

**LAND USE AMENDMENT  
HUNTINGTON HILLS (WARD 4)  
NORTHWEST OF 4 STREET AND 64 AVENUE NW  
BYLAW 255D2016**

**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 in the basement of the home, 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 August 11

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 255D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 6904 – 5 Street NW (Plan 4948JK, Block 5, Lot 45) 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 255D2016

**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 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 can accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

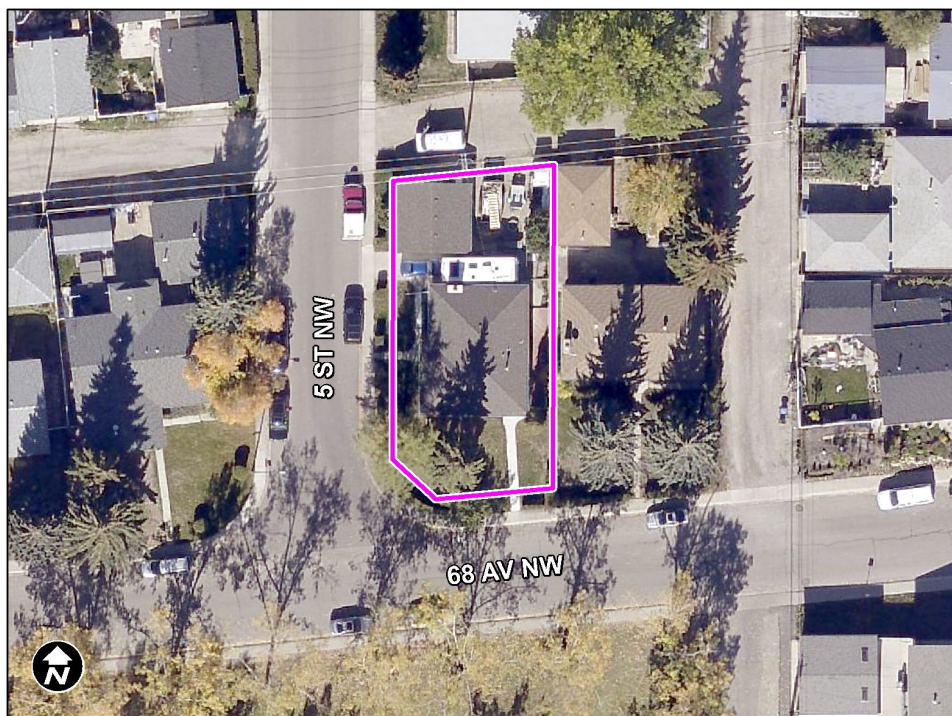
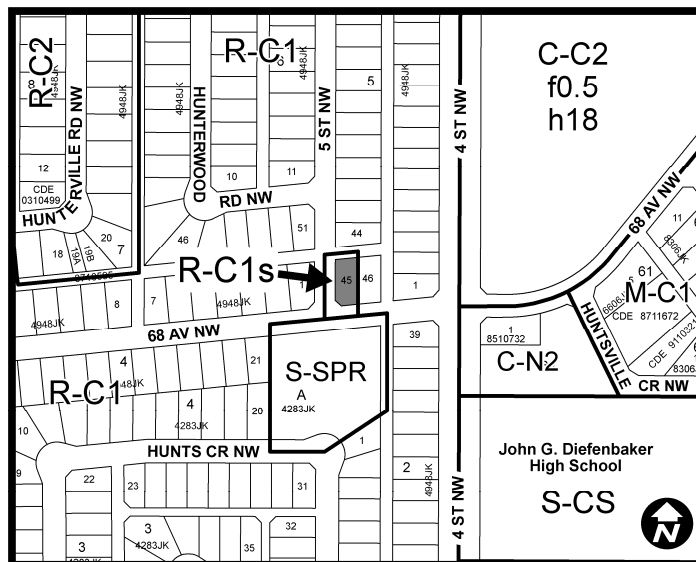
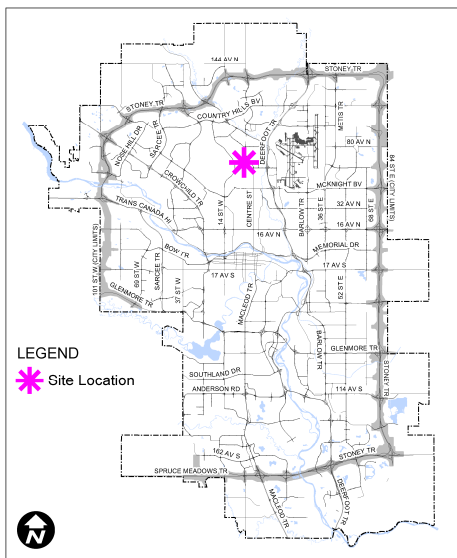
**ATTACHMENT**

1. Proposed Bylaw 255D2016
2. Public Submission

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3. LOCATION MAPS



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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 6904 – 5 Street NW (Plan 4948JK, Block 5, Lot 45) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 6 – 0**

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**Applicant:**

Cory Fraser

**Landowner:**

Cory Fraser

**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 with detached two car garage that is accessed from 5 Street NW. There are also two surface stalls located on the driveway. The site is approximately 150 metres from closest bus stop.

Huntington Hills	
Peak Population Year	1983
Peak Population	15,904
2015 Current Population	13,781
Difference in Population (Number)	- 2,123
Difference in Population (Percent)	-13%

**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) (2014):

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 68 Avenue NW and 5 Street NW. The area is well served by Calgary Transit with the closest bus stop located approximately 150 metres away on 4 Street 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 July 29; no comment was received.

**Citizen Comments**

Three letters of objection were received by Administration. Reasons cited include:

- Potential parking and traffic issues;
- Impact on housing prices; and
- Other areas of the community are suitably zoned for multi-residential dwellings.

**Public Meetings**

No meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

My brother and I bought this home together, in part to help provide our elderly father with a safe place to live. Due to the downturn my brother needed me to buy him out as he wasn't able to find work. I had an extremely difficult time securing a new mortgage on my own, a legal secondary suite would help make it much more affordable for me to continue owning the property and helping my Dad.

This is a good location as it has many amenities a short walk away, including: John G Diefenbaker Sr High School, Sir John A MacDonald jr High, St. Helena Jr High, Huntington Hills Elementary School, Superstore, Goodlife Fitness, &/11, McDonalds, Starbucks, Murray T Copot Area and Thornhill Aquatic & Rec Centre Judith Umbach Public Library, and the new Huntington Hills Skate Park.

This is a corner lot with a lane-way so there is easy access to a double detached garage plus several other off-street parking stalls. It's 65 metres to the bus stop for routes to down town, SAIT, U of C, Foothills Hospital, MRU, James Fowler and St. Francis High Schools.

I have talked to all the neighbours that are directly adjacent to the property as well as a few others close by plus the President of the Huntington Hills Community Association and have yet to find anyone that objects to my property being redesignated to allow a secondary suite. An R-C1s designation would mitigate any problems with future financing and provide a safe affordable housing for someone else that would like to live in this great, well established community.