

**LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
HUNTERWOOD ROAD NW AND 5 STREET NW
BYLAW 115D2017**

MAP 9N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel 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.

This application is not the result of a complaint but is intended to facilitate the conversion of an existing finished basement to a legal basement suite.

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 February 23

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 115D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 7111 Hunterwood Road NW (Plan 4948JK, Block 7, Lot 42) 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 115D2017.

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 with, and complementary to, the established character of the surrounding neighbourhood. The 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 has lane access and can accommodate the required onsite parking in the front driveway and existing detached rear garage. In addition, the parcel is located in close proximity to public transit, parks, public schools and significant commercial amenities.

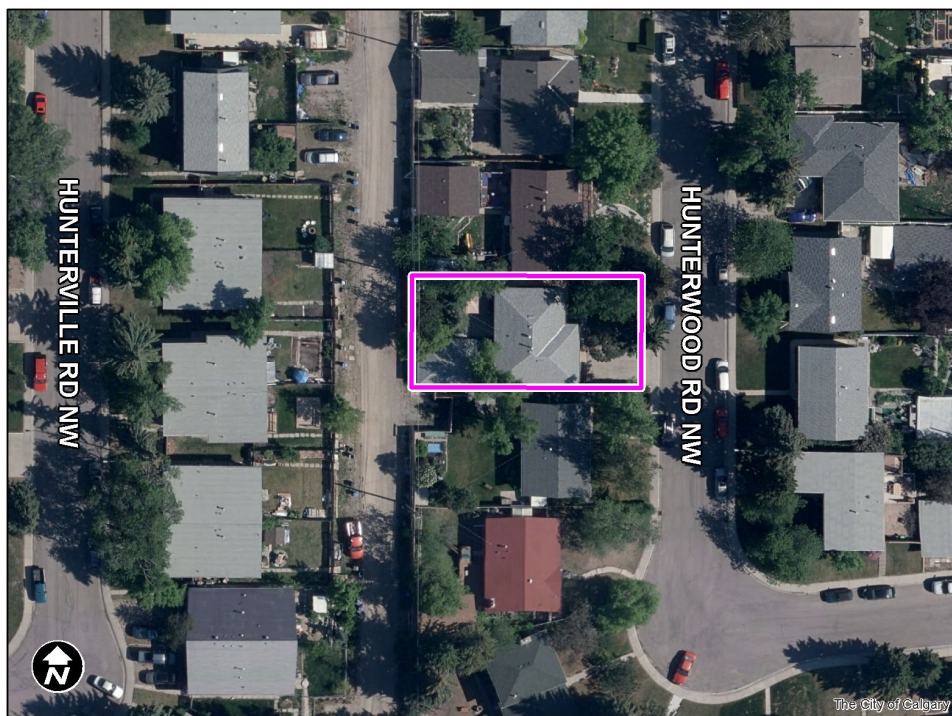
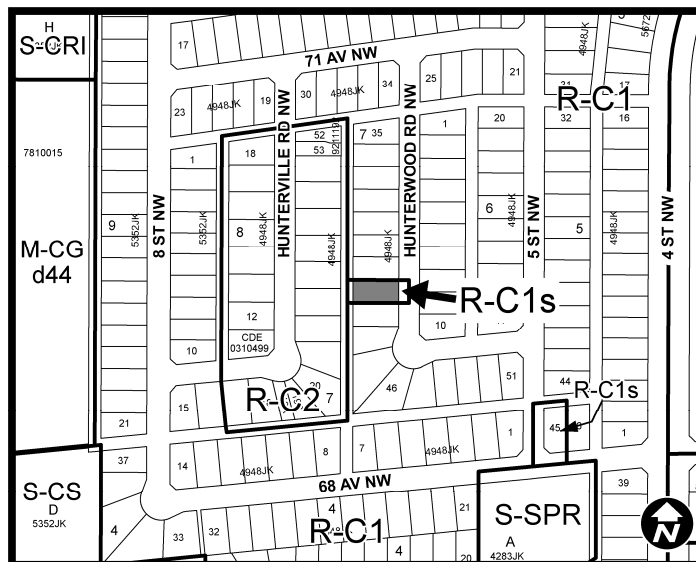
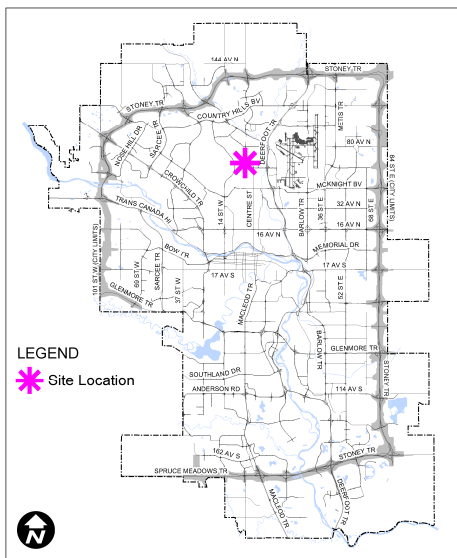
ATTACHMENT

