

LAND USE AMENDMENT
HUNTINGTON HILLS (WARD 4)
68 AVENUE NW WEST OF 4 STREET NW
BYLAW 133D2018

MAP 9N

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 RECOMMENDATION(S)

2018 February 22

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 133D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 604 - 68 Avenue NW (Plan 4948JK, Block 7, Lot 1) 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 133D2018.

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.

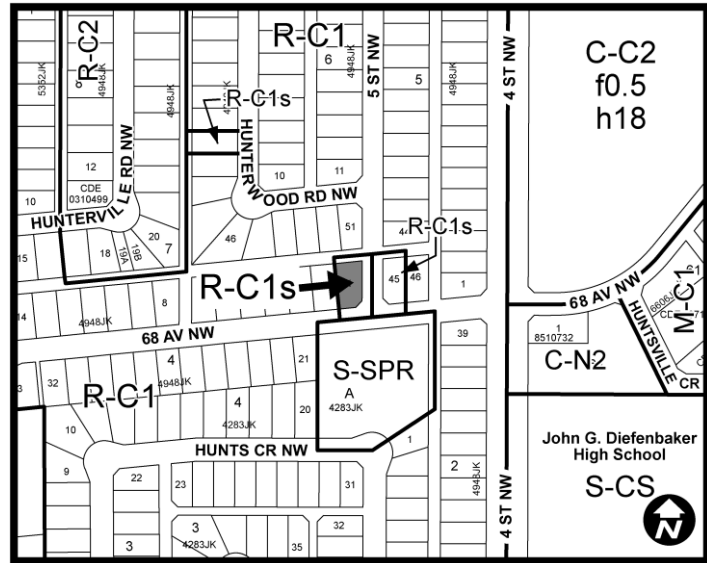
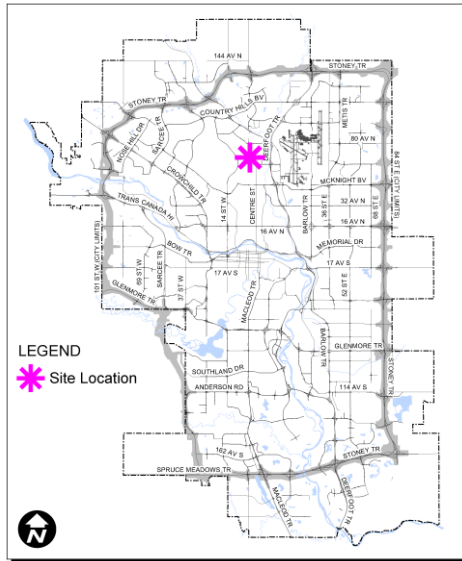
ATTACHMENT

1. Proposed Bylaw 133D2018

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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 0.06 hectares \pm (0.15 acres \pm) located at 604 - 68 Avenue NW (Plan 4948JK, Block 7, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Scott

Carried: 6 – 0

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Applicant:

Philip Cory Fraser

Landowner:

Philip Cory Fraser
Ronna Fraser

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Huntington Hills, the site is approximately 13 metres by 33 metres in size and is developed with a one-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, and west of the site. A City park with playground exists to the south of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Huntington Hills peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Huntington Hills	
Peak Population Year	1983
Peak Population	15,904
2017 Current Population	13,154
Difference in Population (Number)	-2,750
Difference in Population (Percent)	-17%

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 Huntington Hills.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from both 68 Avenue NW and 5 Street NW, as well as from the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 150 metre walking distance of the site on 4 Street NW. BRT Route 300 is located approximately 500 metres walking distance of the site on Centre Street. 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

Administration did not receive a response from the Huntington Hills Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

December 20, 2017

To whom it may concern,

My wife and I own and live at 604 – 68 Ave, NW. We are applying to change the land use designation from RC-1 to RC-1s. The property is our personal residence where we live with our four children. I was raised in our home and we have owned it since we purchased it from my mother in 2001.

With several of our children becoming adults and starting post secondary education, we feel that a self contained suite would be ideal for one or both of them to venture into independent living in a safe place with affordable rent. After that it would be an excellent rental accommodation for someone desiring to make their home in a fully established, family friendly neighborhood.

Our home is located in an ideal location close to many great schools and services, on a corner lot with three off street parking spots, and directly across from a good sized park. It's only 75 meters from the bus stop for routes to down town, SAIT, U of C, Foothills Hospital, MRU, James Fowler and Saint Francis High Schools. Many amenities and schools are a short walk, including Superstore, Murray T. Copot Arena and Thornhill Aquatic & Rec. Center, Judith Umbach Library, Diefenbaker High School, Sir John A. Macdonald Jr. High, St. Helena Jr. High, and Huntington Hills Elementary Schools, as well as Huntington Hills Skate Park, and Huntington Hills Community Center.

The park across the street is great for throwing a frisbee, kicking a soccer ball, or playing with young children on the playground equipment. Nose Hill Park is close by and there are great bike paths in the area for cycling enthusiasts. Many sports programs are offered through the community center including soccer, curling, and hockey to name a few. This is a great community for active people to live in.

Thank you for considering our application.

Sincerely



Cory Fraser

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.

