

HILLHURST LANEWAY HOUSING UPDATE

EXECUTIVE SUMMARY

In response to several land use redesignations along 10 Street NW, in the community of Hillhurst, Council directed Administration to investigate laneway housing opportunities for properties on the east side of 10a Street NW. A scoping report and budget was requested to come to the SPC on Planning and Urban Development (PUD) no later than 2013 December. During the scoping of this investigation, Administration determined there was an opportunity to leverage existing resources and coordinate the work in conjunction with the Corridor Program. Administration is recommending the Hillhurst Laneway Housing Investigation be added to the 2014 Land Use Planning & Policy Corporate Work Program for consideration in conjunction with the Corridor Program.

ADMINISTRATION RECOMMENDATION(S)

That the SPC on Planning and Urban Development recommends that Council direct Administration to include the Hillhurst Laneway Housing Investigation in the 2014 Land Use Planning & Policy Corporate Work Program for consideration in conjunction with the Corridor Program.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2013 DECEMBER 04:

That the Administration Recommendation contained in PUD2013-0738 be approved.

Opposition to Recommendation:

Opposed: A. Chabot

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2013 September 16 meeting of Council, Council approved Administration's request to defer the report regarding laneway housing in the community of Hillhurst to the SPC on PUD no later than 2013 December (PUD2013-0623).

On 2013 May 06 Council adopted the following motion arising, moved by Alderman Farrell, Seconded by Alderman Mar, as amended, that with respect to Report CPC2013-036,

That Council, direct Administration to investigate laneway housing (additional units in rear of existing properties accessible from a lane) on the residential properties situated on the east side of 10a Street NW between 3 Avenue NW and Kensington Road.

The investigation should address the following:

- The potential viability for laneway housing
- Land use amendments necessary to allow redevelopment options
- Barriers to development opportunities for laneway housing
- Mechanisms to address coordination among multiple owners

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This work should be done in conjunction with City-initiated land use redesignations to implement the Hillhurst/Sunnyside Area Redevelopment Plan and considered for inclusion in the 2014 Land Use Planning and Policy Corporate Work Program.

Administration was directed to bring this scoping report and budget to the SPC on PUD no later than 2013 September.

BACKGROUND

A number of recent land use redesignations that implement the transit-oriented development aspects of the Hillhurst-Sunnyside Area Redevelopment Plan (ARP) have been adopted by Council along 10 Street NW. This includes an increase in height and density. As a way of mitigating this additional activity in the lane and impacts on the low density residential area to the west, some landowners have expressed a desire to develop laneway housing (i.e. detached garden secondary suite or detached garage secondary suite). Council asked Administration to look at how policy, land use bylaw rules, and options for servicing could help facilitate the construction of such development.

Additionally since 2013 May 29 Public Hearing, Council has asked Administration to investigate secondary suite issues through a number of other reports.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

During the early stages of scoping the Laneway Housing Investigation, it became apparent to Administration that an opportunity exists to leverage other major pieces of planning work and provide a comprehensive coordinated approach to laneway housing. The scope of this investigation will require participation from other departments and external agencies. The cross-departmental approach proposed in the Corridor Program (also expected on today's agenda) would be a natural link to this investigation. The Hillhurst Laneway Housing Investigation will provide valuable input to both the proposed Corridor Program and the development of the Secondary Suites Policy.

Administration recommends that the Hillhurst Laneway Housing Investigation be added to the 2014 Land Use Planning & Policy Corporate Work Program for consideration in conjunction with the Corridor Program.

Stakeholder Engagement, Research and Communication

There was no formal stakeholder engagement undertaken for this report. An email from the Hillhurst-Sunnyside Community Association (HSCA) was received indicating support in delaying the Laneway Housing Investigation to the 2014 Land Use Planning & Policy Corporate Work Program. The delay of this investigation provides the opportunity to engage with the Hillhurst-Sunnyside community strategically by combining the engagement of other major policy work in the area into one event providing residents with a more complete transparent picture of future development potential in the neighbourhood.

Strategic Alignment

The proposal to include the Hillhurst Laneway Housing Investigation in the 2014 Land Use Planning & Policy Corporate Work Program aligns with Objective 2.31 in the Calgary Municipal

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Development Plan, “Ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians and create sustainable local communities.” Undertaking this investigation in conjunction with the proposed Corridor Program will leverage existing resources and contribute to achieving Council Priority Z2 “Raise the care and attention that Council and Administration pays to restraining expenditures and continually seeking efficiencies.”

Social, Environmental, Economic (External)

Enabling the development of additional housing types within Hillhurst provides more choice and an opportunity to live in a location that offers various commuting options. The lessons learned from this pilot will also be used to inform the secondary suite policy work and as an input to the Corridor Program with the possibility of being applied citywide when land use permits.

Financial Capacity

Current and Future Operating Budget:

There are no implications to the 2013 operating budget. Administration recommends that the Hillhurst Laneway Housing Investigation be considered in the 2014 Land Use Planning & Policy Corporate Work Program in conjunction with the Corridor Program.

Current and Future Capital Budget:

There are no identified impacts on the capital budget.

Risk Assessment

The risk in delaying the Hillhurst Laneway Housing Investigation is minimal. Administration believes including the Laneway Housing Investigation on the 2014 Corporate Work Program presents more opportunity than risk. Linking the investigation to the proposed Corridor Program and using the findings as an input into the secondary suites policy work will produce better results and require less funding than doing the investigation in isolation.

REASON(S) FOR RECOMMENDATION(S):

Administration recommends including the Hillhurst Laneway Housing Investigation in the 2014 Land Use Planning & Policy Corporate Work Program for consideration in conjunction with the Corridor Program. This approach provides the opportunity to coordinate cross departmentally through the proposed Corridor Program and leverage the findings as input into the secondary suites policy. Additionally, the Hillhurst-Sunnyside Community Association has expressed their support in delaying this project to 2014.

ATTACHMENT(S)

None