

**LAND USE AMENDMENT
WHITEHORN (WARD 5)
NORTH OF 32 AVENUE NE AND WEST OF 52 STREET NE
BYLAW 4D2017**

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. There is currently no secondary suite on the site and this application is not due to 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)

2016 November 03

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 4D2017; and

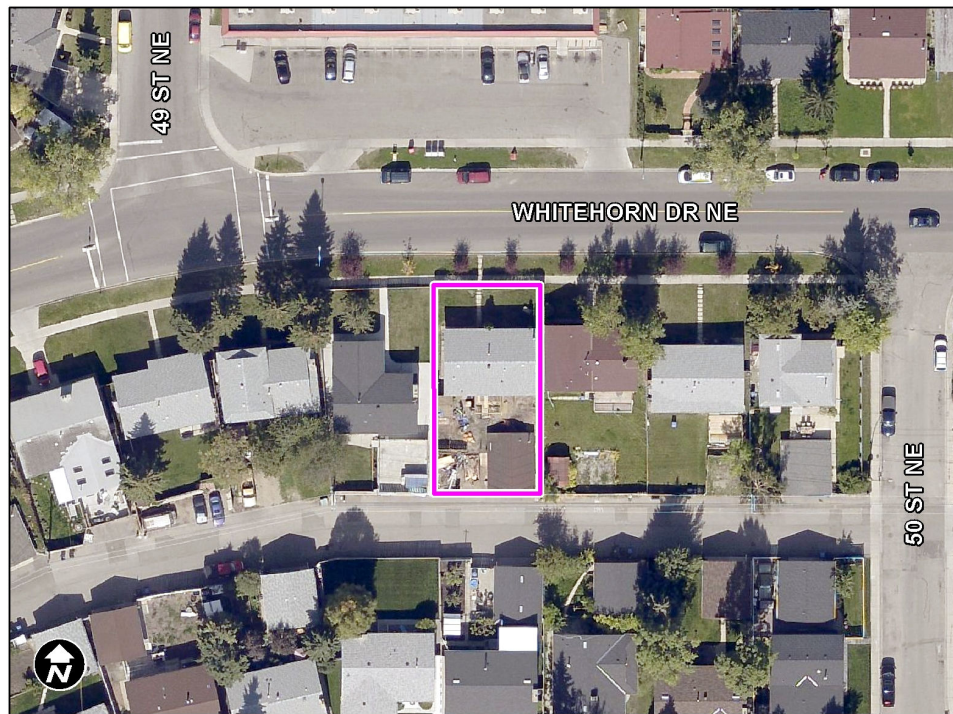
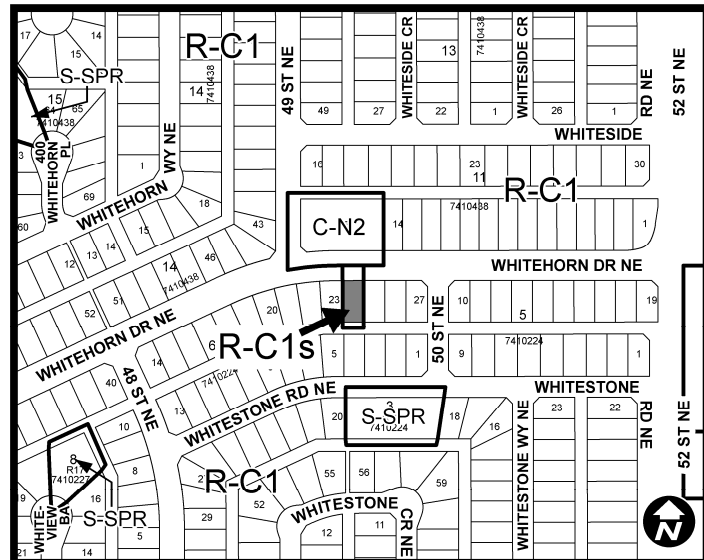
1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 5011 Whitehorn Drive NE (Plan 7410224, Block 6, Lot 24) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 4D2017.

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 with the established character of the community. In addition, 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 (LUB). The parcel has a rear lane and front driveway, which can accommodate the required onsite parking and is in close proximity to transit.

ATTACHMENT

Proposed Bylaw 4D2017

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 5011 Whitehorn Drive NE (Plan 7410224, Block 6, Lot 24) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Foht

Carried: 8 – 0

Reasons for Approval from Mr. Wright:

- There were six applications for secondary suites on the 2016 November 03 agenda. Community Association responses were two letters of support, one opposed and the remaining three were silent. Citizen letters included one in favour and one opposed for one application in a community that has lost 22 percent of its population since its peak in 1977. The CA supported the application. Four applications had no citizen letters of opposition. There appears to be no planning logic associated with files that draw opposition.

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Applicant:

1768045 Alberta Ltd (Sameer Premji)

Landowner:

1768045 Alberta Ltd (Sameer Premji)

PLANNING EVALUATION

SITE CONTEXT

The subject site is located mid block in a low density residential R-C1 setting in the community of Whitehorn. The site is developed with a single detached dwelling with access from the street and the rear lane.

The subject site has an approximate width of 15.5 metres and depth of 30.4 metres. The site meets the minimum requirements for width and depth which will be evaluated at the development permit stage. The parcel has the area to accommodate a single detached dwelling with a secondary suite and the two require motor vehicle parking stalls – one stall for the single detached dwelling and one stall for the secondary suite. The parcel is surrounded by R-C1 parcels to the west, east, and south and adjacent to Whitehorn Shopping Plaza, a small neighbourhood commercial parcel (C-N2), to the north.

The population of the community of Whitehorn peaked in 2015 with 12,421 residents. There has been a slight decrease since then with 12,374 people residing in the community in 2016; a difference of 0 percent.

WHITEHORN	
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 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 two following forms:

- Secondary 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. In addition, the development of a secondary suite on this site can meet the intent of Land Use Bylaw 1P2007 (LUB).

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LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject site is identified as Developed Established Residential area on Map 1 Urban Structure of the MDP. The Developed Area supports Moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP also notes redevelopment should support the revitalization of local communities by adding population. The MDP encourages modest redevelopment in the Established Area.

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).

The most relevant policy section(s) of the SSRP to this item are:

- Efficient use of land; and
- Community development.

TRANSPORTATION NETWORKS

The site can be accessed from Temple Drive NE by foot, bicycle, or automobile as well as from the rear lane. The parcel is well serviced by transit with a bus stop located approximately 290 metres from the site and 1.6 kilometres from the Whitehorn C-Train Station.

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 secondary suite proposed. This aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An environmental site assessment was not required.

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PUBLIC ENGAGEMENT

Community Association Comments

The Whitehorn Community Association was circulated regarding this application and did not provide comment.

Citizen Comments

Administration has not received any citizen comments at this time.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

I am making this application for a land use redesignation from R-C1 to R-C1s to allow development of a secondary suite.

I intend to develop a (basement) secondary suite. Development of the secondary suite will fully comply with the most current Alberta building and safety codes.

Given that the subject property contains a double detached garage, in addition to two on-site parking stalls (accessed via the paved back lane), any future parking required with a secondary suite may be accommodated on-site.

A few reasons why this application should be approved:

- Property is located within walking distance to Whitehorn LRT station, other transit, shopping, recreation, schools and other amenities.
- Secondary suites are a cost effective way of addressing rental housing needs; whilst also providing tenants with more choice in safe, low-priced housing supply.
- Secondary suites allow for modest densification, without significantly changing the character of existing neighbourhoods.

Thank you for taking the time to consider my application.