

**LAND USE AMENDMENT
WEST HILLHURST (WARD 7)
SOUTHEAST OF 16 AVENUE NW AND CROWCHILD TRAIL NW
BYLAW 184D2017**

MAP 20C

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 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 April 20

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 Bylaws 184D2017; and

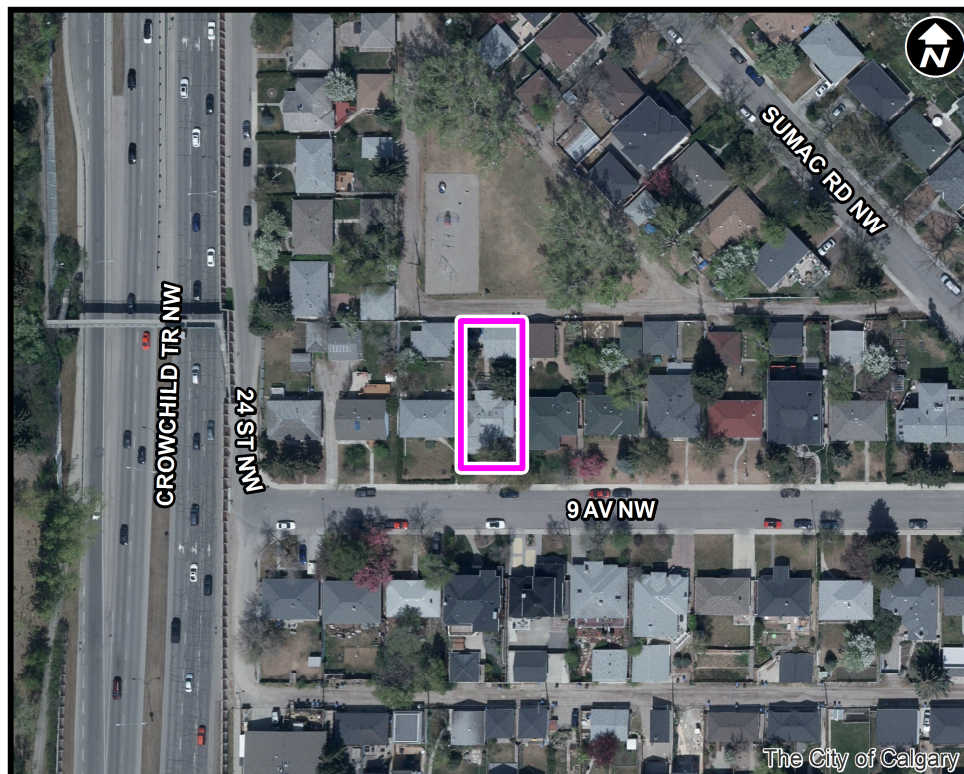
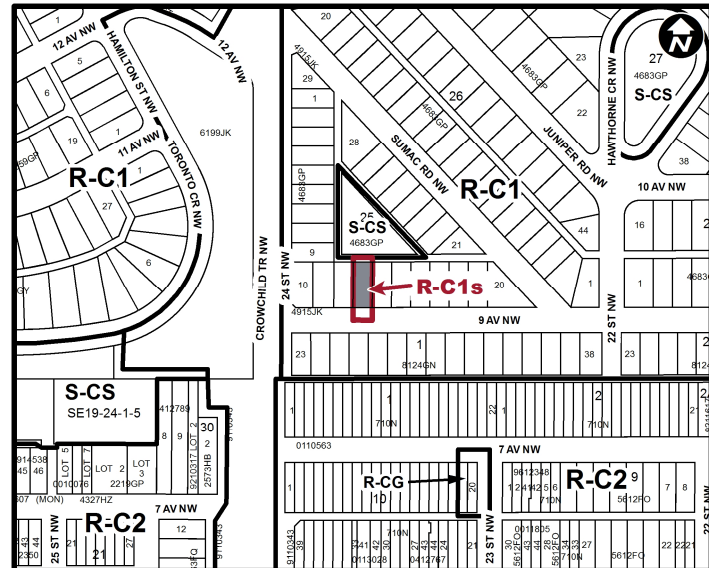
1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.13 acres \pm) located at 2408 - 9 Avenue NW (Plan 4683GP, Block 25, Lot 13) from Residential - Contextual One Dwelling (R-C1) District **to** Residential-Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 184D2017.

