

**LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
WHITEFIELD CRESCENT NE EAST OF WHITEFIELD DRIVE NE  
BYLAW 11D2018**

**MAP 34E**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there was an existing suite located on the parcel, however it was removed in May 2017 after a complaint. This application has been submitted to allow for the construction of a new suite.

**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)**

2017 November 16

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 11D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 67 Whitefield Crescent NE (Plan 8010826, Block 18, Lot 25) 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 11D2018.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

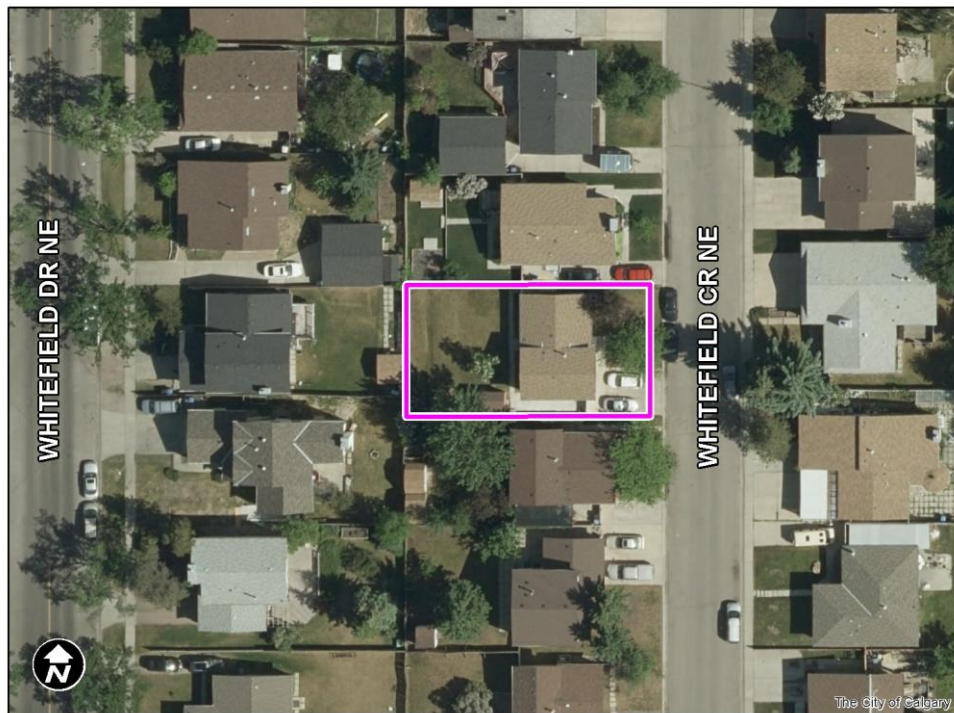
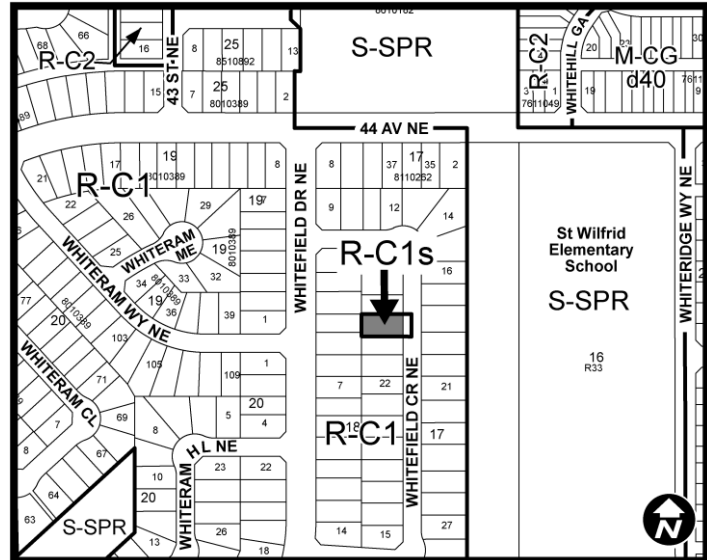
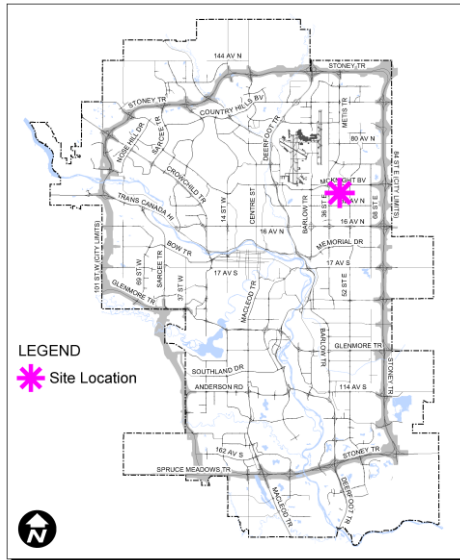
**ATTACHMENT**

