

LAND USE AMENDMENT
WHITEHORN (WARD 5)
WHITESTONE ROAD NE AND 50 STREET NE
BYLAW 229D2016

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 application was submitted as a result of a complaint. There is an existing secondary suite in the dwelling.

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 July 28

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 229D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 5190 Whitestone Road NE (Plan 7410224, Block 6, Lot 3) 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 229D2016

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (secondary suite, 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 parcel has rear lane access, is in close proximity of transit and can accommodate the required additional parking stall on site.

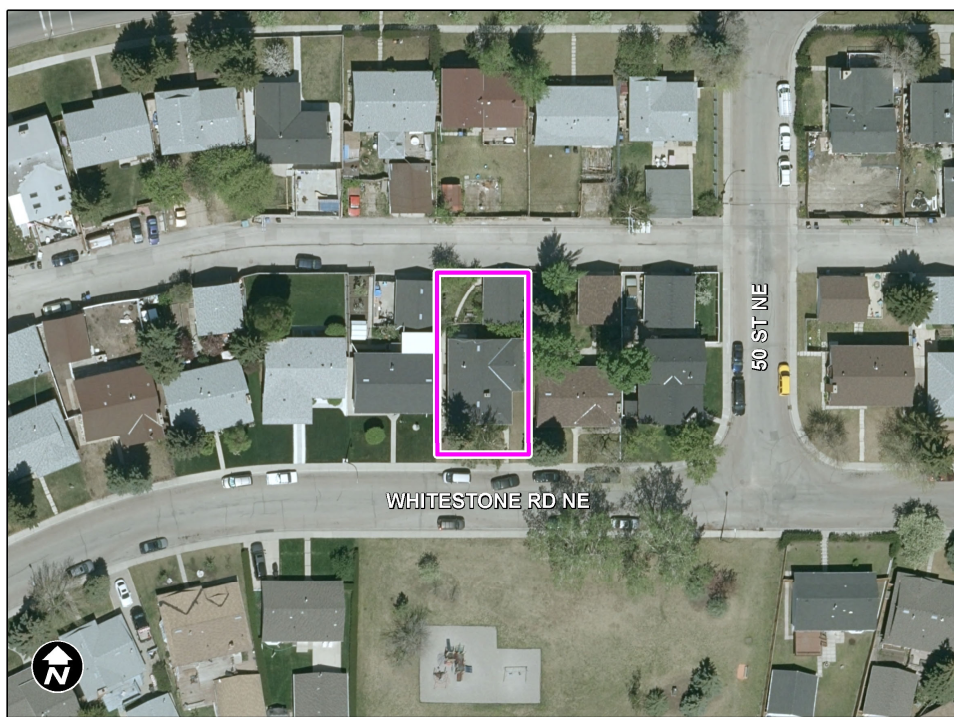
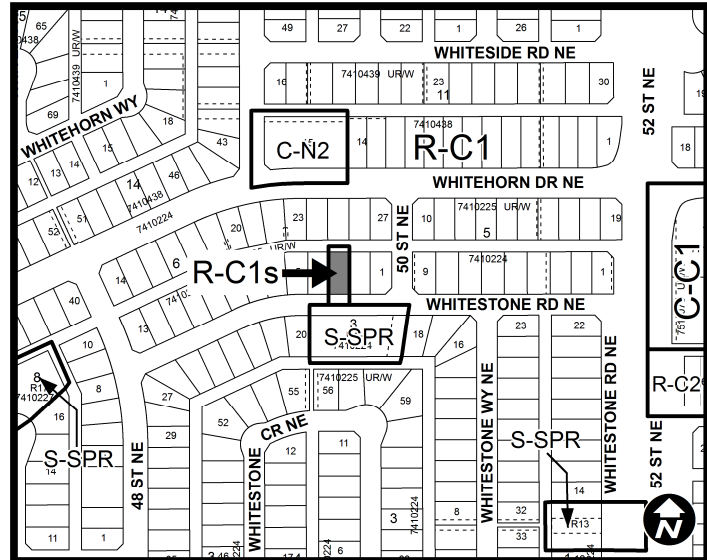
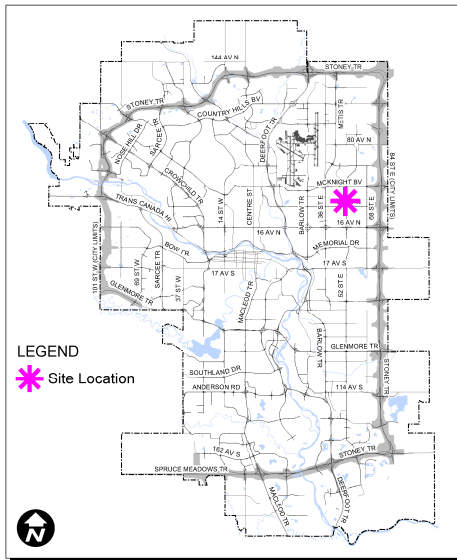
ATTACHMENTS

1. Proposed Bylaw 229D2016
2. Public Submissions

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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 5190 Whitestone Road NE (Plan 7410224, Block 6, Lot 3) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 6 – 0

Comments from Ms. Gondek:

- Let us remember that secondary suites are not necessarily stand alone rental units. There is a significant portion of the population that has ancillary units for the needs of large or multi-generational families.
- Research (Goodbrand 2016) indicates that secondary suites are used as transitional housing in some cases. “Transitional”, however, is not the same as the negatively considered term of “transient” that evokes “fear” and picture of suite residents as “undesirable”.
- I have concerns about the very personal nature of the Applicant’s submissions we are seeing. Fully recognizing the emotional pleas to Council at the Public Hearing are useful. I worry that details of family makeup (especially children) creates safety issues for Applicants. Do we perhaps recommend a template for letters, with an option of a more fulsome explanation during the verbal public presentation?

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Applicant:

Bushra Farooq

Landowner:

Bushra Farooq

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Whitehorn, the site is approximately 15.17 metres wide by 30.48 metres deep. The parcel is developed with a single detached dwelling with a detached garage accessed off the rear lane. Single detached dwellings exist to the north, west and east of the parcel. There is a park immediately in front of the parcel to the south.

Community Name: Whitehorn	
Peak Population Year	2015
Peak Population	12,421
2015 Current Population	12,421
Difference in Population (Number)	0
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 width requirements (12.0 metres). 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.

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).

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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 rear lane access and is within 250 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. 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.

PUBLIC ENGAGEMENT

Community Association Comments

- No comments received by CPC Report submission date.

Citizen Comments

- The applicant polled his neighbours and received 8 signatures of no objection.
- One letter was received by Administration from a neighbour opposing the proposed redesignation, due to perceived: undesirable tenants, parking issues and lack of property maintenance.

Public Meetings

- No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

My husband and myself we both are retired. I am 69 years old and my husband is 73. We are surviving on our old age security and Pension benefits. We have no other house, property or any other income. This house carries over \$300,000 mortgage on it. Fortunately, this has the capacity and environment which recommends to have secondary suites, thus becomes an affordable home providing source of income.

My daughter with two kids lives in this house which provides nearby schools, community center, steps away bus route leading to Whitehorn train station. Children park is right opposite to house which provides extra parking space.

In fact, when city needs affordable housing for low income Calgarians, this house will always do its share.

Thanking you in anticipation of your kind consideration that this house will be redesignated to have secondary suites.