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 the Hounsfield Heights/Briar Hill Area Redevelopment Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

1. Proposed Bylaw 184D2017

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.13 acres ±) located at 2408 - 9 Avenue NW (Plan 4683GP, Block 25, Lot 13) from Residential - Contextual One Dwelling (R-C1) District **to** Residential-Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 7 – 0

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Applicant:

Muoi Ngo

Landowner:

Muoi Ngo
Bobby Mac

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of West Hillhurst, the site is approximately 15.24 metres by 36.57 metres in size and is developed with a one-storey Single Detached Dwelling and a two-car garage that is accessed from the rear lane. Additionally, a concrete parking pad exists adjacent to the garage that could potentially accommodate one additional motor vehicle parking stall. The adjacent parcel immediately to the north is designated Special Purpose – Community Service (S-CS) District and includes an existing playground. The site is primarily surrounded by low density residential uses to the north, east, south and west. Commercial uses and green spaces are also located within walking distance south and east of the site.

According to data from The City of Calgary's Geodemographics Business Unit, the following table identifies West Hillhurst's peak population and year, current 2016 population and the population amount and percentage difference between the peak and current populations.

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2016 Current Population	6,449
Difference in Population (Number)	-422
Difference in Population (Percent)	-6%

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 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).

Hounsfield Heights/Briar Hill Area Redevelopment Plan (1989)

The site is located within the Low Density Residential Conservation and Infill Area identified on Map 3 of the *Hounsfield Heights/Briar Hill Area Redevelopment Plan* (ARP). While the intent of the ARP is to maintain the R-C1 as a predominant land use within the low density residential areas, the proposed redesignation is in keeping with the general residential land use objectives which allow for compatible renovation and new infills of similar densities and forms.

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from 9 Avenue NW and the rear lane. Vehicular access to the site is available from the rear lane. The area is well served by a number of bus stops located adjacent to Crowchild Trail NW within approximately 300 metres walking distance of the site. Additionally, the Lions Park LRT Station is located approximately 1.4 kilometres to the northeast. On-street parking adjacent to the site is unregulated.

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

The West Hillhurst Community Association has advised they have no comments.

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

Dear Calgary Planning Commission and City Council;

We, Muoi Ngo and Bobby Mac, the property owners of 2408 9 Ave NW would like the city's approval to redesignate our home from R-C1 to R-C1s so that we can build a secondary suite at this location.

Our home is an ideal candidate for a secondary suite because of the following:

Excellent Location

- Schools:
 - 2.9km to University of Calgary
 - 2.9km to SAIT
 - 3.1km from Westmount Charter Mid-High School
 - Walking Distance to Westmount Charter Elementary (1.4km) and Briar (800m) Hill School
- Work & Lifestyle:
 - 4.8km to Downtown
 - 1.6km to North Hill Mall & 6.9km to Market Mall
 - 3.0km to Kensington
 - 1.5km from McMahon Stadium
 - Home back onto a city playground
 - Close to off-leash dog park
 - Close to walking paths and bike paths
 - Close to Bow River
- Transit:
 - 1.6km from Lion's Park C-Train
 - Walking proximity to bus routes
- Plenty of Available Parking:
 - Double detached garage in the back lane
 - Double parking pad in the back lane
 - 50' wide lot allows for 3 vehicles to park directly in front of the home without obstructing neighbors
- Privacy & Space:
 - Separate back door entrance for basement tenants
 - Upstairs is 1535sqft and basement is approximately 1250sqft (when completed)
 - Backyard has deck, mature trees and a herb garden

We feel the attributes of our home would fulfill a need for affordable housing close to schools, downtown and other amenities. With the city's approval, we hope to rent our suite to a student, family or working professional. We're looking to use the rent to help save for our kid's post-secondary education.

Thank you for your consideration,
Kind Regards, Muoi Ngo & Bobby Mac

J. Hearn

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APPENDIX II

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 simplify 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.