1. Proposed Bylaw 11D2018

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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  $\pm$  (0.12 acres  $\pm$ ) located at 67 Whitefield Crescent NE (Plan 8010826, Block 18, Lot 25) from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual One Dwelling (R-C1s).

**Moved by: J. Gondek**

**Carried: 8 – 0**

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**Applicant:**

Jagdish Cheema

**Landowner:**

Jagdish Cheema

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Whitehorn the site is approximately 17 metres by 30 metres in size and is developed with a one-storey single detached dwelling, a shed, and a two-car parking pad that is accessed from Whitefield Crescent NE. Surrounding development consists of low-density residential R-C1 development to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Whitehorn's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations.

<b>Whitehorn</b>	
Peak Population Year	2015
Peak Population	12,421
2017 Current Population	11,985
Difference in Population (Number)	-436
Difference in Population (Percent)	-4%

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for Whitehorn.

Airport Vicinity Protection Area (AVPA)

The site is within the AVPA, however the proposed residential use is not a prohibited use as it is outside of the Noise Exposure Forecast (NEF) contours.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Whitefield Crescent NE. Front driveway access to a two-car parking pad is provided onsite. The area is served by Calgary Transit primary transit network bus service with a bus stop location within approximately 200 meters walking distance of the site on Whitefield Drive NE. The site is also within approximately 1.2 kilometre walking distance to the Whitethorn LRT station. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

**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 if a Backyard Suite is proposed at the development permit stage.

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## **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

## **GROWTH MANAGEMENT**

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

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

The Whitehorn Community Association forwarded administration a letter of objection from a resident they received.

Reasons stated for opposition by the resident are summarized as follows:

- potential negative impacts on parking; and
- change to the “dynamics of the neighborhood”.

The Community Association supports the resident’s comments.

### **Citizen Comments**

Administration received one (1) letter in opposition to the application. This was from the same citizen who provided comment through the Community Association.

Reasons stated for opposition are summarized as follows:

- potential decreased property values;
- concern of on-street parking for visitors; and
- maintenance and quality of life concerns due to potential rental property.

### **Public Meetings**

No public meetings were held by the Applicant or Administration.

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## APPENDIX I

### APPLICANT'S SUBMISSION

#### Reasons for making application

- I wish to invest in my home to boost my income to pay down my mortgage.
- It will enable my extended family and elderly parents to live nearby.
- It is likely to increase the value of my property.
- It will be a safe secondary suite that will meet all the requirements under Alberta Safety Codes Act.
- It will help in maximizing use of existing infrastructure in the neighbourhood.

#### Reasons for Approval

Property meets all the requirements for a secondary suite as under:

- It is a single detached dwelling.
- One motor vehicle parking stall for basement suit already exists.
- Has a private amenity space already for the basement.

APPENDIX II

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

## Important terms



**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

