

**LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
NORTH OF 78 AVENUE NW AND EAST OF 7 STREET NW
BYLAW 37D2017**

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. The suite does not currently exist, and there are no current complaints on file for illegal dwelling units.

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)

2016 December 01

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 37D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 716 – 78 Avenue NW (Plan 6042JK, Block 27, Lot 8) 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 37D2017.

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 1P2007 (LUB).

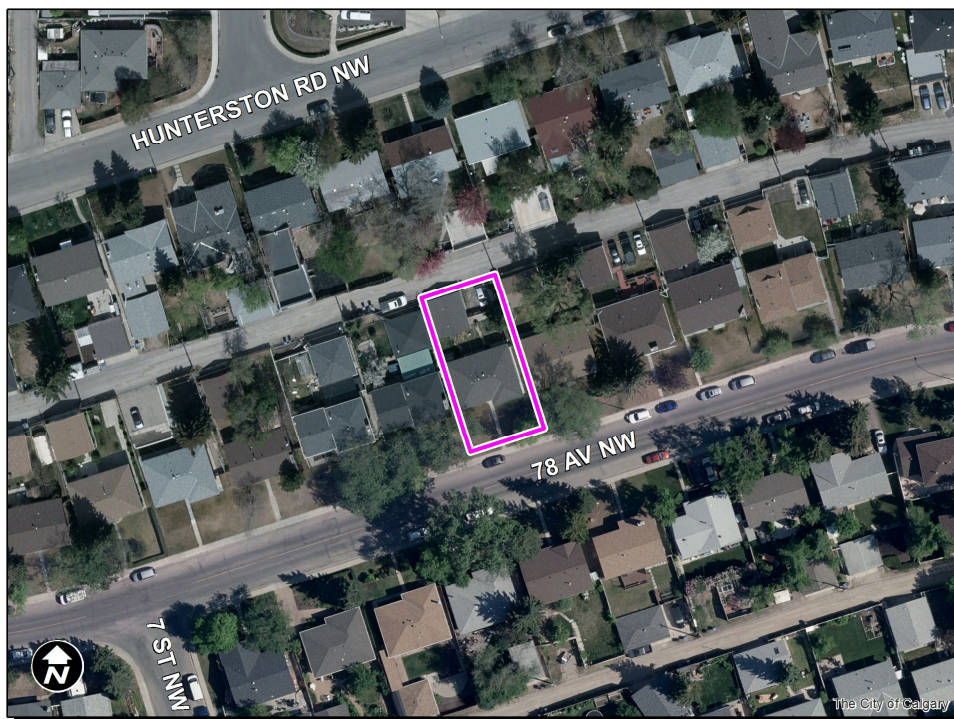
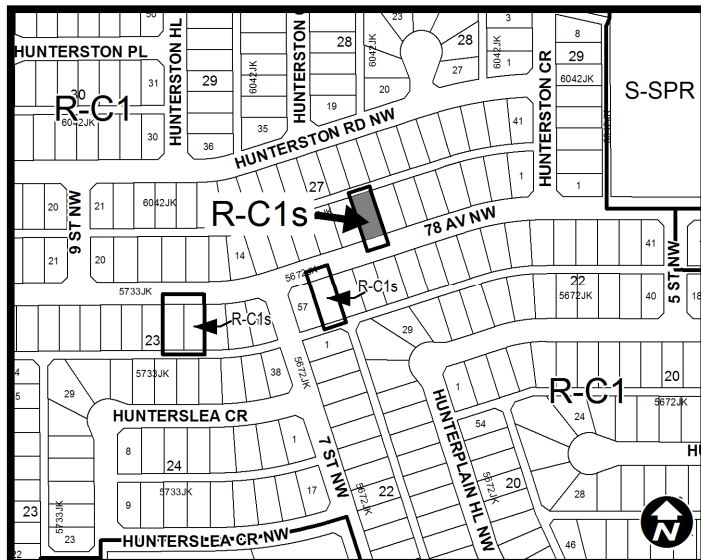
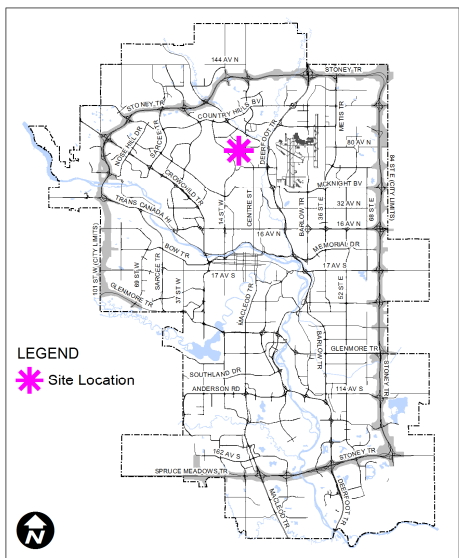
ATTACHMENT

1. Proposed Bylaw 37D2017

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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 (0.13 acres \pm) located at 716 – 78 Avenue NW (Plan 6042JK, Block 27, Lot 8) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 8 – 0

Absent: G.-C. Carra

Comments from Mr. Wright:

- The seven secondary suites for the December 1 Agenda are in communities that have a cumulative decrease in population of more than 8400 residents since achieving their peak population dates. A total of seven letters of objection were submitted and raised issues such as parking and changing the nature of the community. The relative impacts of secondary suites should be viewed a minimal given the significant reductions already experienced.

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Applicant:

John W McIver

Landowner:

John McIver
Lanny White

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 33 metres deep. The parcel is developed with a single detached dwelling with parking currently accessed from the rear in a detached garage. Single detached dwellings exist to the north, south, west and east of the parcel. The parcel is approximately 100 metres from a bus stop.

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).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage.

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 via the permit process.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

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).

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).

There is no local area plan for Huntington Hills.

TRANSPORTATION NETWORKS

Vehicular access is available from the rear lane and parking is available in a detached double rear garage. The area is served by Calgary Transit with a bus stop located approximately 100 metres walking distance from the site along 78 Avenue NW. Unrestricted on-street parking is permitted in the area.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

The Huntington Hills Community Association was circulated regarding this application. No response was received.

Citizen Comments

There were no responses received from the surrounding neighbours.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This location has a historical suite that we have dated as far back as the late 1980's that was in continuous use by the previous elderly owner of the property. Upon purchase of the property we undertook safety upgrades such as enlarging the suites bedroom windows to comply with modern egress requirements, and we are looking to take the next step in fully legalizing the suite. We have talked with many of our neighbours about the suite, and none have expressed a concern with its presence. The area has a number of rental properties that are undergoing the same process for proper registration of their suites.

Parking for the house is plentiful, as there is a two car garage as well as three car parking pad in the rear of the property. This provides ample on-site parking in addition to the significant frontage and available street parking.

The property is directly on transit lines, and a short ~500m walk to the 78th Avenue Terminal, providing quick access to downtown. The ongoing development of the green line along Centre street will provide additional ease of transport throughout Calgary.