

**LAND USE AMENDMENT
WHITEHORN (WARD 5)
52 STREET NE AND 44 AVENUE NE
BYLAW 169D2017**

MAP 34E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Whitehorn from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The parcel contains an existing single detached dwelling and the application is not 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2017 April 06

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 169D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 348 Whiteside Road NE (Plan 7610067, Block 19, Lot 2) 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 169D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible and complementary with the established character of the community. This proposal conforms to the relevant policies of the Municipal Development Plan (MDP), and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel can accommodate the required onsite parking. In addition, the parcel is located in close proximity to public transit.

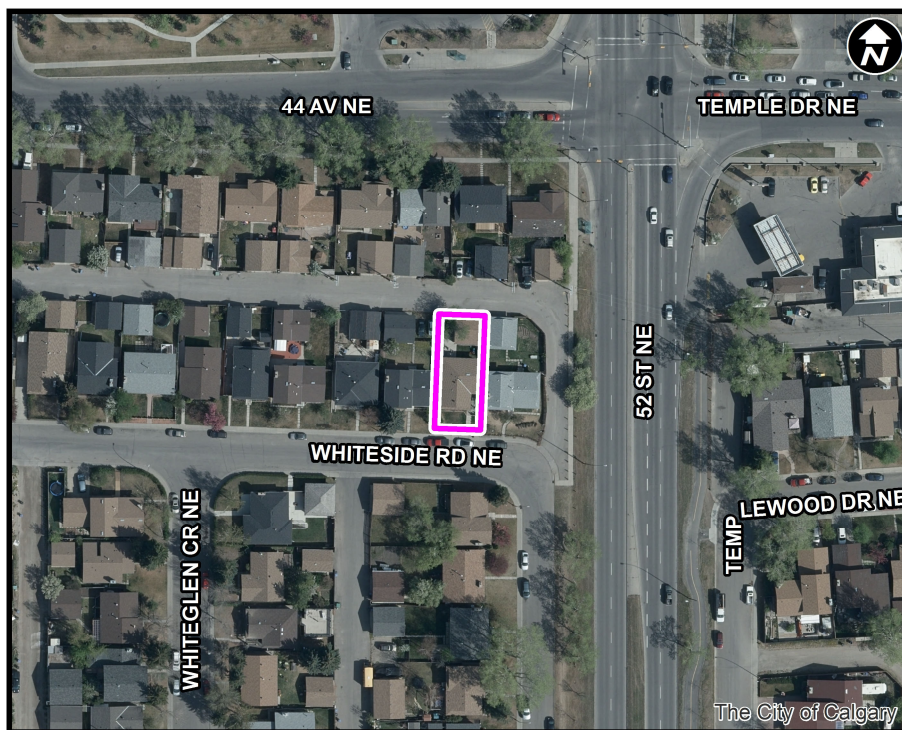
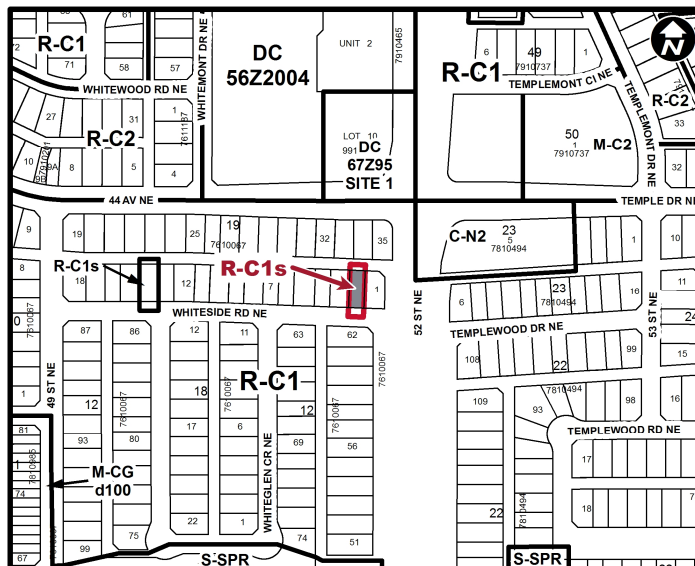
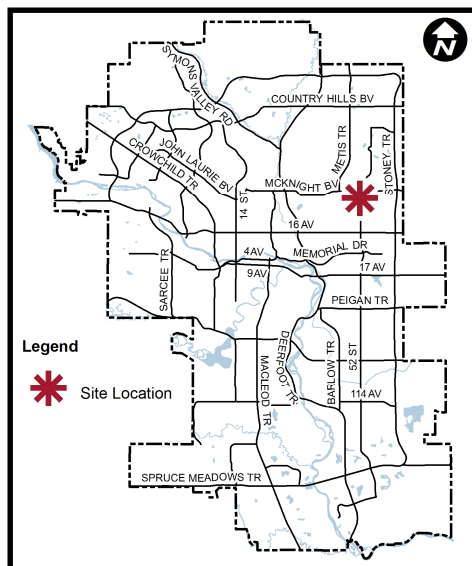
ATTACHMENT

