

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0298

**Land Use Amendment in Huntington Hills (Ward 4) at 503 Hunts Crescent NW,
LOC2019-0161**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Sara Karimiavval on 2019 October 24 on behalf of the landowner, Charanjit and Sukhinder Pannu. The application proposes to change the land use designation of the subject site from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouse building in addition to building types already allowed (e.g. single-detached homes, semi-detached and duplex homes, and suites);
- a maximum building height of 11 metres, (an increase from the current maximum of 10 metres);
- a maximum 4 dwelling units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-CG District.

The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).

A development permit has not been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.14 acres ±) located at 503 Hunts Crescent NW (Plan 4283JK, Block 5, Lot 3) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

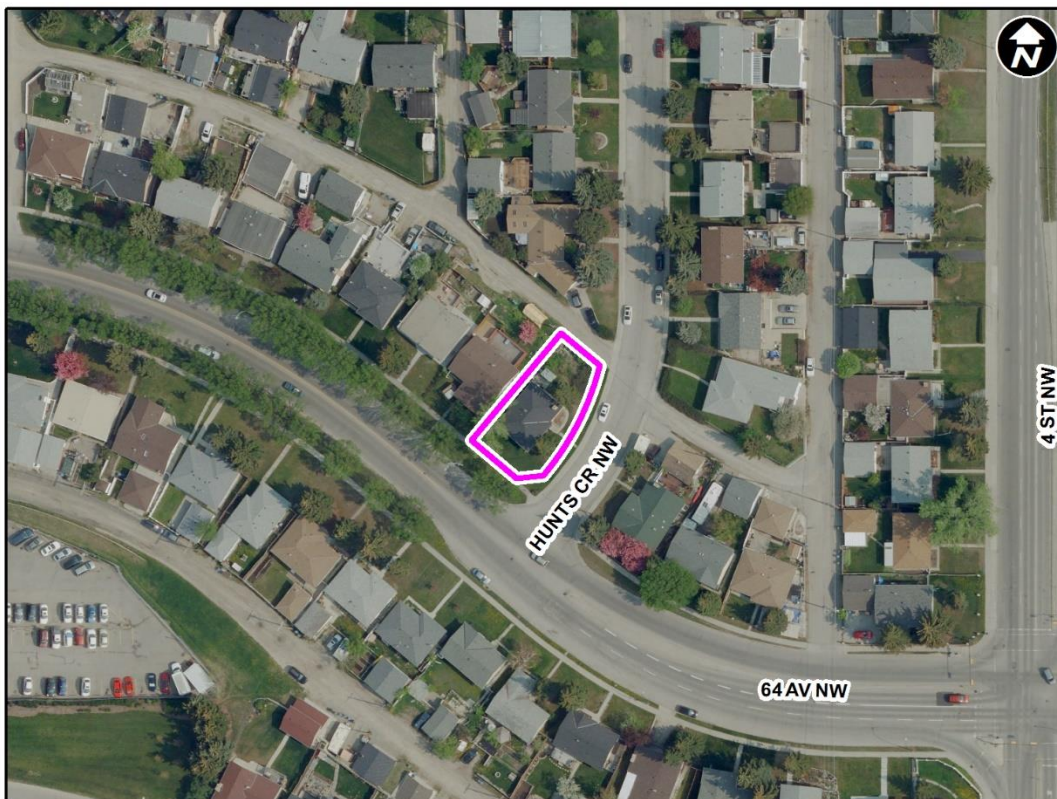
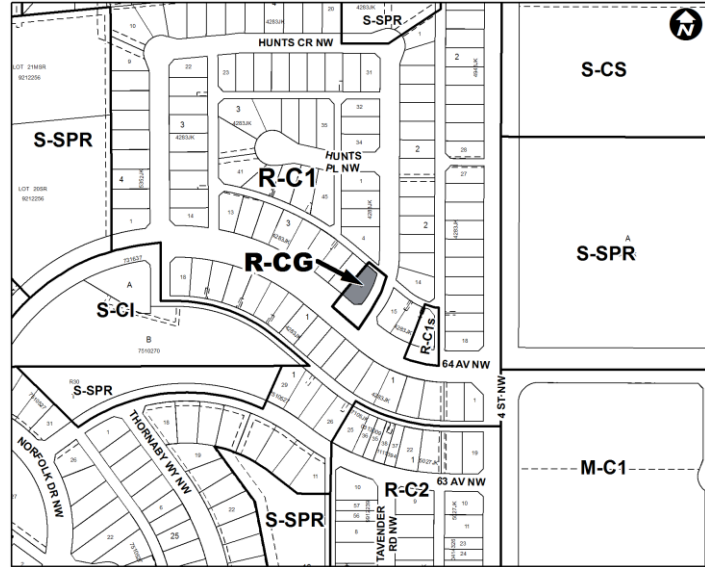
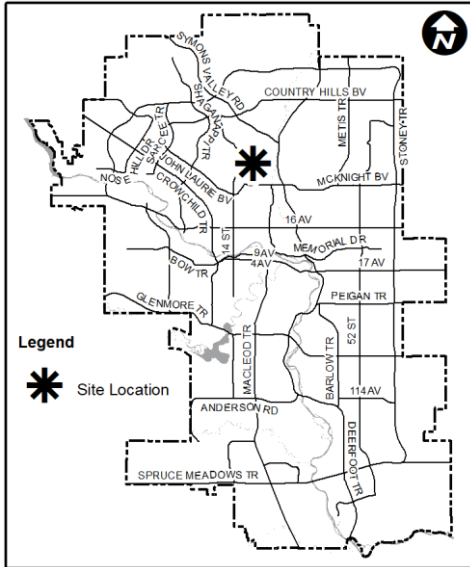
The land use amendment application was submitted by Sara Karimiavval on behalf of the landowner Charanjit and Sukhinder Pannu on 2019 October 24. The Applicant's Submission (Attachment 1) indicated that the intent for the application is to eventually construct a three-unit rowhouse development. However, a development permit application has not been submitted at this time.

