

LAND USE AMENDMENT  
HUNTINGTON HILLS (WARD 4)  
HUNTLEY ROAD NE AND HUNTLEY WAY NE  
BYLAW 323D2017

MAP 10N

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel 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’S RECOMMENDATION**

2017 August 24

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 323D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares± (0.09 acres ±) located at 7372 Huntley Road NE (Plan 686LK, Block 73, Lot 7) 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 323D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

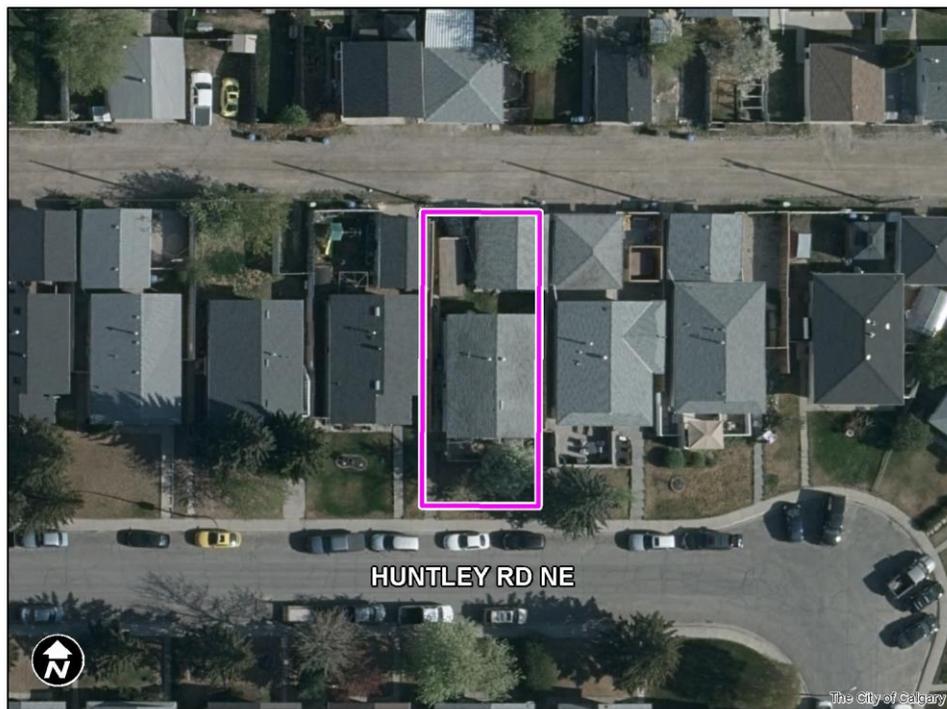
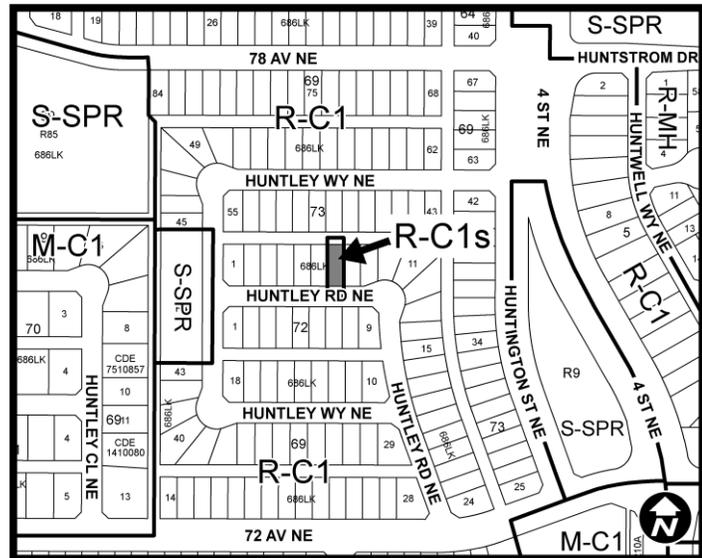
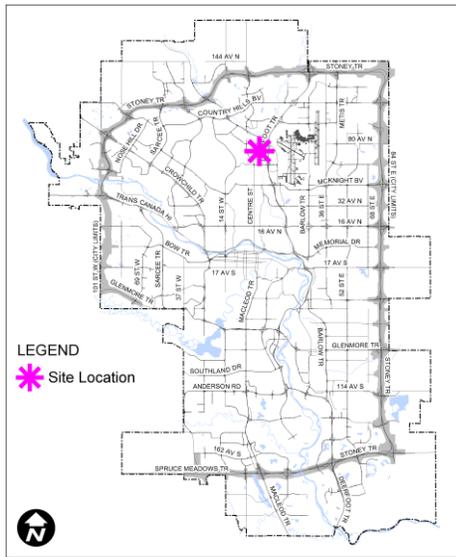
**ATTACHMENT**

1. Proposed Bylaw 323D2017
2. Public Submission

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LOCATION MAPS



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**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares± (0.09 acres ±) located at 7372 Huntley Road NE (Plan 686LK, Block 73, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: C. Friesen**  
Absent: R. Wright

**Carried: 5 – 0**

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**Applicant:**

Jun Li

**Landowner:**

Jun Li  
Shawn Patrick Unrau

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Huntington Hills, the site is approximately 12 metres wide by 30 metres deep in size and is developed with a one-storey single detached dwelling. There is a detached double car garage and a single-car parking pad that is accessed from the rear lane.

Surrounding development consists of single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2016 Civic Census, the following table identifies Huntington Hills peak population and year, current population and the population amount and percentage difference between the peak and current populations.

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

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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## **LEGISLATION & POLICY**

### South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

### Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for this area.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Huntley Road NE and the rear lane. The area is served by Calgary Transit bus service with bus stop location within approximately 260 metres walking distance of the site on 72 Avenue NE. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

## **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 if a Backyard Suite is proposed at the development permit stage.

## **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

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## GROWTH MANAGEMENT

This land use amendment 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 MDP references associated with growth management matters.

## PUBLIC ENGAGEMENT

### Community Association Comments

File was circulated to the Huntington Hills Community Association. Administration did not receive a response from the Huntington Hills Community Association.

### Citizen Comments

Administration received one letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- The resident was not consulted by the applicant;
- The resident believes that the reason for the secondary suite are for financial gain only; and
- The resident has concern regarding the maintenance of the front lawn and who should be responsible when the house is rented.

### Public Meetings

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

We would like to change the zoning at 7372 Huntley Road NE from RC-1 to RC-1s. We feel that this would help provide more affordable housing in Calgary at a time when the economy is still returning to its feet. There is plenty of parking off street with a double garage and an outdoor spot in the back. It is close to playgrounds and schools which make it perfect for a young family just starting out. We have spoken to our neighbours that support and approve of this zoning change.

## APPENDIX II

### IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

## Important terms



**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