1. Proposed Bylaw 115D2017

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
HUNTERWOOD ROAD NW AND 5 STREET NW
BYLAW 115D2017

MAP 9N

LOCATION MAPS



LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
HUNTERWOOD ROAD NW AND 5 STREET NW
BYLAW 115D2017

MAP 9N

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 7111 Hunterwood Road NW (Plan 4948JK, Block 7, Lot 42) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 8 – 0

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
HUNTERWOOD ROAD NW AND 5 STREET NW
BYLAW 115D2017

MAP 9N

Applicant:

Mark Marback

Landowner:

Mark Marback
Patricia Marback

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Huntington Hills within a low density residential neighbourhood composed primarily of single detached dwellings designated Residential – Contextual One Dwelling (R-C1) District. For further context, a block of semi-detached dwellings designated Residential – Contextual One/Two Dwelling (R-C2) District exists directly west of the subject site and lands to the east contain a range of multi-residential and commercial land uses. The subject site is developed with a single detached dwelling (bi-level bungalow) and a detached single-car garage with access from the rear lane.

The site has an approximate frontage of 16.5 metres along Hunterwood Road NW, a depth of 33.3 metres and comprises a total lot area of approximately 550 square metres. The size of the parcel as described meets the minimum requirements for the development of a secondary suite as prescribed by the Land Use Bylaw and it is reasonable to anticipate that required parking and amenity space could be achieved. These items and potential site changes would be reviewed in detail through a subsequent development permit and/or building permit process.

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 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:

- Secondary Suite (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

M. Davis

**LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
HUNTERWOOD ROAD NW AND 5 STREET NW
BYLAW 115D2017**

MAP 9N

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.

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)

The parcel is identified as Developed Residential Area – Established Area on Map 1 – Urban Structure in the MDP. The Developed Residential Area – Established Area policy supports the retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The Neighbourhood Infill and Redevelopment policies of the MDP encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing choices, including accessory suites (secondary suites). Furthermore, the MDP also states redevelopment should support the revitalization of local communities by adding population.

TRANSPORTATION NETWORKS

The site contains an existing front driveway access along Hunterwood Road NW and a single-car detached garage accessible from the rear lane. The parcel is well served by Calgary Transit with a bus stop for a variety of routes located approximately 200 metres east at the Country Fair Plaza and access to the Airport/City Centre BRT (Route 300) available 1.2 kilometres to the northeast at the Beddington Towne Centre.

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.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
HUNTERWOOD ROAD NW AND 5 STREET NW
BYLAW 115D2017**

MAP 9N

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 Huntington Hills Community Association was circulated regarding this application and has indicated they have no objection to the proposed land use amendment.

Citizen Comments

No comments were received from the public by CPC Report submission date.

Public Meetings

No public meetings were held by either the Applicant or Administration.

**LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
HUNTERWOOD ROAD NW AND 5 STREET NW
BYLAW 115D2017**

MAP 9N

APPENDIX I

APPLICANT'S SUBMISSION

Currently zoned R-C1, rezoning application to change to R-C1s to allow for legal secondary suite

- 2 off road parking spaces at front of property, 2 care enclosed garage at rear of property with lane access
- Excellent access to 3 major schools:
 - Huntington Hills School Regular (K-6)
 - John G. Diefenbaker High School (10 -12)
 - Sir John A. Macdonald School (7-9)
- Walking distance to Thornhill Aquatic & Recreation Centre, 10 parks within 2KM, 4 bus stations within 500m, 10 KM to Calgary International Airport
- Main floor of home currently rented to tenant with one vehicle
- Access to developed and fence enclosed rear yard
- Neighbourhood is a lower density urban area with declining school enrolment
- Improves quality and affordable housing choice for residents and safe rental stock for City

Reason for making this application:

- Basement suite developed in April, 2014 for family use (children attending University of Calgary and summer jobs during zero vacancy period in Calgary)
- All work completed by professional contractor in accordance with current City of Calgary building codes, permits inspections, and approvals
- Suite has been vacant for past year
- Rezoning to R-C1s provides opportunity to legalize suite and opens option to live in or rent as required.