

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
78 AVENUE AND 7 STREET NW
BYLAW 206D2016

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 application was not submitted as a result of a complaint. There is an existing secondary suite in the dwelling.

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 June 30

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 206D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 731 – 78 Avenue NW (Plan 5672JK, Block 22, Lot 56) 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 206D2016

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (secondary suite, 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 and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel has rear lane access, is in close proximity of transit and can accommodate the required additional parking stall on site.

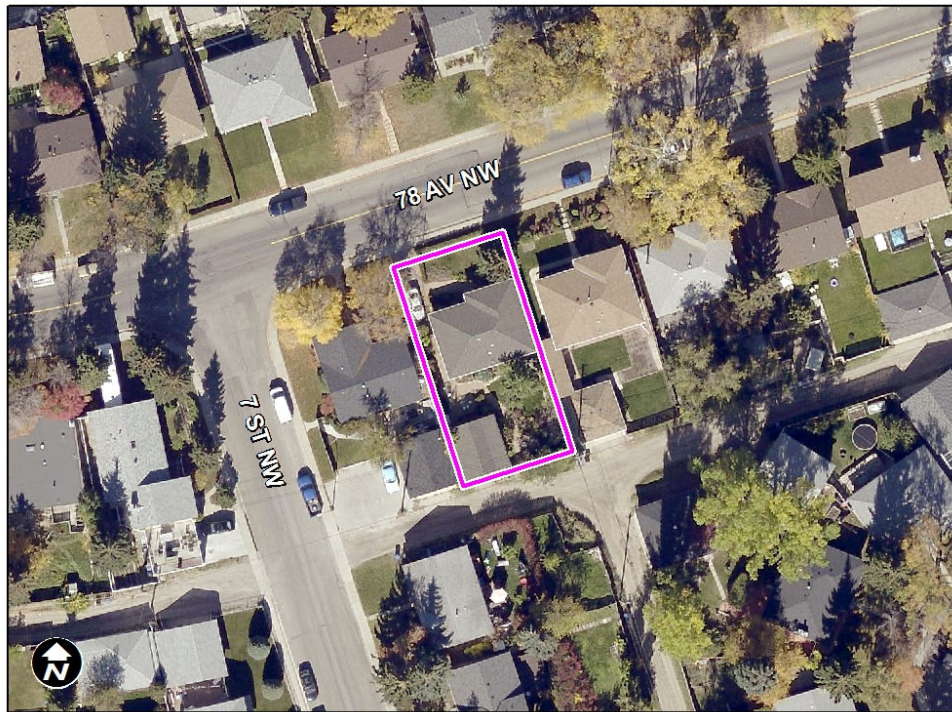
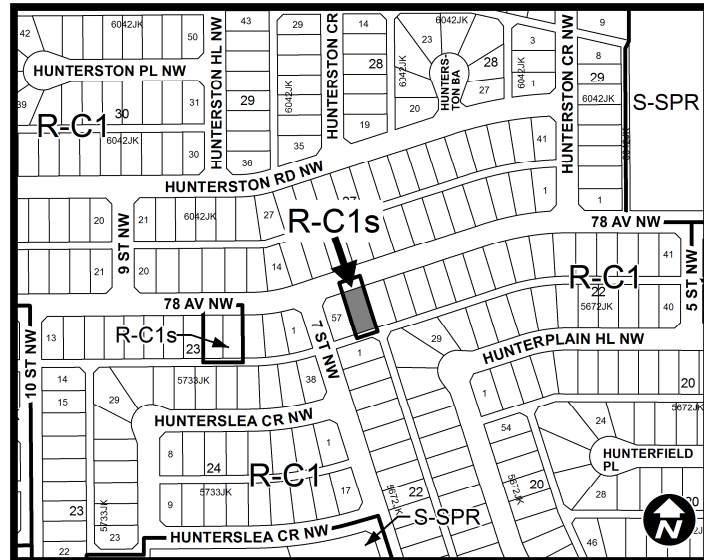
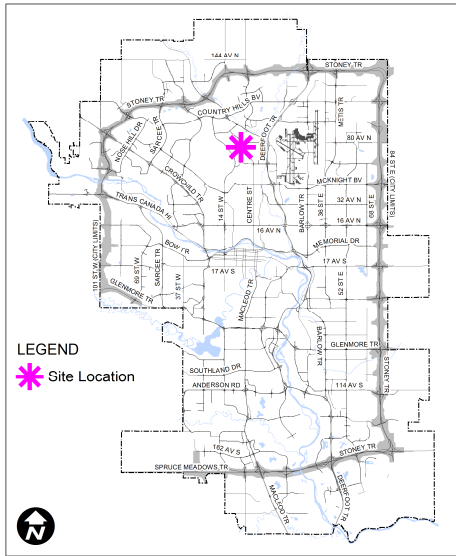
ATTACHMENT

1. Proposed Bylaw 206D2016

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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 0.06 hectares \pm (0.14 acres \pm) located at 731 – 78 Avenue NW (Plan 5672JK, Block 22, Lot 56) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: K. Dietrich

Carried: 5 – 0

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Applicant:

Roberta Dale Taylor

Landowner:

Roberta Dale Taylor

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Huntington Hills, the site is approximately 16.77 metres wide by 33.55 metres deep. The parcel is developed with a single detached dwelling with a detached garage accessed off the rear lane. Single detached dwellings exist to the north, south, west and east of the parcel. There is a bus stop immediately in front of the parcel.

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 width requirements (12.0 metres).

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.

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

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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

The subject site has rear lane access and is located immediately adjacent transit.

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 received by CPC Report submission date.

Citizen Comments

- No comments received by CPC Report submission date.

Public Meetings

- No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

Thank you for this opportunity to request approval of a Secondary Suite in my home. The property in question is an 1172 sq ft (108 sq m) bungalow, built in 1968 in the community of Huntington Hills. Shortly after purchasing this house, I built a complete suite in the basement, so the house effectively includes two suites: a three bedroom unit upstairs, and a one-bedroom unit in the basement. This has not been a rental property: my elderly mother occupied the basement suite until recently.

My mother has now moved into assisted living, and I would like to be able to rent one part of the house. The key advantages to a potential tenant in the basement are as follows:

- The suite is attractive, spacious, and bright, with large windows bringing in sunlight and allowing easy exit in an emergency;
- The suite is self-contained, though with no private entrance;
- The location is extremely convenient, including:
 - Proximity to major bus routes (2, 3, 301, 4, 5, 20 and more), providing access to downtown, University of Calgary and hospitals;
 - Major shopping and services within 1 km;
 - More than a dozen schools within 3 km;
 - Access to recreation, including Thornhill Aquatic Centre, (2 km) and Nose Hill Park (3 km);
- My property has designated space for off-street parking for three vehicles.

As well as providing housing for another Calgarian, the rental suite will be advantageous for me. As a retired senior, I will derive income from the suite that will enable me to live independently in my home and community, ideally for many more years. As I age, having other persons in the house (and, for instance, assisting with snow removal) will contribute to my health and safety.

Finally, I am making this application in order to take advantage of 18 month window of waived fees for secondary suite approval, as determined by Council, and would like to express my thanks for this opportunity.