

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
EAST OF HUNTERPLAIN HILL NW AND 75 AVENUE NW
BYLAW 274D2016

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 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 September 08

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 274D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 643 – 75 Avenue NW (Plan 5672JK, Block 17, 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 274D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for two additional residential uses (Secondary Suite or 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 this application:

- Close proximity to Beddington Towne Centre (shopping and services);
- The site has lane access;
- Required parking (2 stalls) can be accommodated on site; and
- Transit is accessible within 300 metres on Centre Street, including BRT and future Green Line.

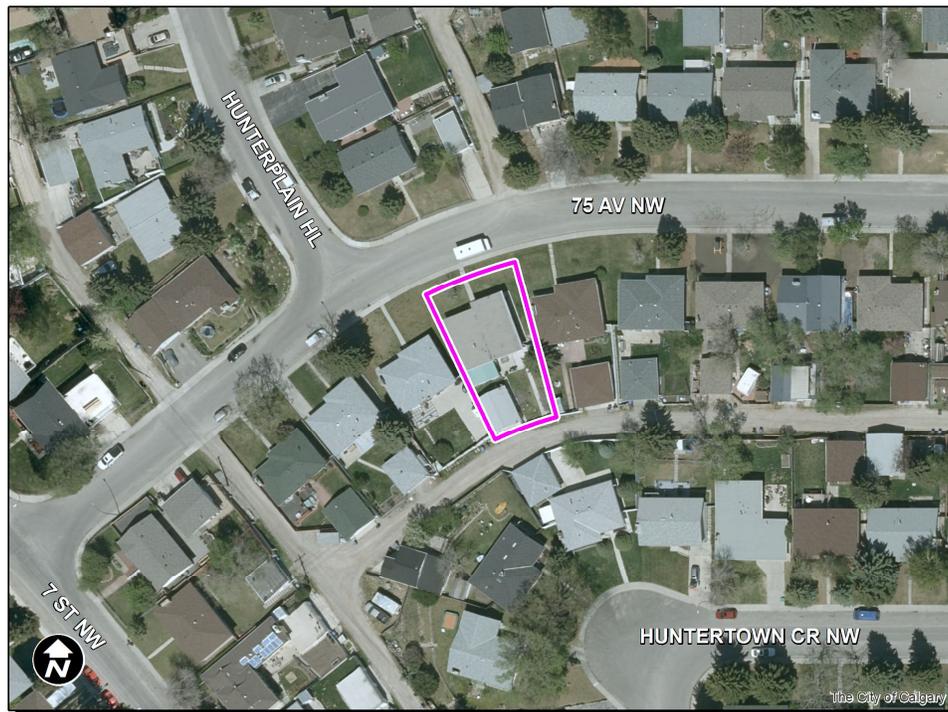
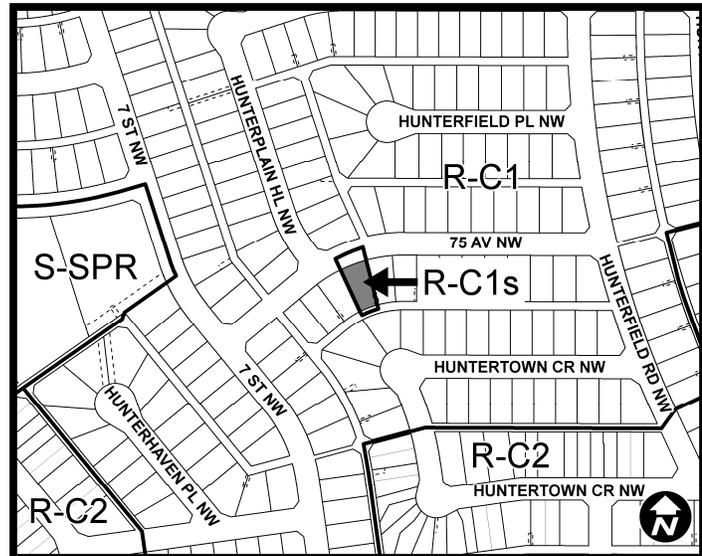
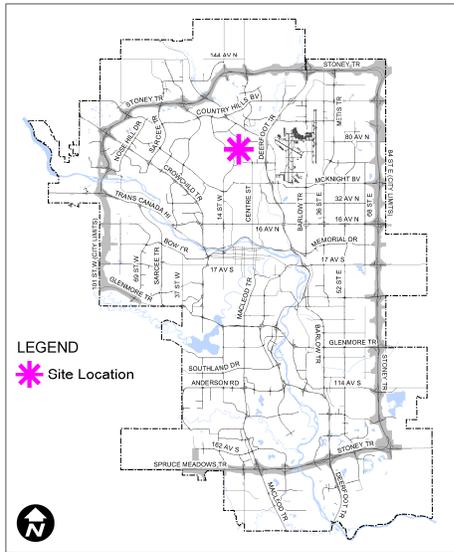
ATTACHMENT

