

**LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
64 STREET NW AND 4 STREET NW
BYLAW 85D2017**

MAP 9N

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. There is one complaint of an illegal dwelling unit in the basement from September 2016, but the complaint has been investigated and closed. There is no existing secondary suite on site.

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 January 26

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 85D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 508 – 64 Avenue NW (Plan 4283JK, Block 2, Lot 17) 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 85D2017.

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 the established character of the community. In addition, 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 (LUB) 1P2007. The parcel has rear lane access, is in close proximity of transit and can accommodate the required additional parking stall on site.

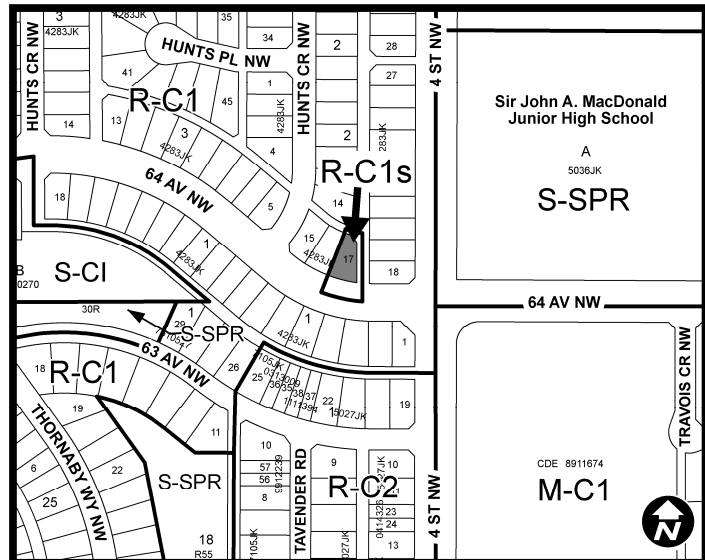
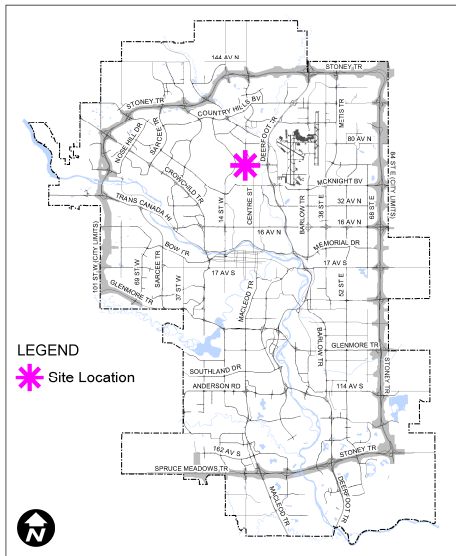
ATTACHMENTS

1. Proposed Bylaw 85D2017
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 0.05 hectares \pm (0.12 acres \pm) located at 508 – 64 Avenue NW (Plan 4283JK, Block 2, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Tita
Absent: G.-C. Carra

Carried: 8 – 0

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Applicant:

Te Thua Nguyen

Landowner:

Te Thua Nguyen

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Huntington Hills, the site is approximately 16 metres wide by 29 metres deep. The parcel is developed with a single detached dwelling with a detached double garage accessed off the rear lane. Single detached dwellings exist to the north, south, west and east of the parcel. One parcel to the east is Sir John A. MacDonald Junior High School. The parcel is approximately 650 metres from the bus routes and future Green Line LRT on Centre Street. The closest bus stop is located approximately 100 metres to the north and east of the site on 4 Street NW.

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 has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered. A Development Permit is not required for a secondary suite (located in a basement) on a R-C1s parcel, although a Development Permit is required for a backyard suite on a R-C1s parcel.

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).

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Municipal Development Plan (MDP)

The subject site is located within a Residential, Developed-Established Area as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: Established Areas policies (Section 3.5.3), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing diversity and choice policies (Section 2.3.1).

There is no local area plan for Huntington Hills.

TRANSPORTATION NETWORKS

The site is serviced with a rear lane and is located within 100 metres of public transit and less than 650 metres from Primary Transit on Centre Street.

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 a secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use 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 the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by the Huntington Hills Community Association at the time of writing this report.

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Citizen Comments

One letter was submitted in opposition to application citing parking issues as their major concern.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

I, Te Nguyen, the owner of the property listed as 508 64th avenue NW, Calgary AB, T2K0M2, wish to obtain permits for building a secondary suite to house my eldest daughter.

The original plan was to move into the listed residence and have my daughter move from Vancouver to Calgary to be with the family and aid with her ailing mother. Plans didn't follow through due to timing and as a result the main floor of the house was rented out to the current tenants. There is not enough room to house my daughter and her partner in the house I currently live in, therefore need to build a secondary private suite for them to stay in.

Once the tenants of the main floor move out, I and the remainder of the family will move into the main floor. My eldest daughter and her partner will remain in the secondary suite for their own personal privacy. This will benefit the whole family. She will be close to the family, and she will be able to help with taking care of both myself and her mother.

I truly appreciate and thank you for your time and consideration.