

**LAND USE AMENDMENT
WHITEHORN (WARD 5)
NORTH OF 32 AVENUE NE AND WEST OF 42 STREET NE
BYLAW 299D2016**

MAP 34E

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The suite does not currently exist, and there are no current complaints on file for illegal dwelling units.

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)

2016 October 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 299D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 88 Whitnel Close NE (Plan 7711574 Block 7, 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 299D2016.

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, the proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007.

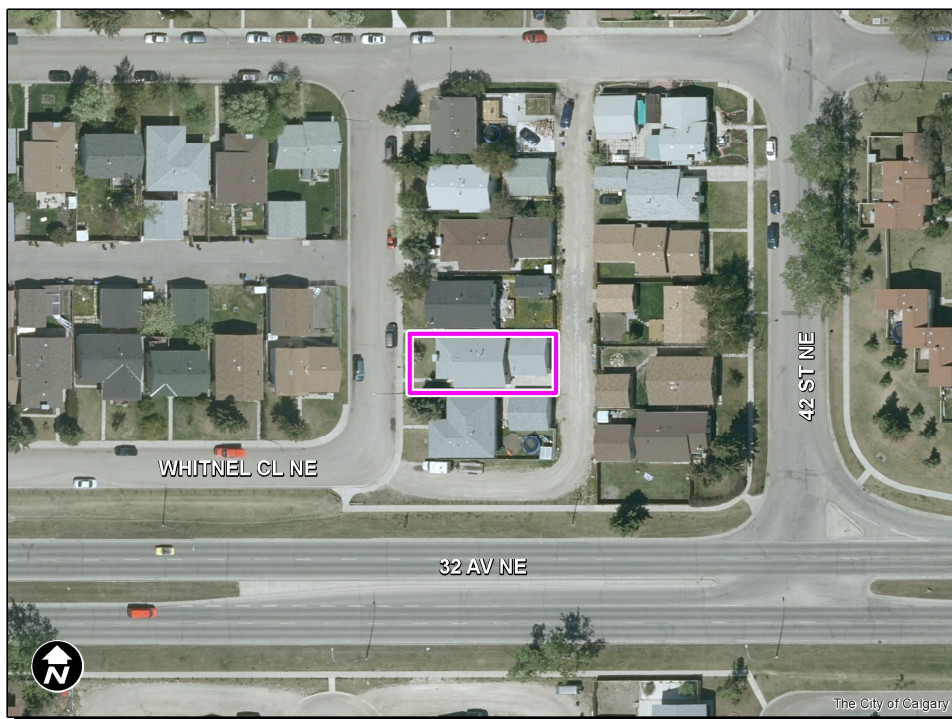
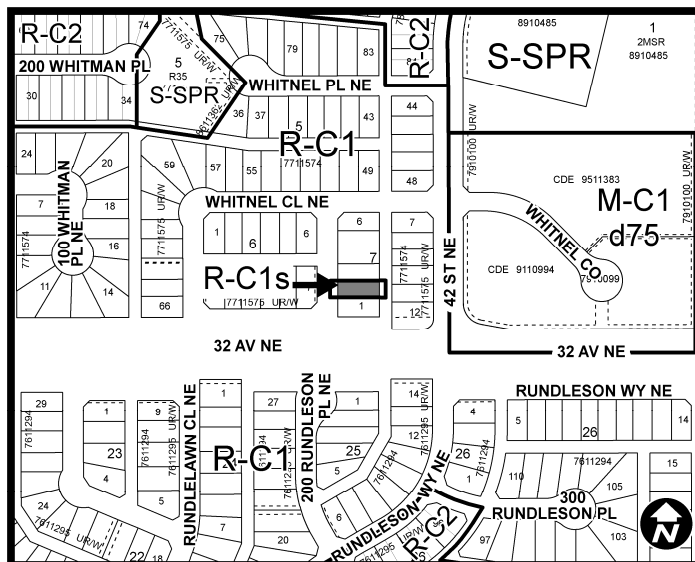
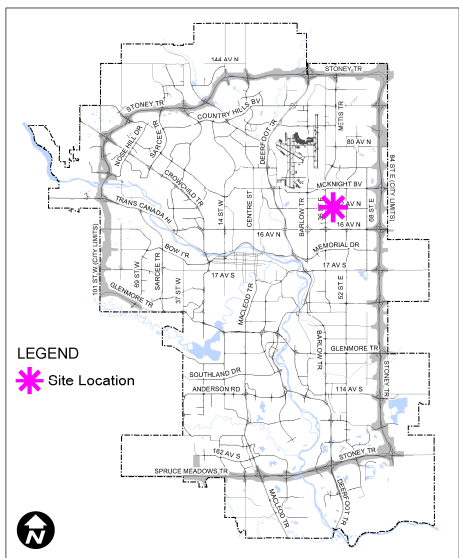
ATTACHMENTS

