

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
HUNTINGTON CLOSE NE SOUTHEAST OF BEDDINGTON
BOULEVARD NE
BYLAW 34D2018

MAP 10N

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)

2017 November 30

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 34D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (1.16 acres \pm) located at 262 Huntington Close NE (Plan 686LK, Block 66, Lot 35) 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 34D2018.

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.

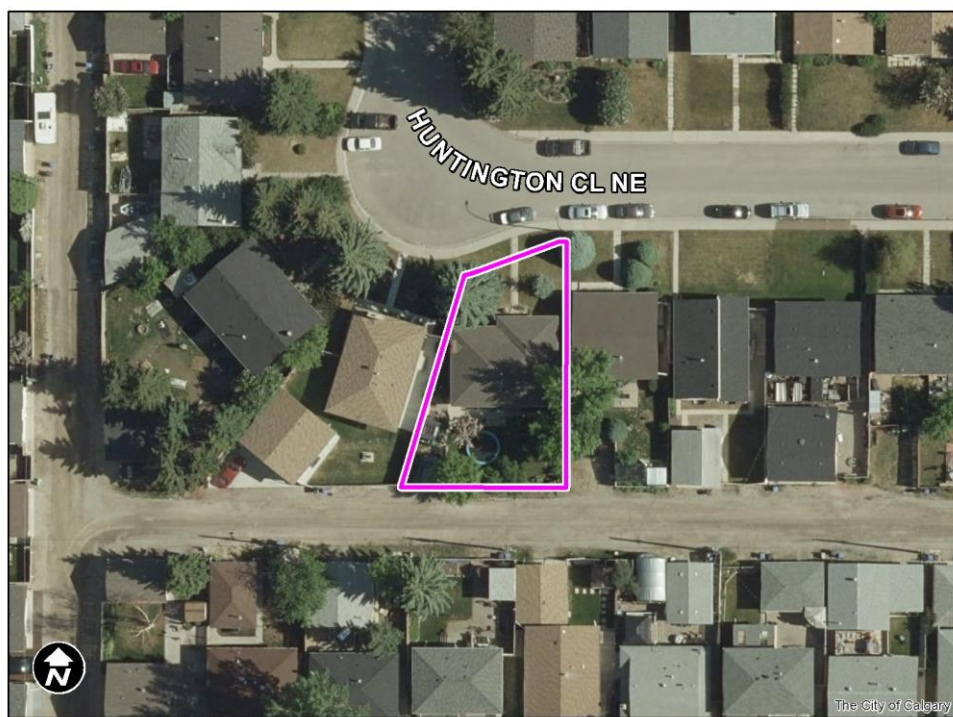
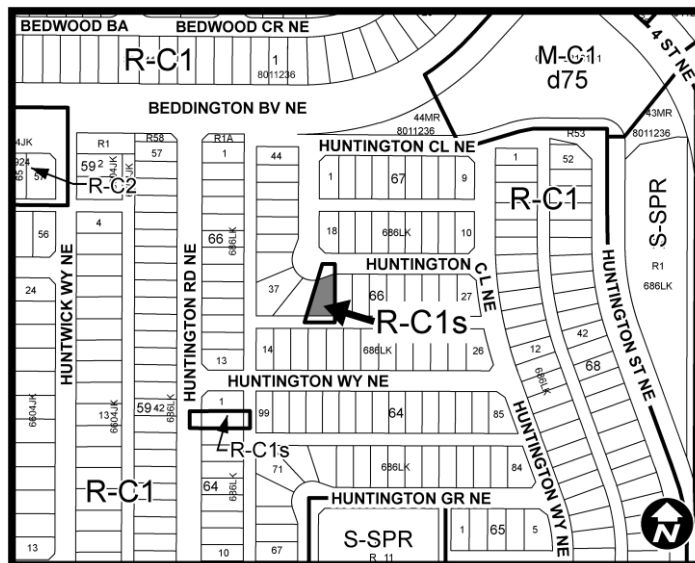
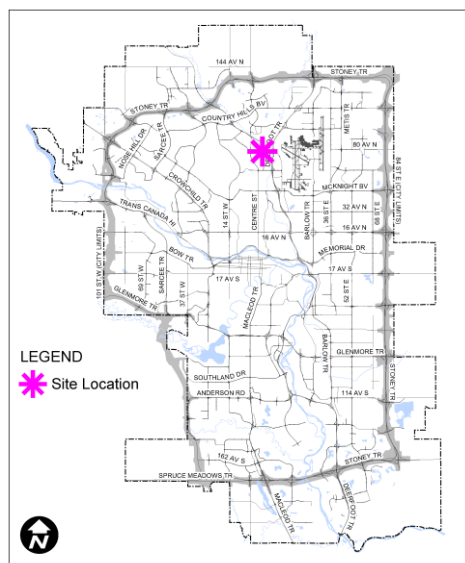
ATTACHMENT

1. Proposed Bylaw 34D2018

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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 \pm (1.16 acres \pm) located at 262 Huntington Close NE (Plan 686LK, Block 66, Lot 35) 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:

Kelly George Seminoff

Landowner:

Kelly George Seminoff
Donna Charlene Seminoff

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Huntington Hills, the site is approximately 12 metres by 30 metres in size and is developed with a single storey single detached dwelling and a two-car parking pad that is accessed from the rear lane. Surrounding development consists of low-density residential to the north, east, south, and west of the site.

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

Huntington Hills	
Peak Population Year	1983
Peak Population	15,904
2017 Current Population	13,154
Difference in Population (Number)	-2,750
Difference in Population (Percent)	-17%

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 Huntington Hills.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Huntington Hills Close NE and the rear lane. The area is served by Calgary Transit bus service with two bus stop locations within a 350 metre walking distance of the site on Beddington Blvd NE and Huntington Rd NE. On-street parking adjacent to the site is unregulated 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 Huntington Hills Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

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?

The primary benefit of this land use redesignation for my family is that it will give us options as we near retirement age, whether it is a suite for our aging in-laws, or as a rental unit to supplement our income. We also hope that a tenant would be able to help with yard work or snow shovelling if we are not able to do it. Our community will benefit from having another suite that is safe and legal, providing good quality housing near existing transit routes without having to drive to the expanding suburbs. The city of Calgary will benefit from an increasingly revitalized and diversified neighbourhood with greater density and making better use of existing infrastructure.

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

I spoke with an acquaintance of mine who is a board member at the Huntington Hills Community Association to explain what I was doing and to make myself available to attend the next meeting or answer any questions they might have by phone or email. No concerns were raised.

I also spoke with my next door neighbour and a neighbour across the lane, neither of which had any concerns. The one neighbour to the west only asked that sufficient parking be provided.

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

My understanding is that two stalls are required on site, one for each suite. Our property is a pie shaped lot of sufficient size that parking can be easily accommodated on site. Initially we would provide an extra gravel pad adjacent to the existing one, and in the future we may build a two or three car garage and still be within the lot coverage limit.

Street parking on our corner of the street has been adequate as long as we have lived here.

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

Only one potential negative I can think of is that we may have to remove one tree on our lot in order to make room for an extra parking stall.

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

ISC: Protected

J. Furness

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APPENDIX II

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.

