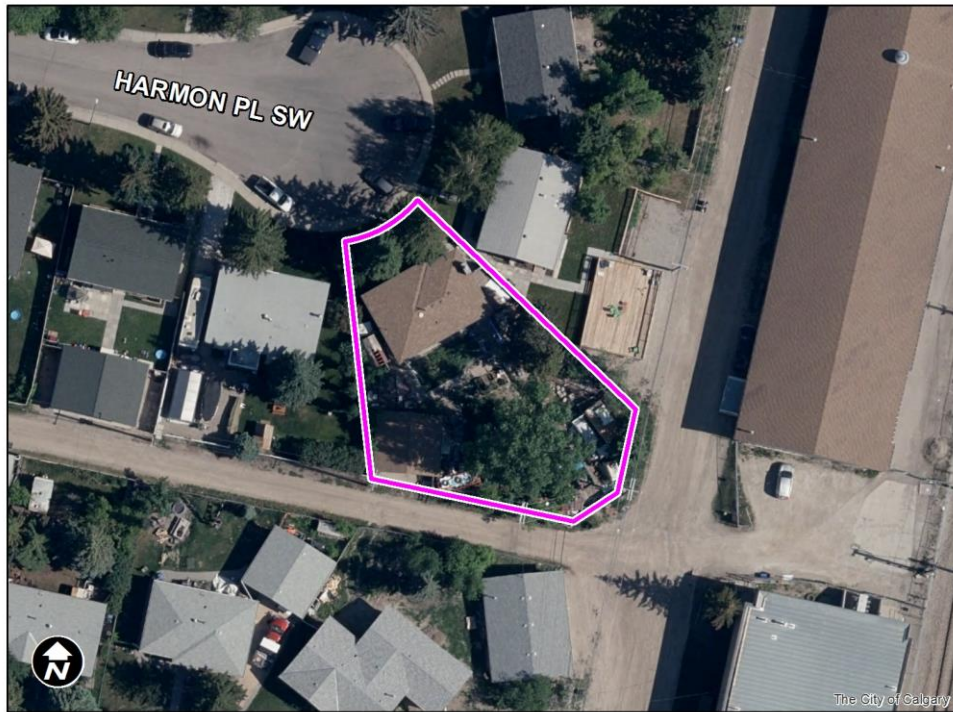
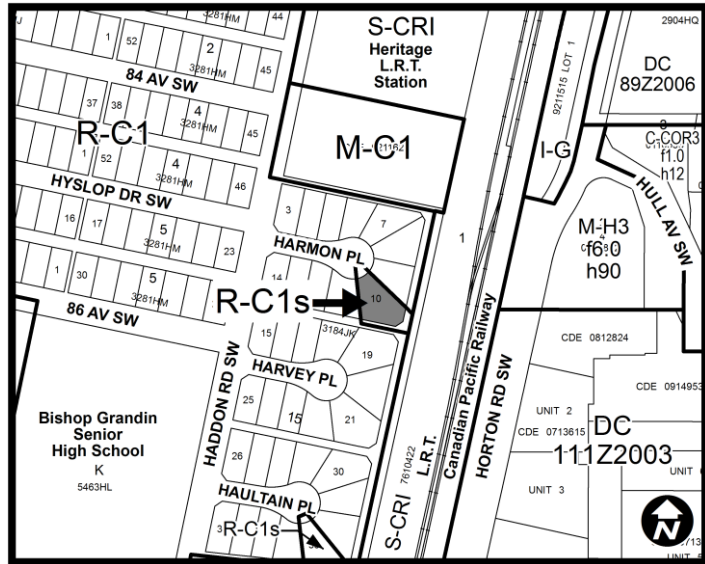
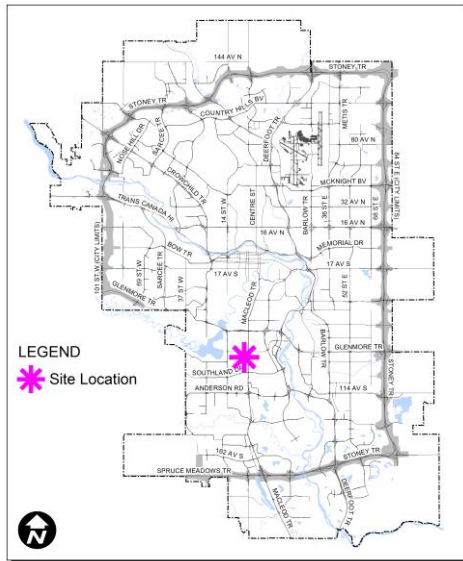
ATTACHMENT