1. Proposed Bylaw 299D2016
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 \pm (0.11 acres \pm) located at 88 Whitnel Close NE (Plan 7711574 Block 7, Lot 2) from Residential - Contextual One Dwelling (R-C1) District **to** Residential - Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 6 – 0

Comments from Ms. Gondek:

- When six out of ten applications for secondary suites indicate that they are intended for family members – either elders or adult children – we must understand that these living spaces are not solely rental units.
- It is not acceptable or rational position that secondary suites should be prohibited because renters are undesirable and unsafe. Why do they not “fit” the social structure of a community? Why do they not “fit” the character of an estate community?

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Applicant:

Tony Dinh

Landowner:

Canhuizi Cui

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Whitehorn, the site is approximately 12 metres wide by 30 metres deep. The parcel is developed with a single detached dwelling with parking currently accessed from the rear in a detached garage. Single detached dwellings exist to the north, south, west and east of the parcel. The parcel is approximately 500 metres from a bus stop.

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 has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered via the permit process.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within a *Residential, Developed-Established Area* as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: *Established Areas* policies (Section 3.5.3), *Neighbourhood infill and redevelopment* policies (Section 2.2.5) and *Housing diversity and choice* policies (Section 2.3.1).

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).

There is no local area plan for Huntington Hills.

TRANSPORTATION NETWORKS

Vehicular access is available from the rear lane and parking is available in a detached double rear garage. The area is served by Calgary Transit with a bus stop located approximately 500 metres walking distance from the site along Whitehorn Drive NE. Unrestricted on-street parking is permitted in the area.

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

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PUBLIC ENGAGEMENT

Community Association Comments

The Whitehorn Community Association was circulated regarding this application. No response was received.

Citizen Comments

There were two responses received in opposition to the application from the surrounding neighbours. The letter expressed concerns with parking, the size of the lot and issues with tenants in this area.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I hereby request for the land re-designation to include secondary suite of my property located at 88 Whitnel Close North East Calgary, AB. My rationale pertaining to: specifics of the property, location, education options and finally affordable housing.

88 Whitnel Close features a lane access over-sized double garage, it also includes an adjacent single paved parking. (Please refer to map)

Public transit is 1.0km (13 minute walk) from the front door steps of my property, this is widely accepted as sustainable and a comfortable walking distance for Calgarians to commute daily to and from school or work.

Secondly, various school options in the community from Elementary, Junior High and finally High School. Families have the ability to choose from numerous options in various stages of life. Last but not least, affordable housing has been a hot topic of recent with Calgary's provincial immigration and international migration thus increasing demands on what is affordable housing. A SAFE, LEGAL secondary suite is a viable option and one of the initiatives the City of Calgary has taken towards. Young families, new immigrants and continued renters will benefit from

LEGAL SECONDARY SUITE.

Above is my explanation of why I believe my property is fitting for the secondary suite re-designation