

**LAND USE AMENDMENT  
HIDDEN VALLEY (WARD 4)  
HIDDEN VALLEY GROVE NW  
BYLAW 177D2017**

**MAP 20N**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel located in the community of Hidden Valley 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 the 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 Calgary.

**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 177D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 133 Hidden Valley Grove NW (Plan 9711189, Block 10, Lot 90) 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 177D2017.

**REASON(S) FOR RECOMMENDATION:**

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

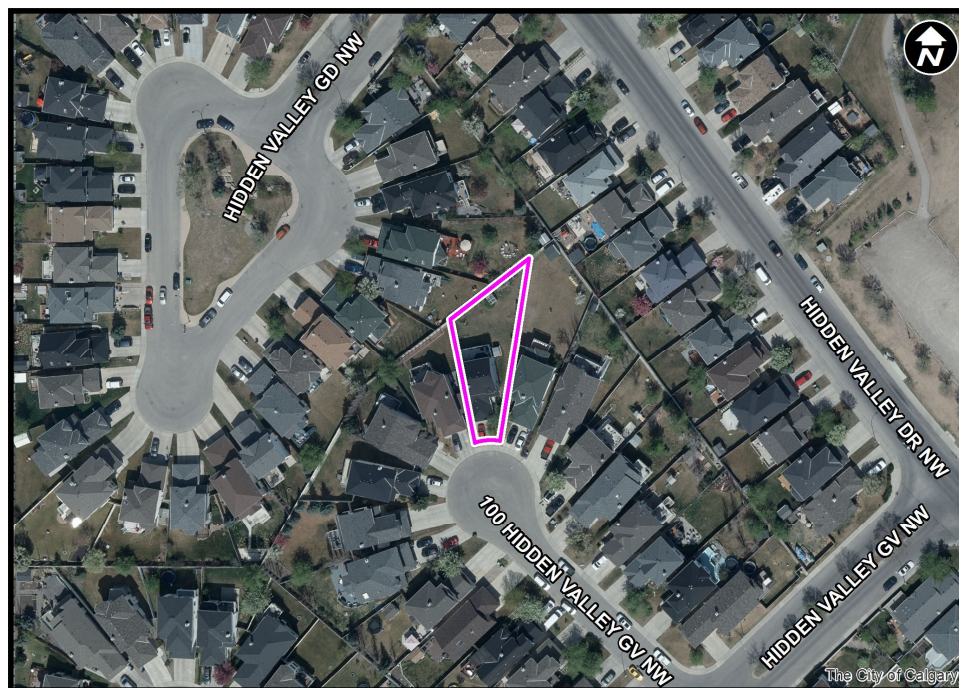
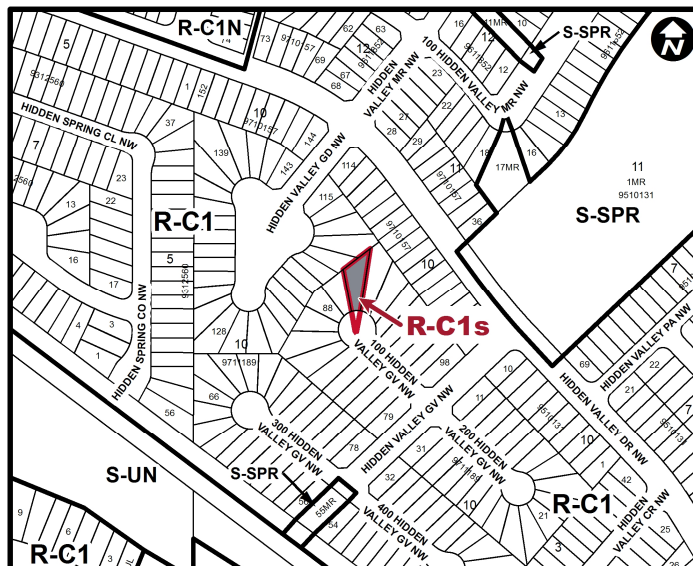
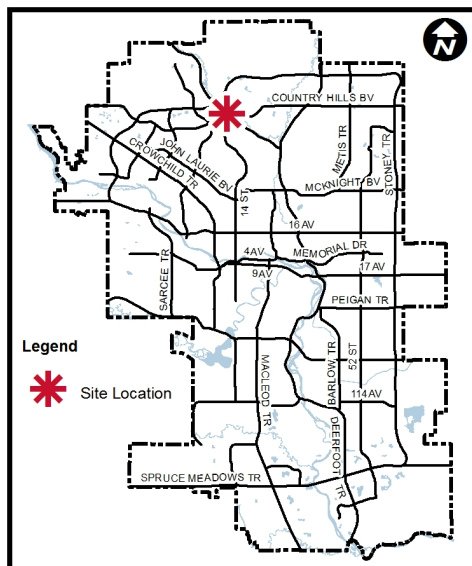
**ATTACHMENTS**

