

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
EAST OF 14 STREET NW AND NORTH OF 64 AVENUE NW
BYLAW 173D2017

MAP 9N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcels located in the community of Huntington Hills from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The parcel contains an existing single detached dwelling and the application is not 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 April 06

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 173D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 7419 Huntview Drive NW (Plan 7486JK, Block 39, Lot 7) 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 173D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, Backyard Suite), is compatible with the established character of the community. In addition, this proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel is located on a corner, has a rear lane, can accommodate the required onsite parking, and is in close proximity of transit.

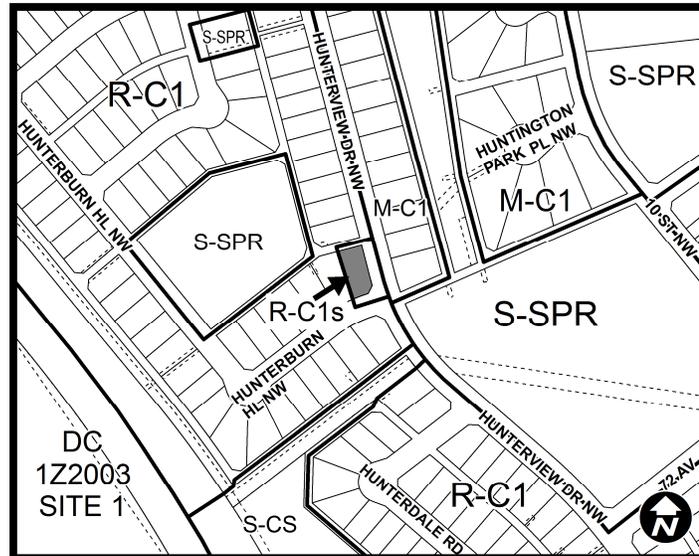
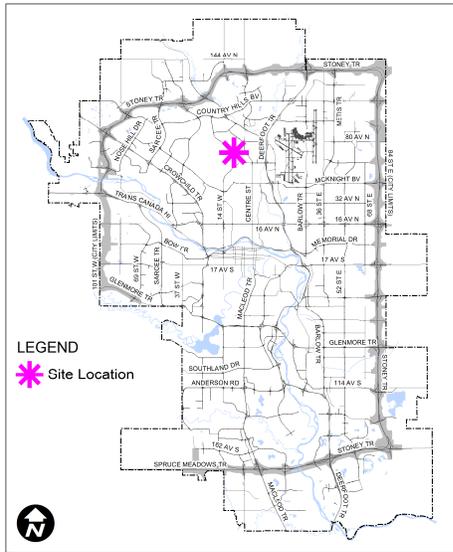
ATTACHMENT

1. Proposed Bylaw 173D2017

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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 0.06 hectares ± (0.14 acres ±) located at 7419 Hunterview Drive NW (Plan 7486JK, Block 39, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 0

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Applicant:

Katherine Watanabe-Martin

Landowner:

Peter Martin

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on a corner parcel in a low density R-C1 setting in the community of Huntington Hills. The site is developed with a single detached dwelling with access from the street and from a rear lane.

The subject site has an approximate width of 17.5 metres and depth of 35 metres. The site meets the minimum requirements for width and depth which will be evaluated at the development permit stage. It appears that the parcel has the area to accommodate a single detached dwelling with a secondary suite and the two required motor vehicle parking stalls – one stall for the single detached dwelling and one stall for the secondary suite. The parcel is surrounded by R-C1 parcels.

Huntington Hills	
Peak Population Year	1983
Peak Population	15,904
2016 Current Population	13,497
Difference in Population (Number)	-2,407
Difference in Population (Percent)	-15%

LAND USE DISTRICTS

The proposed R-C1s district allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the two following forms:

- Secondary Suite as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. In addition, the development of a secondary suite on this site can meet the intent of Land Use Bylaw 1P2007 (LUB).

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

The most relevant policy section(s) of the SSRP to this item are:

- Efficient use of land; and
- Community development.

The proposed land use amendment promotes an efficient use of land by adding a secondary suite to an existing development and promotes community development through increasing the population.

Municipal Development Plan (MDP)

The subject site is identified as Developed Established Residential area on Map 1 Urban Structure of the MDP. The Developed Area supports Moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP also notes redevelopment should support the revitalization of local communities by adding population. The MDP encourages modest redevelopment in the Established Area.

TRANSPORTATION NETWORKS

The site can be accessed from Hunterview Drive NW by foot, bicycle, or automobile as well as from the rear lane. The parcel is well serviced by transit with a bus stop approximately 70 metres from the site.

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 depending on the type of secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An environmental site assessment was not required.

PUBLIC ENGAGEMENT

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Community Association Comments

The Huntington Hills Community Association was circulated regarding this application and has not provided comments to the proposed land use amendment.

Citizen Comments

Administration received 3 letters in opposition of the proposed land use amendment as well as 2 phone calls with concerns. The letters cited concerns that the proposed land use amendment to allow for a secondary suite would erode the existing community character of single family homes and that Hunterview Drive NW is already busy and the addition of a suite will create traffic and parking problems. Because the lot is located on a corner parcel and is adjacent to a bus stop and has a rear lane residents have safety concerns in regards to vehicles moving to and from Hunterburn Hill NW and the rear lane to Hunterview Drive NW.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

Reasons for approval:

- To increase property value.
- To increase inner city population density.
- To bring all proper updates in codes into action when renovating for secondary suite.
- Possibly of providing accommodation for father-in-law.
- Bus stops – across the street and next block down.
- Green line to be built in future will also be nearby.