

LAND USE AMENDMENT  
WHITEHORN (WARD 5)  
WHITEHORN CRESCENT NE  
BYLAW 220D2017

MAP 34E

**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)**

2017 May 18

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 220D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 152 Whitehorn Crescent NE (Plan 7410438, Block 17, Lot 17) 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 220D2017.

**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.

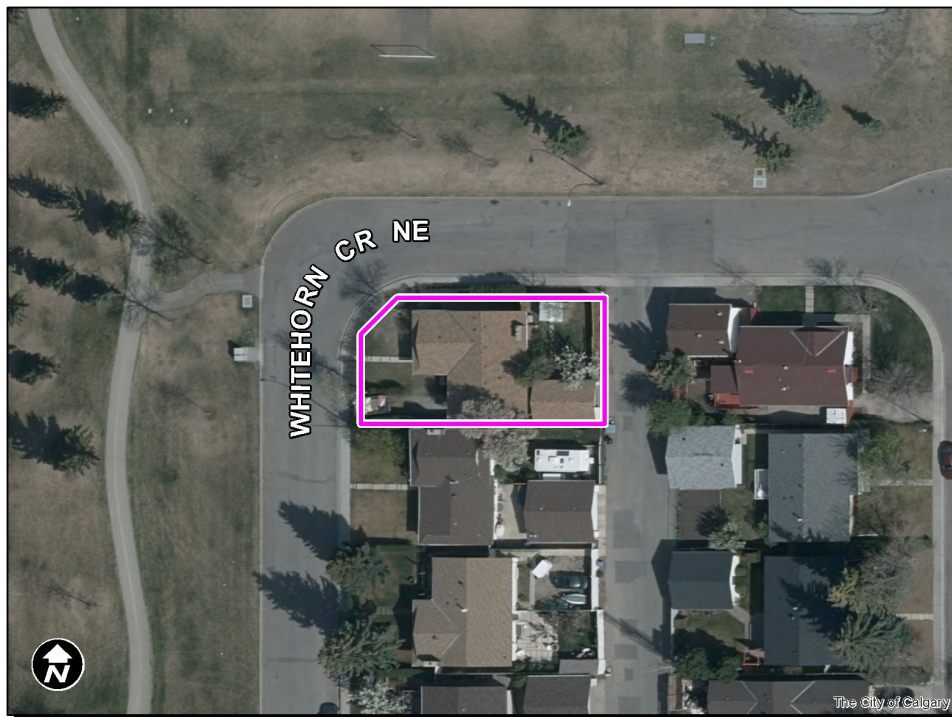
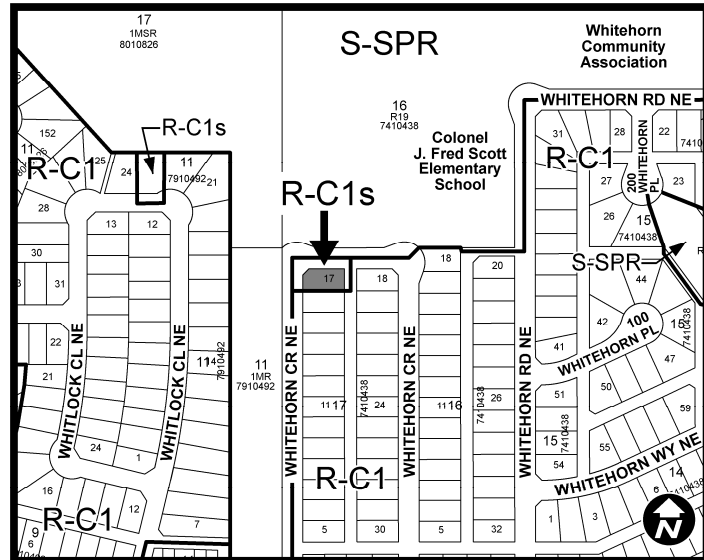
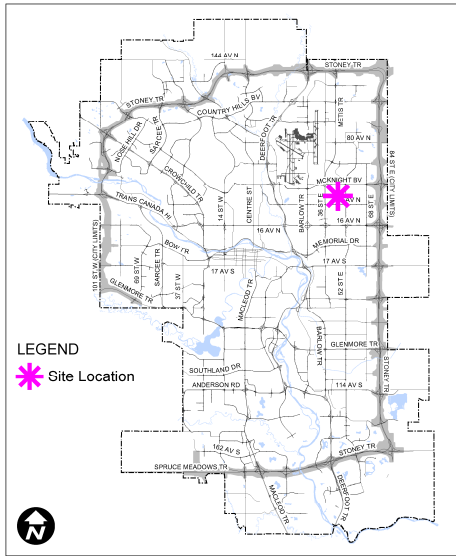
**ATTACHMENT**

1. Proposed Bylaw 220D2017
2. Public Submission

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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 0.05 hectares ± (0.12 acres ±) located at 152 Whitehorn Crescent NE (Plan 7410438, Block 17, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 9 – 0**

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**Applicant:**

Kerry Wiebe Developments

**Landowner:**

Margaret A Dmyterko  
Peter Dmyterko

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Whitehorn, the site is approximately 15 metres by 30 metres in size and is developed with a one-storey single detached dwelling, a detached single-car garage that is accessed from the rear lane and a front driveway accessed from Whitehorn Crescent NE that can accommodate an additional parking stall. An elementary school exists directly to the north of the site with lands to the west containing a public park, and lands to the south and east containing single detached dwellings.

According to data from The City of Calgary 2016 Census, the following table identifies Whitehorn's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

<b>Whitehorn</b>	
Peak Population Year	2015
Peak Population	12,421
2016 Current Population	12,374
Difference in Population (Number)	- 47
Difference in Population (Percent)	0%

**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).

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Whitehorn Crescent NE and the rear lane. The area is served by Calgary Transit with a bus stop location within approximately 250 metre walking distance of the site on Whitehorn Drive NE and the Whitehorn LRT station approximately 850 metres to the west. On-street parking adjacent to the site is unregulated.

## **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.

## **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.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received an email of no objection to the application from the Whitehorn Community Association.

Reasons stated for no objection are as follows:

- The neighbor has no problem with this.
- The house looked run down at Christmas time but now has new windows and paint on the outside.
- There is lots of parking.

**Citizen Comments**

Administration received three (3) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Concern that the owner does not live at this location.
- Owner has shown disregard for property maintenance until recently.
- Neighbours homes were purchased based on R-C1 and there are no other suites on the street.
- Added traffic.
- Devaluation of neighbouring properties.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The purpose of this application: re-designation of our property at 152 Whitehorn Crescent from R-C1 to R-C1s. We have renovated our home inside and out to improve heat, efficiency and appearance. While renovating we realized the potential to convert the basement to a separate suite. AS we are both over age 70 and this would provide us with a monthly income. Required permits have been taken out and has been inspected. The renovations have been developed in a proper and correct way.

**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 simplify 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.

