

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 04)
NORTH OF 64 AVENUE NW AND EAST OF 14 STREET NW
BYLAW 310D2016

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. A Secondary Suite does not currently exist, and this 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 the city.

ADMINISTRATION RECOMMENDATION(S)

2016 October 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 Bylaw 310D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1027 Hunterston Place NW (Plan 6042JK, Block 30, Lot 37) 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 310D2016.

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 and complementary with the established character of the community. In addition, this proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel can be accessed from both the street and the lane, and will be able to accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

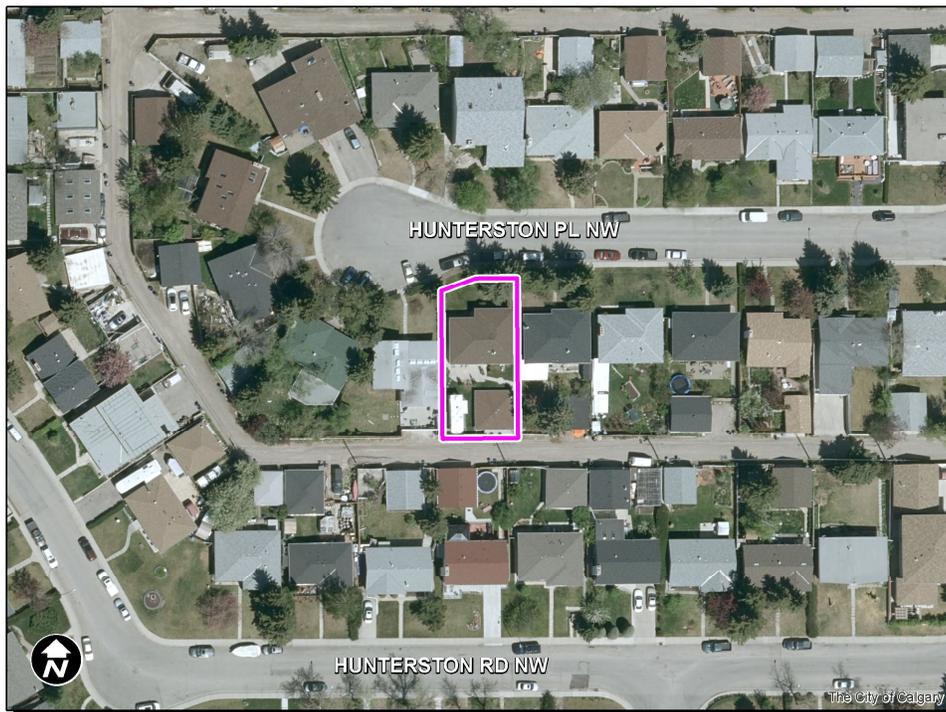
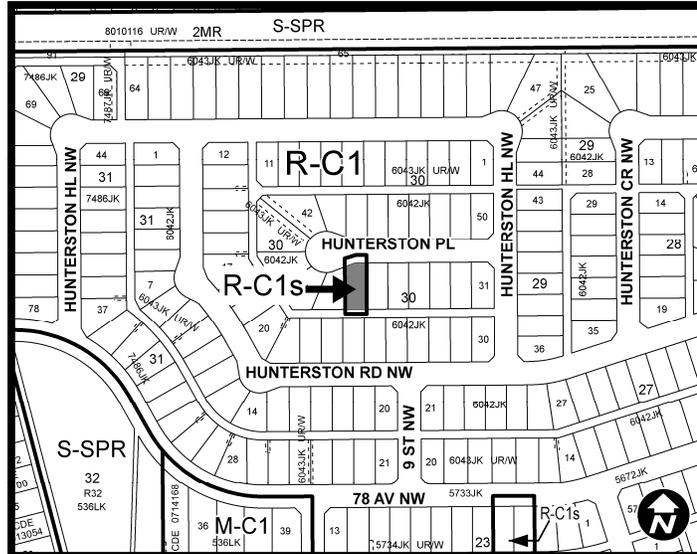
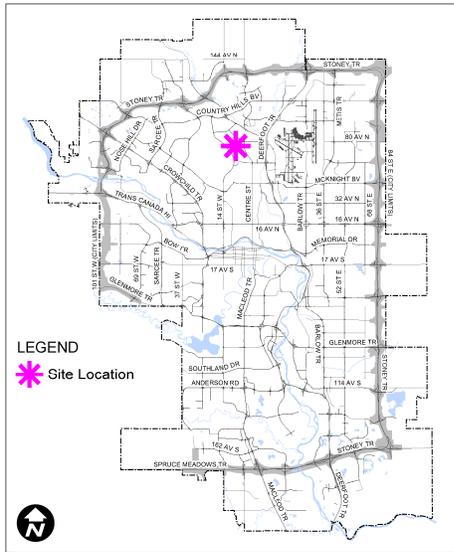
ATTACHMENT

1. Proposed Bylaw 310D2016

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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 ± (0.12 acres ±) located at 1027 Hunterston Place NW (Plan 6042JK, Block 30, Lot 37) from Residential-Contextual One Dwelling (R-C1) District **to** Residential-Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright
Absent: G. Morrow

Carried: 5 – 0

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Applicant:

Larry James Perkins

Landowner:

Larry James Perkins
Denise Ann Perkins

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density Residential – Contextual One Dwelling (R-C1) District in the community of Huntington Hills. The site is developed with a single detached dwelling and a detached, two-car garage which is accessed from the lane. The site is approximately 400 metres from closest 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 development 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).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Hunterston Place NW. The area is well served by Calgary Transit with the closest bus stop located approximately 400 metres away on 78 Avenue NW. 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 depending on the type of secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

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PUBLIC ENGAGEMENT

Community Association Comments

The Huntington Hills Community Association was circulated as per the normal circulation process, and was contacted again 2016 September 22; no comments were received.

Citizen Comments

No letters of objection or support were received by Administration.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

To whom it may concern,

Our clients' motivation for the application is as follows:

Personal

- We are getting older and a secondary suit will allow us access to additional income.
- A tenant could offer assistance with the ongoing maintenance in and around the residence.
- It will allow us to be absent from home for extended periods, knowing the residence is still occupied.
- Should the need arise, the suit could be offered to a caregiver.

The House

- The residence is more than large enough to satisfy our needs, developing the secondary suit within the confines of the existing structure is quite feasible.
- Ample off street parking is available on site, including a 2 car garage and a parking pad off the lane.

Philosophical

- Developing a legal and safe secondary suite will provide an economical alternative to apartment style accommodation and provide access to existing schools and other services in an established neighbourhood.
- It will make use of existing infrastructure (utilities, roads, parks, schools) that may be under-utilized through a decline in population.
- Re-purposing a portion of our property for a secondary suit is a more efficient use of existing space.
- It will increase the density of our neighbourhood, which will lessen the pressure to develop the outer edge of our community.

Thank you for your attention to this matter.

Yours truly,
Adaptable projects limited

W.E (Bill) Taylor