1. Proposed Bylaw 177D2017
2. **Public Submission**

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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  $\pm$  (0.14 acres  $\pm$ ) located at 133 Hidden Valley Grove NW (Plan 9711189, Block 10, Lot 90) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: A. Palmiere**

**Carried: 5 – 2**

Opposed: S. Keating and M. Foht

Reasons for Opposition from Mr. Foht:

- I did not support the application because the property did not have the benefit of a rear lane to provide parking options for the additional dwelling unit.

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**Applicant:**

Jeannette Ross

**Landowner:**

Jeannette Ross  
Ken McWilliams

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the community of Hidden Valley, within a low density residential neighbourhood made up of single detached dwellings designated Residential – Contextual One (R-C1) District. The subject site is developed with a single detached dwelling and a double car garage.

The site has an approximate frontage of 11.0 metres along Hidden Valley Grove NW and comprises a total lot area of approximately 590 square metres. The size of the parcel as described meets the minimum requirements for the development of a secondary suite. Further, the site contains an existing double car garage and front drive, which would provide sufficient space for the two motor vehicle parking stalls that are required. These items and other development standards such as the configuration of outdoor amenity space would be reviewed in detail through a subsequent development permit and/or building permit process.

| Hidden Valley                      |        |
|------------------------------------|--------|
| Peak Population Year               | 2015   |
| Peak Population                    | 11,900 |
| 2016 Current Population            | 11,869 |
| Difference in Population (Number)  | -31    |
| Difference in Population (Percent) | -0.3%  |

**LAND USE DISTRICTS**

The proposed R-C1s district would allow 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 following two forms:

- Basement 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. It is important to note that the approval of this land use amendment does not constitute approval of a specific secondary suite but rather it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

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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).

### Municipal Development Plan (MDP) (Statutory - 2009)

The subject site is located within the *Developed Established Residential Area* and more specifically the *Established Area* as identified on the Urban Structure Map of the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP, specifically:

*Residential – Developed Established Area* general policies support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

*Neighbourhood Infill and Redevelopment* policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites).

*Housing Diversity and Choice* policies of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods – some strategies may include but are not limited to allowing accessory units in low density areas.

There is currently no Area Redevelopment Plan (ARP) or Area Structure Plan (ASP) governing the subject site, therefore the Calgary MDP is used for guidance.

## TRANSPORTATION NETWORKS

The site contains an existing double garage, which can be accessed directly from Hidden Valley Grove NW NW. The parcel is well served by Calgary Transit with two stops (multiple routes) located approximately 220 metres east on Hidden Valley Drive NW.

## UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing municipal infrastructure.

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**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Hidden Valley Community Association was circulated regarding this application and responded to Administration with no objection.

**Citizen Comments**

The application was Notice Posted and circulated to adjacent landowners and one response was received by Administration. Perceived concerns include:

- Concern that approval of this application would open the door for other nearby properties to add rental suites;
- Potential impact to resale value;
- Parking issues;
- Questions on the potential tenant/rental suite; and
- Approval of this application would allow future owners to rent out the suite with different tenants.

**Public Meetings**

No public meetings were held by the applicant or Administration for this application.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Pursuant to requirement 10 of the application, please be advised of the following:

My father who lived in Ontario passed away November 15, 2016, leaving my mother alone.

As my mother is elderly and both my older brother and I live here in Calgary we need to bring our mother out here to Calgary to live out the remainder of her years with us.

She is a feisty independent lady who wants her own apartment.

Therefore we require permission ASAP to build her an apartment in the basement of our home ASAP so that she may move from Ontario ASAP.

We really appreciate your prompt attention to this matter and look forward to receiving favourable approval ASAP.