1. Proposed Bylaw 169D2017

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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 0.04 hectares \pm (0.09 acres \pm) located at 348 Whiteside Road NE (Plan 7610067, Block 19, Lot 2) from Residential - Contextual One Dwelling (R-C1) District **to** Residential-Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 0

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Applicant:

Amber D Blower

Landowner:

Amber D Blower
Delberta S Blower

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Whitehorn, within a low density residential neighbourhood made up of single detached dwellings designated Residential – Contextual One (R-C1) District. The subject site is developed with a single detached dwelling (bungalow) and a double car rear garage.

The site has an approximate frontage of 12.1 metres along Whiteside Road NE and comprises a total lot area of approximately 372 square metres. The size of the parcel as described meets the minimum requirements for the development of a secondary suite. Further, the site contains an existing double car garage in the rear lane with space to accommodate development of an additional parking pad, which would provide sufficient space for the two motor vehicle parking stalls that are required. These items and other development standards such as the configuration of outdoor amenity space would be reviewed in detail through a subsequent development permit and/or building permit process.

Whitehorn	
Peak Population Year	2015
Peak Population	12,421
2016 Current Population	12,374
Difference in Population (Number)	-47
Difference in Population (Percent)	-0.4%

LAND USE DISTRICTS

The proposed R-C1s district would allow for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the following two forms:

- Basement Suite as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. It is important to note that the approval of this land use amendment does not constitute approval of a specific secondary suite but rather it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

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LEGISLATION & POLICY

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).

Municipal Development Plan (MDP) (Statutory - 2009)

The subject site is located within the *Developed Established Residential Area* and more specifically the *Established Area* as identified on the Urban Structure Map of the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP, specifically:

Residential – Developed Established Area general policies support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Neighbourhood Infill and Redevelopment policies of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites).

Housing Diversity and Choice policies of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods – some strategies may include but are not limited to allowing accessory units in low density areas.

There is currently no Area Redevelopment Plan (ARP) or Area Structure Plan (ASP) governing the subject site, therefore the Calgary MDP is used for guidance.

TRANSPORTATION NETWORKS

The site contains an existing double car garage, which can be accessed directly from the rear lane off Whiteside Road NE. The parcel is well served by Calgary Transit with two stops (multiple routes) nearby – one on 52 Street NE approximately 50 metres northeast and the other on 44 Avenue NE approximately 100 metres north of the subject site.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing municipal infrastructure.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Whitehorn Community Association was circulated regarding this application and no response was received by Administration.

Citizen Comments

The application was Notice Posted and circulated to adjacent landowners and no responses were received by Administration.

Public Meetings

No public meetings were held by the applicant or Administration for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

To Whom it may concern,

I am writing this letter to inform you of the reason I have applied for the land use redesignation application, to make my secondary suite legal.

I have a family member who is in need of a place to stay due to unforeseen circumstances; they are unable to afford to rent a place on their own. The secondary suite was pre-existing when we purchase the home. As of right now we do not use the basement for anything, so being able to help someone in need would be a great thing for us.

We are close to transit, shopping and leisure centers. I have a double garage which can be used for parking for the basement tenant as well.

We would like to make it legal so we don't have any issues in the future and to make sure everything is up to code and safe for future tenants and our selves living up stairs.

Thank you for your time and understanding,

Sincerely,

Amber Blower