

**LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
78 AVENUE NW AND 7 STREET NW
BYLAW 31D2016**

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. A Secondary Suite does not currently exist on the site 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2016 January 14

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 31D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 819 - 78 Avenue NW (Plan 5733JK, Block 23, Lot 5) 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 31D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses are compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-C1s district is appropriate for the site. The following points further support the application:

- The site has lane access;
- The site is in close proximity to Dr. JK Mulloy School; and
- Transit is accessible within approximately 50 metres.

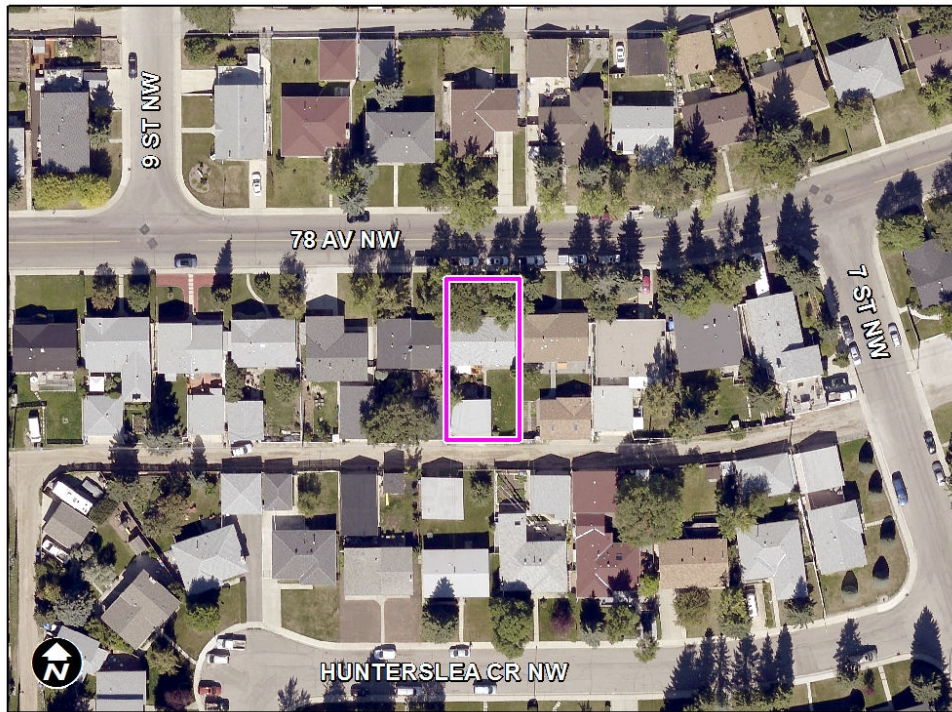
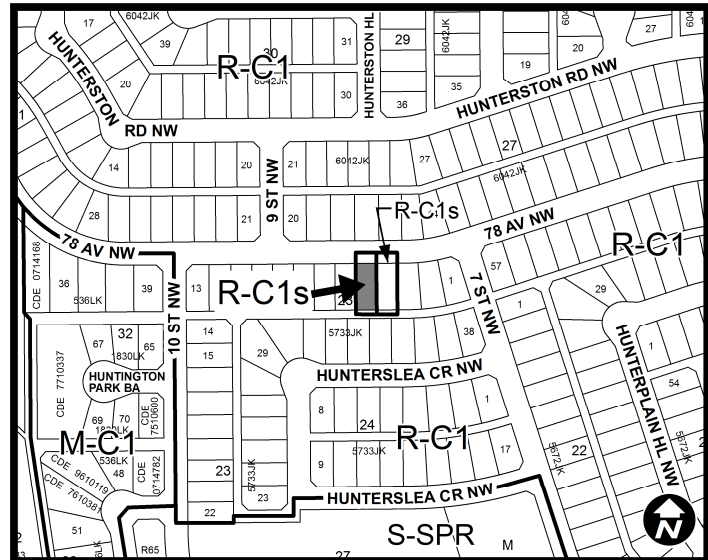
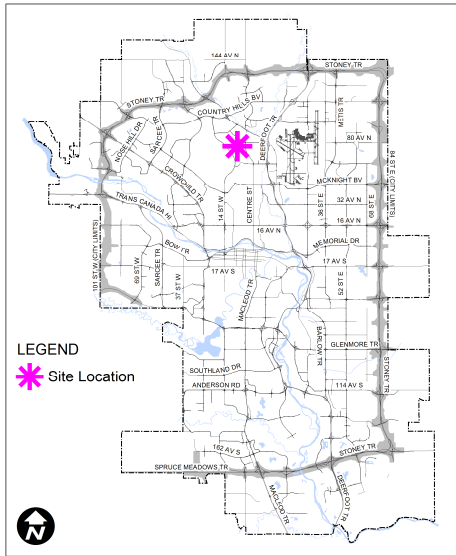
ATTACHMENT

1. Proposed Bylaw 31D2016

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
78 AVENUE NW AND 7 STREET NW
BYLAW 31D2016

MAP 9N

LOCATION MAPS



LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
78 AVENUE NW AND 7 STREET NW
BYLAW 31D2016

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 819 - 78 Avenue NW (Plan 5733JK, Block 23, Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Tita

Carried: 9 – 0

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
78 AVENUE NW AND 7 STREET NW
BYLAW 31D2016

MAP 9N

Applicant:

Ryan Corbett

Landowner:

Ryan Corbett
Maureen English

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Huntington Hills, the site is approximately 15.24 metres wide by 34.48 metres deep. The parcel is developed with a single detached dwelling. A detached garage is provided along the rear lane. Single detached dwellings exist on all adjacent parcels. The closest transit stop is a bus stop approximately 50 metres away along 78 Avenue NW.

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) and 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

Municipal Development Plan (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).

There is no local area plan for Huntington Hills.

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
78 AVENUE NW AND 7 STREET NW
BYLAW 31D2016

MAP 9N

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from 78 Avenue NW with vehicular access to the garage from the rear lane. The area is served by Calgary Transit with a bus stop located approximately 50 metres away on 78 Avenue NW.

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 community association does not object.

Citizen Comments: One letter of support was received from an adjacent resident.

Public Meetings: No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
78 AVENUE NW AND 7 STREET NW
BYLAW 31D2016**

MAP 9N

APPENDIX I

APPLICANT'S SUBMISSION

To Calgary planning commission and city council:

First I would like to thank the Mayor and city council for waiving fees for this application.

- Provide a clean and safe secondary suite.
- Properly go through the process of becoming a LEGAL secondary suite.
- Increase the value of property.
- Have the ability to rent the basement to our children (to teach them responsibility and offer them affordable housing through their college years).
- Supplement our income.
- Increase the number of affordable housing units for individuals.
- Decrease urban sprawl.
- Promote the need for secondary suites in Calgary and demonstrate that there are people whom support the programme.
- Decrease illegal suite construction
- Encourage other home owners to take advantage of the free zoning program.
- Providing the recommended parking according to the bylaws will alleviate overcrowded parking on city streets.
- Ideal location for future green line LRT users.
On a major bus route already.
- Close to schools, community centres and shopping.