

LAND USE AMENDMENT  
WHITEHORN (WARD 5)  
WHITEHAVEN CRES NE AND 40 STREET NE  
BYLAW 230D2016

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 not submitted as a result of a complaint. There is not 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 230D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 108 Whitehaven Crescent NE (Plan 8310170, Block 32, Lot 8) 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 230D2016

**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 front drive and rear lane access, is in close proximity of transit and can accommodate the required additional parking stall on site.

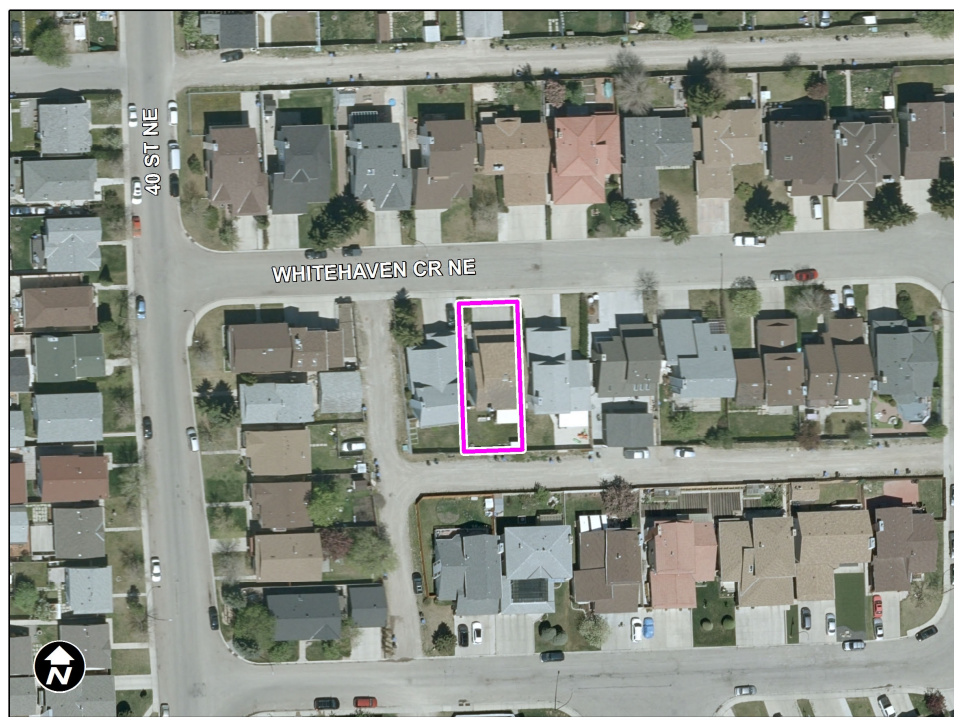
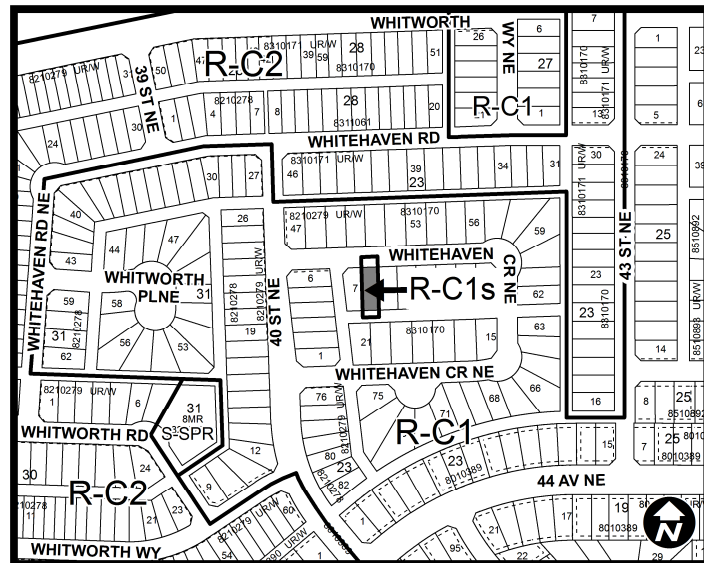
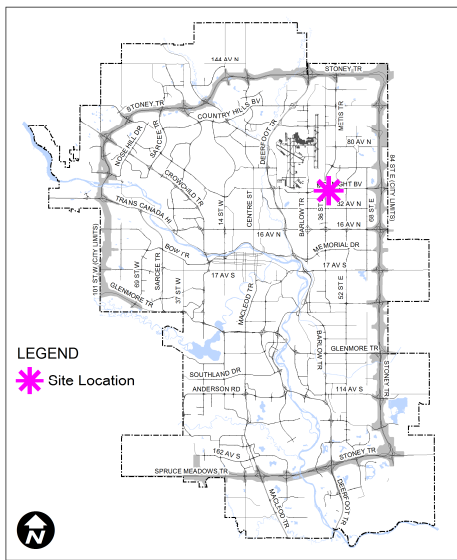
**ATTACHMENTS**