1. Proposed Bylaw 274D2016

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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 643 – 75 Avenue NW (Plan 5672JK, Block 17, Lot 56) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 5 – 0

Reasons for Approval from Mr. Wright:

- A total of nine applications for secondary suites were on this agenda. There were no objections from any community associations, but six applications generated 74 objections (Harvest Hills generated 60 of them). Complaints centered around impacts for on-street parking, traffic congestion, impact on infrastructure, devaluation of properties and how bad renters are. Most, if not all, of these comments appear to be based on unsubstantiated fears, and should be countered with evidence based comments.
- All nine communities have seen population declines. Harvest Hills saw 26 people less than its peak, which was the smallest decline. The other eight communities saw a collective decline of 16,298 people or an average of 2,000 people per community. It is pretty hard to see how a secondary suite would cause so much impact, when population declines of this nature are being recorded.

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Applicant:

Franco Robert Lombardo

Landowner:

Franco Robert Lombardo

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density residential R-C1 setting in the community of Huntington Hills. The parcel is developed with a single detached dwelling with a detached garage, accessed from the lane. Single detached dwellings exist on all adjacent parcels. The following table provides population statistics for the community of Huntington Hills:

Huntington Hills	
Peak Population Year	1983
Peak Population	15,904
2016 Current Population	13,497
Difference in Population (Number)	-2,407
Difference in Population (Percent)	-15.1%

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 is approximately 16.5 metres wide by 33.4 metres deep and therefore 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. No relaxations are anticipated to be required at this time.

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.

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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 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

Pedestrian and vehicular access is available from 75 Avenue NW with vehicular access to the existing detached garage from the rear lane. The area is served by Calgary Transit with a bus stop located approximately 300 metres away on Centre Street N.

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.

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PUBLIC ENGAGEMENT

Community Association Comments

The Community Association did not respond to the circulation, or a follow up request for comments.

Citizen Comments

Administration received 3 letters of objection, summarized as follows:

- Approval would set a bad precedent;
- Existing rental properties in the community are poorly managed;
- Concern about quality of the landlord and future tenants;
- Street parking is already limited;
- Behaviour of renters in the community is a problem; and
- Suite would damage reputation of Huntington Hills.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Being a homeowner and resident of the community of Huntington Hills for the last 30 years, and owner of my current residence at 643 - 75 Ave N.W. for the last 4, I am coming forward today to apply for a Secondary Suite. The growth of the community of Huntington Hills has seen within the last 10 years with the introduction of Calgary's BRT line and future green line have spurred me to apply for rezoning of my parcel to accommodate multi-family dwellings. I strongly believe that this parcel would make an excellent candidate in being developed into a Secondary suite for the following reasons.

- The house is large and currently only being occupied by myself, this is an opportunity to densify the community by adding affordable housing
- The parcel is in close proximity to the 301 BRT, being only a 5 minute walk away
- With the approval of the future Green Line LRT, the parcel falls within the Calgary's TOD (Transit Oriented Development) walking distance creating yet another advantage for density
- A large basement and spacious main floor provide ample opportunity for additional family occupancy that is currently under-utilized
- Extra income that can be generated through a Secondary suite
- Being the owner of the property, I will remain the primary resident of the house.

A gracious thank you to Council and those who listened from the community of Huntington Hills today in my application for a Secondary Suite.