

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
WEST OF 4 STREET NW AND NORTH OF 72 AVENUE NW
BYLAW 152D2016

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.

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 May 05

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 152D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 7324 – 7 Street NW (Plan 5672JK, Block 17, Lot 7) 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 152D2016.

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.

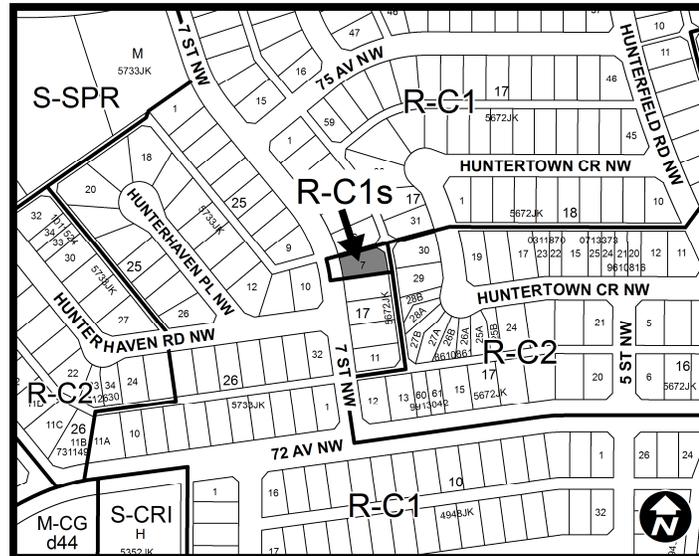
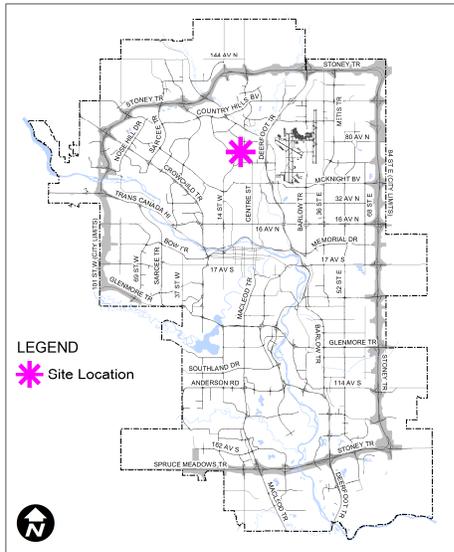
ATTACHMENTS

1. Proposed Bylaw 152D2016
2. Public Submissions

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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 7324 – 7 Street NW (Plan 5672JK, Block 17, Lot 7) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Foht

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Applicant:

Chi Ming Tsui

Landowner:

Chi Ming Tsui

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Huntington Hills, the site is approximately 15 metres wide by 33 metres deep. The parcel is developed with a single detached dwelling with parking currently accessed from the front on a gravel pad. Single and semi-detached dwellings exist to the north, south, west and east of the parcel. The parcel is approximately 500 metres from a bus stop.

A review of the history of the property shows that there are complaints on file for illegal dwelling units.

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.

LEGISLATION & POLICY

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.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from 7 Street NW as vehicular access by the rear lane is currently not available due to the steep grade. The area is served by Calgary Transit with a bus stop located approximately 500 metres walking distance from the site along 4 Street 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.

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

There were five letters received from the surrounding neighbours. These were all opposed to the land use amendment application. The reasons for opposition can be summarized as:

- Neighbourhood parking issues;
- Inadequate parking on site; and
- Past history of issues with tenants.

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Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I am writing to apply for a Land Use Re-Designation Application for my property at 5672JK, Block 17, Lot 7 from R-C1 to R-C1s with the following reasons:

1. Encouraged by the waived fee. (That would have cost me \$5000)
2. Requirement to proceed to apply for a legal secondary suite.
3. Conform the rules.
4. Provide a high level of health and safety level for secondary suite tenant.
5. More people would have benefit for the Green-Line Transit in the future.
6. Provide assisted living to my parents (upstairs) while my wife and I living downstairs with opportunity of independence. (In-Law Suite).

Reasons for approval:

1. Existing R-C1s approval within 3 minutes away from my property on 78 Ave.
2. Existing duplex (R-C2) behind my property, same density in existing neighbourhood.
3. Conform the rules. (There are many illegal basement suites in my area).
4. Ensure a tenant not disturbing neighbourhood in a community.
5. Property within 5 mins walk from Transit.