

**LAND USE AMENDMENT
WHITEHORN (WARD 5)
WHITESIDE CRESCENT NE AND WHITESIDE ROAD NE
BYLAW 300D2016**

MAP 34E

EXECUTIVE SUMMARY

This application is for a land use redesignation from Residential - Contextual One Dwelling (R-C1) District to Residential - Contextual One Dwelling (R-C1s) District for the property at 116 Whiteside Crescent SE for a secondary suite. There is not an existing suite on the site and is not the result of complaints.

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 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 300D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 116 Whiteside Crescent NE (Plan 7410438, Block 13, Lot 19) 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 300D2016.

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. The site has rear lane access, is in proximity of transit and can accommodate the required additional parking stall on site.

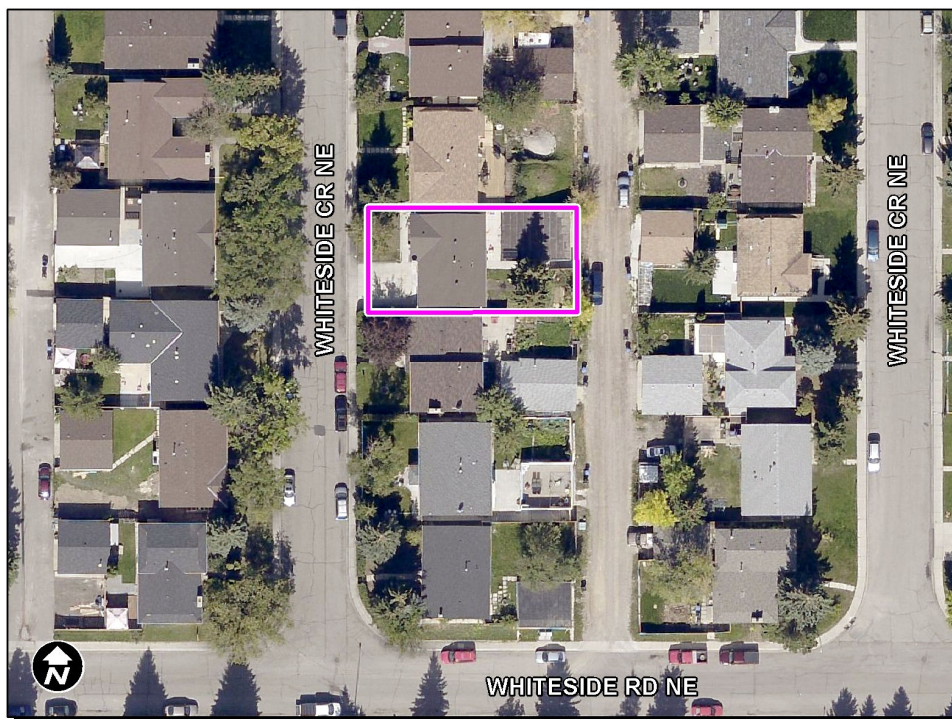
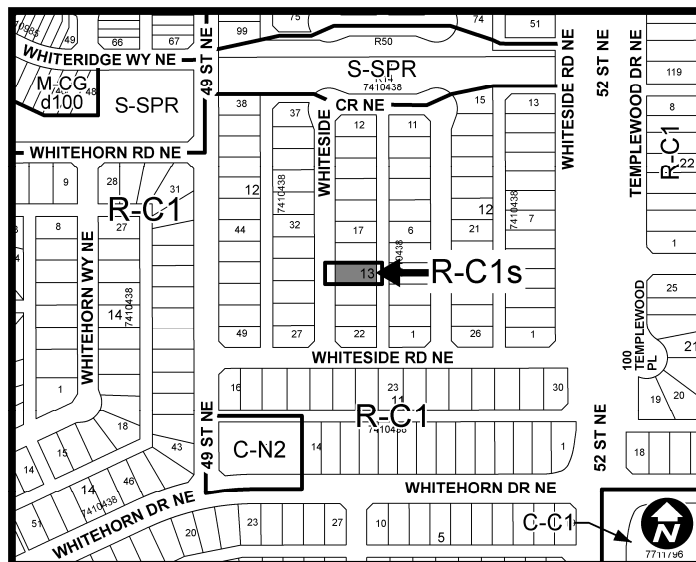
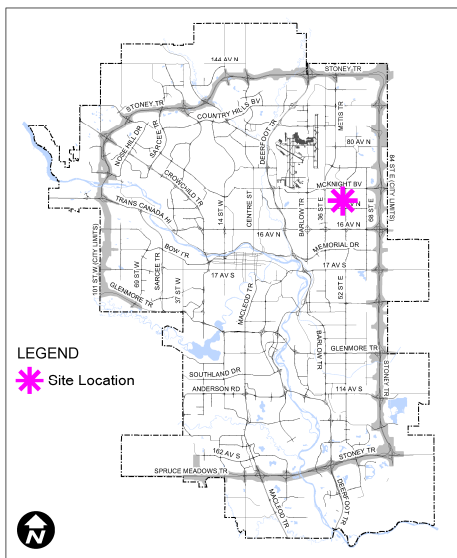
ATTACHMENT

1. Proposed Bylaw 300D2016

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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 116 Whiteside Crescent NE (Plan 7410438, Block 13, Lot 19) 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:

Hardeep Singh Grewal

Landowner:

Daljit Singh Grewal
Hardeep Singh Grewal
Hardev Kaur Grewal
Jasdeep Kaur Grewal

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Whitehorn, the site is approximately 15 metres wide by 30 metres deep. The site is developed with a single detached dwelling with a detached garage accessed off the rear lane. The site also has a front driveway. Single detached dwellings exist to the north, south, east and west of the site.

| 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 sites that contain a single detached dwelling. 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 site width requirements (12 metres). Approval of this land use application does not constitute approval of a specific secondary suite type, but rather 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) (Statutory/Approved by Council - 2009)

The 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 does not make specific reference to this site, the proposal is in keeping with a number of MDP policy areas including: *Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

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).

TRANSPORTATION NETWORKS

The subject site has front drive and rear lane access, and is within 290 metres of transit.

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.

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. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC submission date.

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Citizen Comments

No comments received by CPC submission date.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

My property (116 Whiteside Crescent NE Calgary) is a good applicant for a secondary suit for the following reasons:

- It is close to elementary school, junior high school and high school.
- It is very close to parks.
- It is very near to a shopping plaza (convenience stores).
- It is close to bus stops and the Whitethorn community hall.
- It is near Whitethorn LRT station.

Hardeep Grewal