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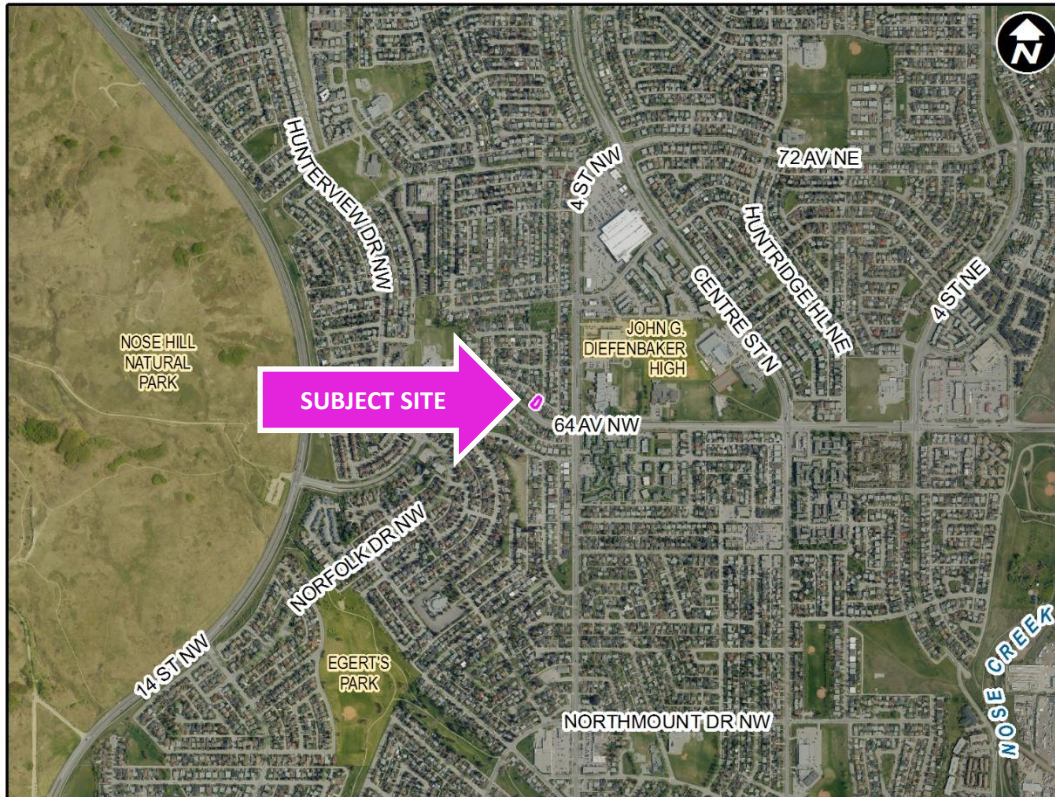
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Location Maps



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Site Context

The subject site is located in the northwest community of Huntington Hills on the corner of Hunts Crescent NW and 64 Avenue NW. The site is approximately 0.05 hectares (0.13 acres) in area with approximate dimensions of 16 metres by 3 metres. A rear lane exists along the northern edge of the property. The subject site is currently developed with a single detached dwelling. A detached garage does not exist on the site and all parking occurs offsite. The site is higher than the street grades, therefore, site design including vehicular access will need to be sensitive to the existing topography.