1. Proposed Bylaw 319D2017

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 16 Harmon Place SW (Plan 3184JK, Block 15, Lot 10) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 7 – 0

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Applicant:

Harmon Holdings Ltd

Landowner:

Harmon Holdings Ltd

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Haysboro, the site is a pie-shaped lot, approximately 21 metres by 43 metres in size and is developed with a one-storey single detached dwelling and a detached one-car garage that is accessed from the rear lane. The site is surrounded with low density residential to the north, south and west. To the east is land designated Special Purpose – City and Regional Infrastructure (S-CRI) District and includes the Heritage LRT station and ancillary buildings.

According to data from The City of Calgary 2016 Census, the following table identifies Haysboro's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Haysboro	
Peak Population Year	1968
Peak Population	8,044
2016 Current Population	7,086
Difference in Population (Number)	-958
Difference in Population (Percent)	-12%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a Single Detached Dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

LRT South Corridor Land Use Study (Adopted by Council 1981)

The land use study makes no specific reference or policy guidance for this site.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Harmon Place SW and the rear lane. The area is served by Calgary Transit Light Rail Transit service with the Heritage LRT Station within approximately 300 metre walking distance of the site at Heritage Drive / Haddon Road SW. On-street parking adjacent to the site is restricted to one hour from 8 a.m. to 5 p.m. on Monday to Friday.

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 if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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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

Administration received a letter in support of the application from the Haysboro Community Association (APPENDIX II).

Citizen Comments

Administration received one letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Increased traffic and hazards for children playing;
- Worsening of parking issues;
- Increase in pollution, dust and noise;
- A precedent will be set for future applications; and
- Loss of privacy.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Our family recently acquired this property through Harmon Holdings Ltd. A company owned by my wife Cathy. Our son Stephen lives in the property next door, 14 Harmon Place SW. Our son Darrin currently lives with Stephen but will soon move into 24 Harmon Place SW where I am just concluding a renovation.

We currently reside at 103 Hillgrove Cr SW, which is a home now too large for us with the children gone. My mother in law, Lita Horvath, currently resides in a Condo on 57th Avenue SW.

We wish to re-designate 16 Harmon in order to accommodate a garden suite for Lita in its back yard. We plan to renovate and move into the existing house. The lot is very large and even with the existing garage and a new structure for a garden house the lot coverage will be under 30%.

The property is ideal for slightly raised occupational density load because it is so close to Heritage LRT and the grocery and drug stores, and other services, at Macleod and Heritage.

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APPENDIX II

COMMUNITY ASSOCIATION COMMENTS

From: Kourtney Branagan [vicepresident@haysboro.org]
Sent: Wednesday, June 14, 2017 5:14 PM
To: CPAG Circ; Horkan, Melanie; Planning Committee
Subject: [EXTERNAL] File Number; LOC2017-0147

Melanie,

The Haysboro Community Association would like to express our support for the application for the change in land use ammendment from RC1 to RC1s for the address of 16 Harmon Pl SW.

As we move forward as a community we are excited to see a gentle densification of our neighbourhood, in particular near transit. The proposed changes are timely and a great example of how densification can positively add to our community to further its diversity and availability to residents of all stages in their lives. There is a clear priority on family support in this case as well. Improvements to the property bode well for neighbours and the community alike.

Thank you,
Kourtney Branagan

Vice President, Haysboro Community Association
1204-89th Avenue SW T2V 0W4

Phone: 403-816-2224

Fax: [403-253-6524](tel:403-253-6524)

Email: <mailto:vicepresident@haysboro.org>
haysboro.org

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M. Horkan

APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

