

**LAND USE AMENDMENT  
HAYSBORO (WARD 11)  
HARCOURT ROAD SW AND ELBOW DRIVE SW  
BYLAW 2D2018**

**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 November 02

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 2D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 87 Harcourt Road SW (Plan 4070HO, Block 38, Lot 23) 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 2D2018.

**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.

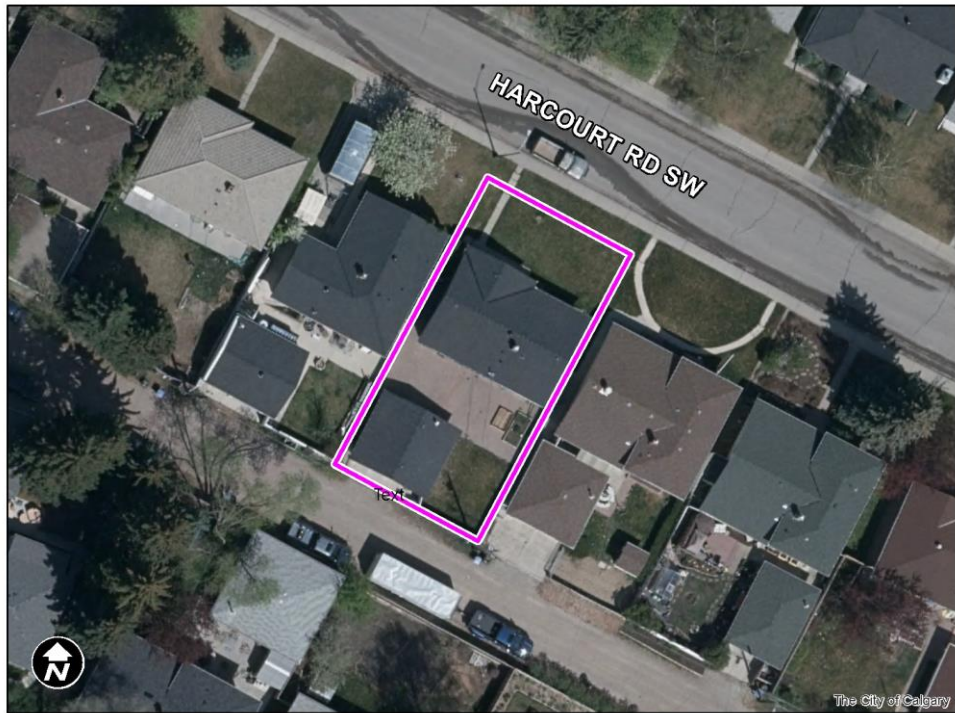
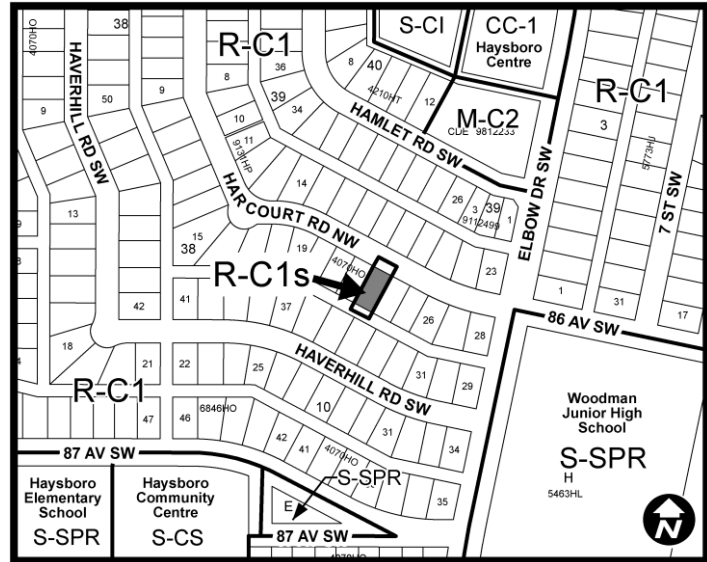
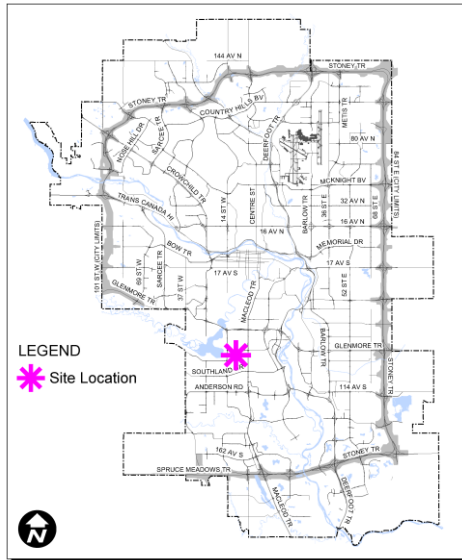
**ATTACHMENT**

1. Proposed Bylaw 2D2018

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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 0.05 hectares ± (0.11 acres ±) located at 87 Harcourt Road SW (Plan 4070HO, Block 38, Lot 23) 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:**

Victoria Tran

**Landowner:**

Albert Mun Ho Ng

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Haysboro, the site is approximately 15 metres by 30 metres in size and is developed with a one-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. The site is surrounded with low density residential to the north, east, south, and west of the site.

According to data from the City of Calgary's 2017 Civic 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.

<b>Haysboro</b>	
Peak Population Year	1968
Peak Population	8,044
2017 Current Population	7,076
Difference in Population (Number)	- 968
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 Harcourt Road and the rear lane. The area is served by Calgary Transit bus service (Route 3) with a bus stop location within approximately 140 metres walking distance of the site on Elbow Drive SW. The area is served by Calgary Transit Light Rail Transit service, with the Heritage LRT Station within approximately 1 kilometre distance. On-street parking adjacent to the site is unregulated.

**UTILITIES & SERVICING**

Water and sanitary 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 two (2) letters of objection to the application.

Reasons stated for opposition are summarized as follows:

- Lack of parking;
- Crime will increase;
- Will attract more landlords/renters, and
- No change to R-C1 should be allowed.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

LOC17-0256

Victoria Tran

Re: 87 Harcourt Rd SW, Calgary, AB, T2V 3E2

Dear Calgary Planning Commission and City Council,

Please see the following reasons for this Secondary Suite Application:

- This is a self-contained dwelling unit. If the basement becomes a secondary suite it is a very affordable option for people who are seeking for a place to live. With the rising prices of standard of living, this would be an affordable option.
- Woodmen school is a 5 minute walk and Henry Wise Wood Senior High School is less than a km away, hence it would make an affordable living space for young families and students as well.
- This house is close to bus route #3 and is 850 metre away from Heritage Station - there is easy access to downtown and walking distance to these transportation options.
- I have a back garage and parking in the front for multiple vehicles.
- There are many amenities nearby such as Rockyview Hospital, Shoppers Drug Mart, Nucleus Farmers Market, Southland Library, Chinook Mall, Safeway, Superstore, Save-on-Foods, and many other daily essential stores.

Thank you for your consideration.

Sincerely,

Victoria Tran and

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**APPENDIX II**

**COMMUNITY ASSOCIATION COMMENTS**



**Date:** October 17, 2017

**File Manager:** Melanie Horkan

**Re:** Application LOC2017-0256  
Land Use Amendment – to accommodate Secondary Suite at:  
87 Harcourt Rd SW; 4070HO;38;23

Dear Calgary Planning Commission,

We have received the circulation package regarding application LOC2017-0256, with the proposed land use amendment from R-C1 to R-C1s. As discussed on our community association webpage, an extensive amount of research and discussion has occurred in our community on the topic of Secondary Suites. This resulted in a vote in November of 2014 by the Haysboro Community Association Board, in which we have agreed to approve all secondary suites that meet or exceed City of Calgary building regulations and codes. This is detailed in full at <https://haysboro.org/page-18286>. We are in favour of secondary suites as a means to gently improve density and provide alternative living accommodations in Haysboro. However, the Board also acknowledges concerns of the community related to: parking overspill, landlord responsibility, and overshadowing and overlooking adjacent backyards for garage suites. For these reasons, the Haysboro Community Association has no formal objections, but we encourage and recommend that secondary suite applicants communicate with neighbours to address and mitigate possible concerns.

Regards,

Jonathan Hamel  
Director-at-large, Planning Committee  
Haysboro Community Association





**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 simplify 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.

