

**LAND USE AMENDMENT
HARVEST HILLS (WARD 3)
EAST OF HARVEST HILLS DRIVE NE AND HARVEST GROVE
CLOSE NE
BYLAW 275D2016**

MAP 23N

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 275D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.12 acres \pm) located at 6 Harvest Grove Close NE (Plan 9712347, Block 31, Lot 64) 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 275D2016.

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:

- Required parking stalls (2) exist on site; and
- Transit is accessible on Harvest Hills Drive NE within 1 minute walk (Routes 88, 109 and 737).

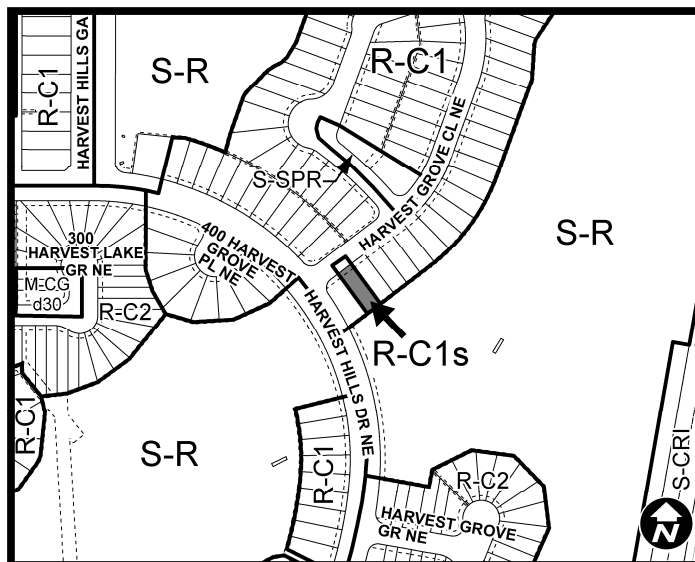
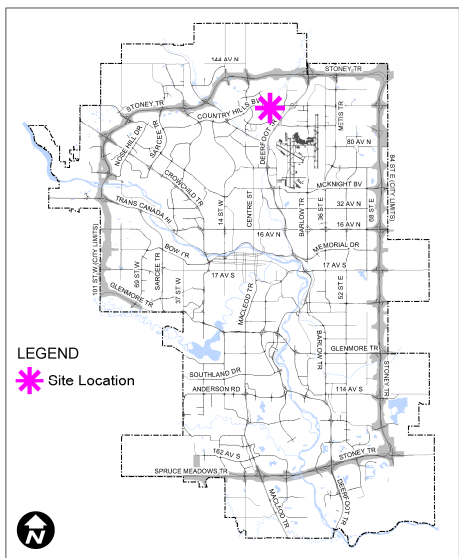
ATTACHMENT

1. Proposed Bylaw 275D2016

LAND USE AMENDMENT
HARVEST HILLS (WARD 3)
EAST OF HARVEST HILLS DRIVE NE AND HARVEST GROVE
CLOSE NE
BYLAW 275D2016

MAP 23N

LOCATION MAPS



LAND USE AMENDMENT
HARVEST HILLS (WARD 3)
EAST OF HARVEST HILLS DRIVE NE AND HARVEST GROVE
CLOSE NE
BYLAW 275D2016

MAP 23N

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.12 acres \pm) located at 6 Harvest Grove Close NE (Plan 9712347, Block 31, Lot 64) from Residential - Contextual One Dwelling (R-C1) District to Residential - Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 4 – 1

Opposed: S. Keating

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.

LAND USE AMENDMENT
HARVEST HILLS (WARD 3)
EAST OF HARVEST HILLS DRIVE NE AND HARVEST GROVE
CLOSE NE
BYLAW 275D2016

MAP 23N

Applicant:

Giuseppe Dolgetta

Landowner:

Giuseppe Dolgetta
Filomena Dolgetta
Speranza Dolgetta

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density residential R-C1 setting in the community of Harvest Hills. The parcel is developed with a single detached dwelling with a detached garage, accessed from the lane. Single detached dwellings exist to the east, west, and north. The parcel backs onto the Harvest Hills Golf Course lands. The following table provides population statistic for the community of Harvest Hills:

Harvest Hills	
Peak Population Year	2014
Peak Population	7,594
2016 Current Population	7,568
Difference in Population (Number)	-26
Difference in Population (Percent)	-0.3%

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 12.3 metres wide by 35.9 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.

LAND USE AMENDMENT
HARVEST HILLS (WARD 3)
EAST OF HARVEST HILLS DRIVE NE AND HARVEST GROVE
CLOSE NE
BYLAW 275D2016

MAP 23N

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 Harvest Grove Close NE. The area is served by Calgary Transit with a bus stop located approximately 60 metres away on Harvest Hills Drive NE (Routes 88, 109 and 737).

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.

**LAND USE AMENDMENT
HARVEST HILLS (WARD 3)
EAST OF HARVEST HILLS DRIVE NE AND HARVEST GROVE
CLOSE NE
BYLAW 275D2016**

MAP 23N

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 60 letters of objection, summarized as follows:

- Adding to the existing major congestion of parking would be “ruinous” and obstruct access of emergency vehicles and services;
- A suite would negatively change the single family standards of the community;
- Entrance to Harvest Grove Close is hazardous, and potential for renters to strike neighbourhood children with their cars is “enormous”;
- Will add unnecessary volume to commuter roads;
- Neighbourhood was not intended or designed for secondary suites;
- Would add a “negative dynamic”;
- Proposed redesignation is destroying the community;
- Site does not have lane access;
- If “these people” want a suite they should buy a duplex or move to a property already zoned R-1s/R-C1s;
- Community is overpopulated and cannot withstand any further development;
- Harvest Hills is zoned R-1 for a reason (reason not specified) and needs to stay that way;
- Residents have spent a lot of money to live in Harvest Hills and the City of Calgary should protect them;
- Already a lack of infrastructure and amenities for existing residents;
- Approval will make Harvest Hills a “rental community”;
- Approval will set a precedent for further suites;
- Suite will drastically effect quality of living and investment value;
- Should not be allowed unless nearby homeowners will be compensated financially;
- Potential (unspecified) threats to neighbourhood children; and
- Maintenance and improvement issues on rental properties.

Public Meetings

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
HARVEST HILLS (WARD 3)
EAST OF HARVEST HILLS DRIVE NE AND HARVEST GROVE
CLOSE NE
BYLAW 275D2016**

MAP 23N

APPENDIX I

APPLICANT'S SUBMISSION

The reason for this application is to rezone the property to and have the possibility to have a secondary suite in the walk out basement

The city is in need of more affordable accommodations that are built to code and assure maximum safety and adequate amenities for the occupants. I intend to build my secondary suite to current code requirements with all necessary health and safety for the future occupant.