1. Proposed Bylaw 230D2016
2. Public Submission

LAND USE AMENDMENT  
WHITEHORN (WARD 5)  
WHITEHAVEN CRES NE AND 40 STREET NE  
BYLAW 230D2016

MAP 34E

LOCATION MAPS



LAND USE AMENDMENT  
WHITEHORN (WARD 5)  
WHITEHAVEN CRES NE AND 40 STREET NE  
BYLAW 230D2016

MAP 34E

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 108 Whitehaven Crescent NE (Plan 8310170, Block 32, Lot 8) 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?

LAND USE AMENDMENT  
WHITEHORN (WARD 5)  
WHITEHAVEN CRES NE AND 40 STREET NE  
BYLAW 230D2016

MAP 34E

**Applicant:**

Gedeon Embaye

**Landowner:**

Gedeon Embaye  
Shewit Woldeyohannes

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Whitehorn, the site is approximately 12.28 metres wide by 31.03 metres deep. The parcel is developed with a single detached dwelling with an attached front drive garage. The parcel is also laned. Single detached dwellings exist to the north, south, east and west of the parcel. Transit is within 350 metres of the parcel.

<b>Community Name:</b> 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

**LAND USE AMENDMENT  
WHITEHORN (WARD 5)  
WHITEHAVEN CRES NE AND 40 STREET NE  
BYLAW 230D2016**

**MAP 34E**

---

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).

**TRANSPORTATION NETWORKS**

The subject site has front drive and rear lane access. It is located within 350 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**

- No comments received by CPC Report submission date.

**Public Meetings**

- No public meetings were held for this application.

**LAND USE AMENDMENT  
WHITEHORN (WARD 5)  
WHITEHAVEN CRES NE AND 40 STREET NE  
BYLAW 230D2016**

**MAP 34E**

**APPENDIX I**

**APPLICANT'S SUBMISSION**

Here are the reasons for making this application for the following premises:

- The house is walking distance to LRT, Mall, School, Green space, community hall, ample parking space (double garage, and if more parking is need we make up to 6 parking stalls in the pack as an ally in the back.)
- Affordable housing option – Reduce home less –Serving families to locate in areas close to Transit, parks, schools, recreation facilities and commercial nodes
- Stop/minimize urban sprawl and reduces high rise construction
- Great option for elderly (in-law suite), students who want quiet space, and quiet singles
- Ideal first home for couples
- Alleviate family/home owner economics
- Increase economic activity as more people will live in the same area, increase density
- Financially advantageous use of excess home space
- Increased city revenue (from taxes)
- Better apartments (as they will be competing with a more homey housing option)
- Lower college expenses for students
- Provide a second income to owner
- Accommodate temporary housing needs
- Promote Calgary as an academic city (student housing)
- Affordable housing will attract more residents, city investors, entrepreneurs, etc.
- Increased available home space anywhere in the city
- The provision of an adequate supply of rental accommodation across the city that is affordable to low and moderate income households
- Eliminate illegal housing
- Will help conserve nature and the environment surrounding the city
- Increase the market value of the property
- Safe housing for renters and students
- Makes your house more affordable because a renter is paying down part of your mortgage
- Adding a secondary suite typically adds a lot of value to once property. When done legally and safely, these types properties attract tenants everywhere.
- Use Transit instead of owning vehicle when legal suite is close to City Transit.