

LAND USE AMENDMENT  
HUNTINGTON HILLS (WARD 4)  
SOUTH OF BEDDINGTON BOULEVARD NW AND WEST OF  
CENTRE STREET NW  
BYLAW 142D2015

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. There is an existing single detached dwelling and three-car, detached garage on the property. The applicant intends to develop the site with a secondary suite. The subject site does not contain a secondary suite at this time and 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 the city.

**ADMINISTRATION RECOMMENDATION(S)**

2015 July 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 142D2015; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 815 – 78 Avenue NW (Plan 5733JK, Block 23, Lot 4) 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 142D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite) and is compatible and complementary with the established character of the community. This proposal is in conformance with relevant policies in the Municipal Development Plan and all requirements of Land Use Bylaw 1P2007 for a site containing a secondary suite.

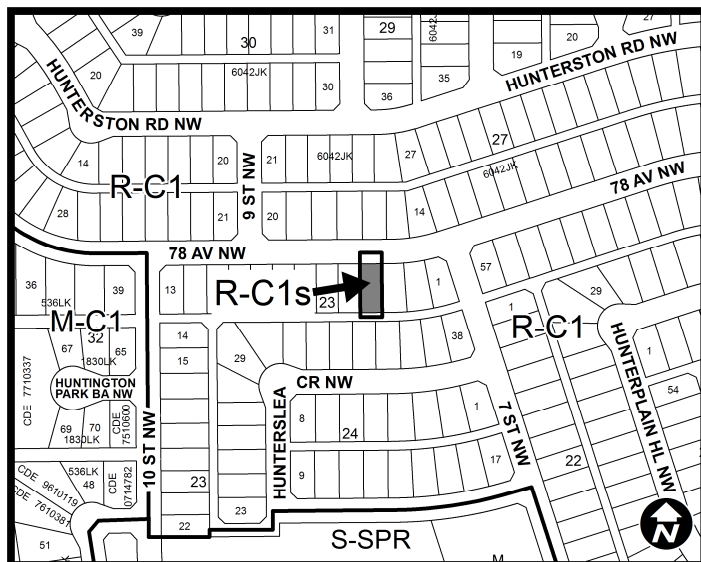
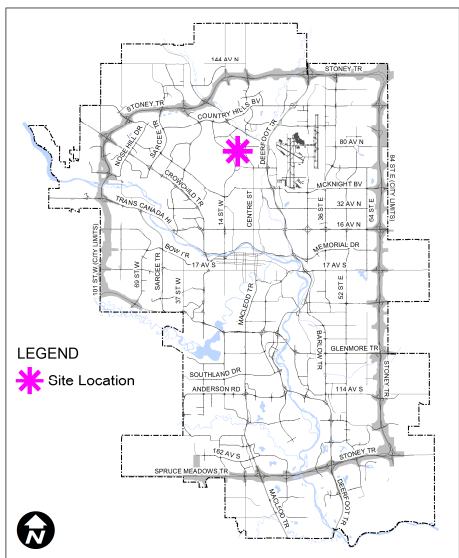
**ATTACHMENT**

1. Proposed Bylaw 142D2015

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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  $\pm$  (0.13 acres  $\pm$ ) located at 815 – 78 Avenue NW (Plan 5733JK, Block 23, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: M. Wade**

**Carried: 6 – 0**

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**Applicant:**

Lesley Lopushinsky (Moran)

**Landowner:**

Thomas Lopushinsky  
Lesley Lopushinsky (Moran)

Planning Evaluation Content	Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	N/A	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

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**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 three-car garage that is accessed from the lane.

**LAND USE DISTRICTS**

The proposed Residential – Contextual One Dwelling (R-C1s) District district allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one secondary suite that may take one of the following two forms:

- Secondary Suite as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. The site is laned and is able to accommodate either a Secondary Suite or a Backyard Suite.

**SITE SPECIFIC CONSIDERATIONS**

The subject parcel has a parcel width of 15.2 metres and a depth of 33.6 metres and meets the minimum lot requirements of the R-C1s district. The parcel has the capacity to accommodate:

- A single detached dwelling with a Secondary Suite or Backyard Suite;
- A minimum total of two on-site motor vehicle parking stalls accessed from the lane (one stall for the single detached dwelling unit and one stall for the secondary suite).

**LEGISLATION & POLICY**

**Municipal Development Plan (Statutory / Approved by Council – 2009)**

The parcel is located within the Residential Development – Established Area as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP does not make specific reference to this site, the proposal is in keeping with a number of overarching MDP policy areas including: Developed Residential Areas, Neighbourhood Infill and Redevelopment and Housing Diversity and Choice policies.

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**TRANSPORTATION NETWORKS**

Vehicle access to three existing, on-site parking stalls is from the lane (detached three-car garage). Street parking is available along both sides of 78 Avenue NW. Pedestrian access is available from 78 Avenue NW. The area is well served by Calgary Transit with bus stops for several routes located within 500 metres of the subject parcel.

**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.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Huntington Hills Community Association was circulated on 2015 April 30 and was contacted again on 2015 May 26. No comments were received.

**Citizen Comments**

One letter of support was received by Administration.

**Public Meetings**

No meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

My reasons for applying are simple, I'd like to do it right the first time.

- Provide a clean and safe secondary suite.
- Properly go through the process of becoming a LEGAL secondary suite.
- Increase the value of the property.
- Have the ability to rent the basement to our children (teach them responsibility).
- Supplement our income for being a stay at home mom.
- Increase the number of affordable housing units for individuals.
- Decrease urban sprawls.
- Promote the need for secondary suites in the city, and show that there are people that support the program.
- Decrease illegal suite construction.
- Encourage other home owners to take advantage of the free rezoning program.
- Providing the recommended parking according to the bylaws will alleviate "parking wars" on city streets. We have an oversized 3 car garage.
- Ideal location for future Green Line LRT users.
- On a major bus route already.
- Close to schools, community centers, and shopping.