Huntington Hills is mainly characterized by 1960's style bungalows in single detached and semi-detached forms. Townhomes and multi-residential buildings are generally located in nodes and along major roadways. Redevelopment is just beginning to occur in the community with many existing and proposed secondary suites.

The immediately surrounding neighbourhood consists of single detached dwellings and the predominant land use is Residential – Contextual One Dwelling (R-C1) District. The larger community of Huntington Hills is characterized by a mix of other residential land use districts, including Residential – Contextual One / Two Dwelling (R-C2) and Multi-Residential – Contextual Low Profile (M-C1) District as well as others. A high school and elementary school

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are in close proximity to the site as well as the Thornhill Aquatic Centre, a shopping centre, and many other amenities and services.

Figure 1 shows that Huntington Hills reached peak population in 1983.

Figure 1: Community Peak Population

Huntington Hills	
Peak Population year	1983
Peak Population	15,904
2019 Current Population	13,420
Difference in Population (Number)	-2,484
Difference in Population (Percentage)	-15.6%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Huntington Hills](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are considered low-density and compatible with the established built form for the neighbourhood. The proposal meets the objectives of applicable policies discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning and analysis conducted by Administration.

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is primarily for single detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit with a secondary suite.

The proposed land use of Residential – Grade-Oriented Infill (R-CG) District allows for the use of rowhouse building in addition to uses already allowed (e.g. single-detached dwelling, semi-detached dwelling, duplex dwelling, and suites), a maximum building height of 11 metres (an increase from the current maximum of 10 metres), and a maximum 4 units (an increase from the current maximum of 1 unit). The District provides for a maximum density of 75 units per hectare which would enable up to 4 units on the subject site.

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Development and Site Design

The Land Use Bylaw rules of the R-CG District will provide guidance for future site development including number of units, uses, building massing, building interface with the street and individual front door accesses, height, on-site parking, grading, and landscaping. A development permit has not been submitted at this time.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 64 Avenue NW and Hunts Crescent NW. Upon redevelopment all vehicular access will be via the rear lane that is accessed from Hunts Crescent.

The site is serviced by Calgary Transit with local standard transit bus stops located approximately 150 metres away (less than a five-minute walking distance).

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the site without the need for offsite improvements. Individual servicing connections as well as necessary stormwater management will be considered and reviewed as part of a future development permit application.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

The Huntington Hills Community Association responded that they do not have an opinion on the redesignation however they do sympathize with the residents' concerns with the application (Attachment 2).

There were 41 letters submitted from surrounding neighbours who oppose the land use sighting concerns with parking availability, increased traffic, access issues, housing forms that deviate from single-detached dwellings, building height, over-crowding and lowering of property values.

A petition was also submitted with signatures from 17 residents who oppose the land use amendment.

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In response to the feedback received, the landowner met with the Community Association, the Ward Councillor, and door-knocked on neighbours' homes. The applicant obtained 56 signatures of no objection to the proposal.

Administration considered the relevant planning issues specific to the proposed redesignation, including the neighbourhood context, proximity to transit and siting, and has determined the proposal to be appropriate. The proposal is considered a very modest density increase that is compatible with the surrounding neighbourhood. Design, traffic and parking requirements will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commissions recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong sustainable communities.

Municipal Development Plan (Statutory – 2009)

Since there are no in effect local area plans in Huntington Hills all relevant policy is reflected in the [Municipal Development Plan](#) (MDP) which is the city's broad vision for how Calgary grows and develops over the next 30 to 60 years with an emphasis on planning and building compact communities. Diversity in land uses, intensities, and housing generates more choice, so that residents have the opportunity to live and remain in their own neighbourhood as their housing needs change.

The subject parcel is located within the Residential – Developed – Established area as identified on [Map 1: Urban Structure](#) in the MDP. The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form that respects the scale and neighbourhood context.

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The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district and provides for a modest increase in density in a form that is sensitive to existing surrounding residential development.

There is no local area plan for the subject area and Huntington Hills is currently not within a Multiple Community Plans to be completed within the next three years.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types that the existing district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics. Further, the ability to develop a rowhouse building with three units, will make more efficient use of existing land, infrastructure, and services.

Financial Capacity

Current and Future Operating Budget

There are no impacts to the current and future operating budgets.

Current and Future Capital Budget

There are no growth management impacts to capital budgets.

Risk Assessment

There are no risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies in the *Municipal Development Plan*. The proposed R-CG District is a low-density district intended for development that is grade oriented in proximity to and adjacent to other low-density residential development. The proposal is a modest increase in density in an established area of the city that contains the infrastructure and services to accommodate the increase. The development can be designed to be compatible with the character and context of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter