

**LAND USE AMENDMENT  
HAYSBORO (WARD 11)  
HADDON ROAD SW AND HARMON PLACE SW  
BYLAW 89D2018**

**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(S)**

2018 January 25

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 89D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 20 Harmon Place SW (Plan 3184JK, Block 15, Lot 12) 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 89D2018.

**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.

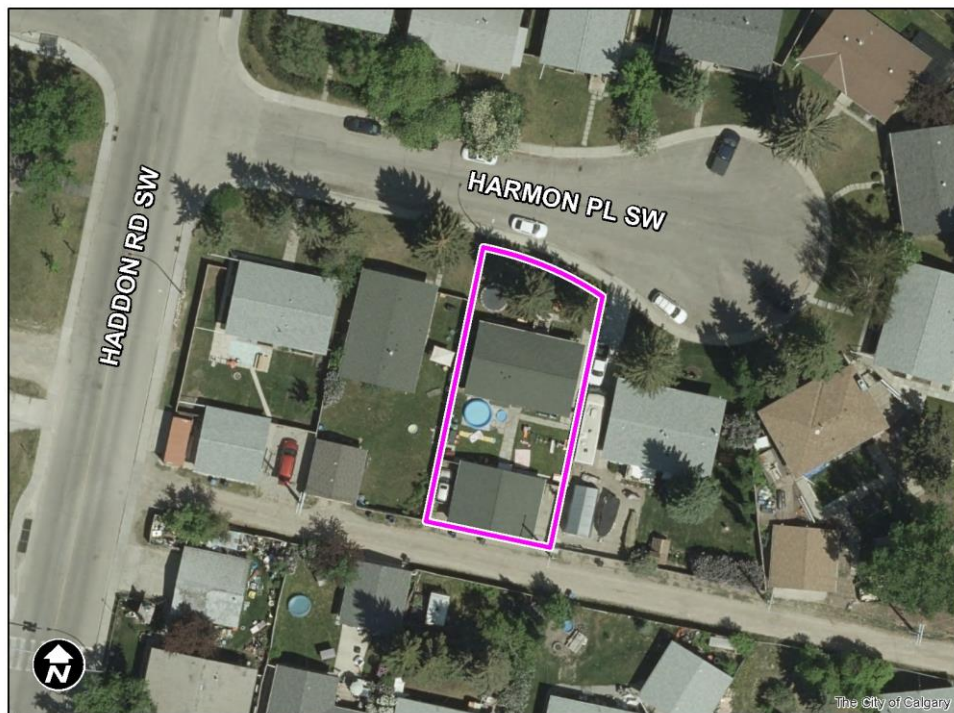
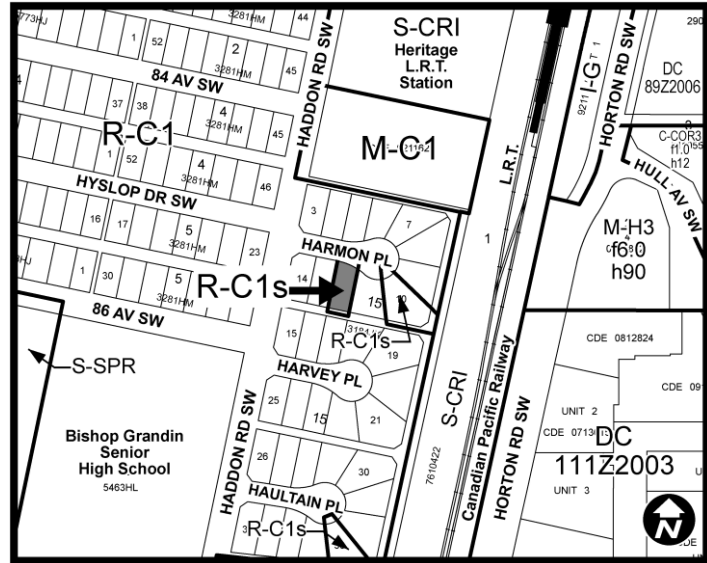
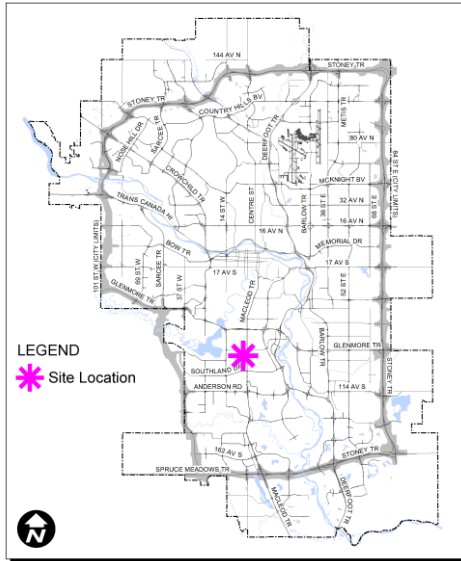
**ATTACHMENT**

1. Proposed Bylaw 89D2018

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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 ± (0.13 acres ±) located at 20 Harmon Place SW (Plan 3184JK, Block 15, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: C. Friesen**  
Absent: J. Gondek

**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 approximately 34 metres by 16 metres in size and is developed with a one-storey single detached dwelling a detached two-car garage that is accessed from the rear lane, and a two (2) one-car parking pad that are accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Civic Census, the following table identifies Haysboro's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

<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).

There is no local area plan for Haysboro.

**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, with a light rail transit station located within approximately 450 metre walking distance of the site at Heritage Station. On-street parking adjacent to the site is regulated through the Calgary Parking Authority’s residential parking permit system.

**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 did not receive a response from the Haysboro Community Association.

**Citizen Comments**

Administration received three (3) letters written by the applicant signed in support of the application via the applicant. Reasons for support were not included in the letters.

Administration received four (4) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- A different property owned by the same owner was previously redesignated from R-C1 to R-C1s;
- Lack of on-street parking;
- Owner owning multiple properties on Harmon place SW;
- Uncertainty regarding property values and property taxes;
- Neighbourhood would not be family-oriented if the application is approved;
- Property maintenance levels by renters;
- Opposition to renters; and
- Amount of traffic.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



**Land Use Redesignation Applicant's Submission**

Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

For me: Increased rental revenue in an easier to manage building  
For City & Community: Increased density near an LRT station

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?  
What was the response?

I have not spoken to the community but will.  
I have spoken to most of the owners and residents on Harmon Place and heard no objections

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

There are two uncovered stalls off the alley and a double heated garage

- 4) Are there any potential negative impacts of this development that you are aware of?

No. The increased density will not affect the number of people living on the property.

**NOTE:** Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

**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.

