

**LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
WHITEVIEW ROAD NE AND WHITEVIEW CLOSE NE  
BYLAW 14D2018**

**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 is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**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.

<b>ADMINISTRATION RECOMMENDATION</b>	2017 November 16
That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Land Use Amendment.	
<b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>	
That Council hold a Public Hearing on Bylaw 14D2018; and	
<ol style="list-style-type: none"> <li><b>ADOPT</b> the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 244 Whiteview Road NE (Plan 7410227, Block 9, Lot 19) from Residential – Contextual One Dwelling (R-C1) District <b>to</b> Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and</li> <li>Give three readings to the proposed Bylaw 14D2018.</li> </ol>	

**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.

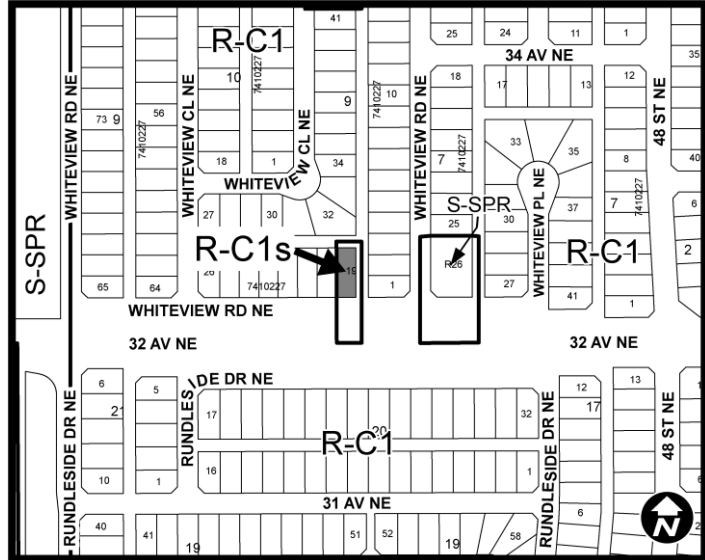
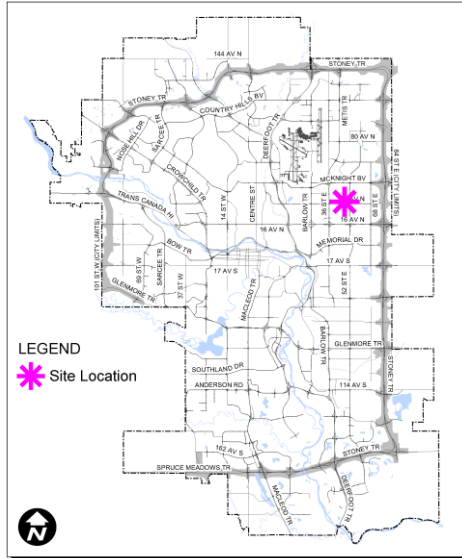
**ATTACHMENT**

- Proposed Bylaw 14D2018
- Public Submission

LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
WHITEVIEW ROAD NE AND WHITEVIEW CLOSE NE  
BYLAW 14D2018

MAP 34E

LOCATION MAPS



LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
WHITEVIEW ROAD NE AND WHITEVIEW CLOSE NE  
BYLAW 14D2018

MAP 34E

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 244 Whiteview Road NE (Plan 7410227, Block 9, Lot 19) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**

**Carried: 8 – 0**

LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
WHITEVIEW ROAD NE AND WHITEVIEW CLOSE NE  
BYLAW 14D2018

MAP 34E

**Applicant:**

Yasmita Engineering

**Landowner:**

Muhammad N. Shah

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Whitehorn, the site is approximately 14 metres by 36 metres in size and is developed with a single-storey single detached dwelling, a detached single-car garage and a single-car carport that are accessed from the rear lane. Park spaces (S-SPR) exist to the north and east and 32 Avenue NE exists south of the site.

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

<b>Whitehorn</b>	
Peak Population Year	2015
Peak Population	12,421
2016 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.

LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
WHITEVIEW ROAD NE AND WHITEVIEW CLOSE NE  
BYLAW 14D2018

MAP 34E

---

**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.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Whiteview Road NE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 450 metre walking distance of the site along Whitehorn Drive NE. The closest Primary Transit stop is located approximately 1km away on 52 Street NE. 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.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
WHITEVIEW ROAD NE AND WHITEVIEW CLOSE NE  
BYLAW 14D2018**

**MAP 34E**

---

**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**

Administration did not receive a response from the Whitehorn Community Association.

**Citizen Comments**

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- concerns regarding availability of services to serve an additional unit;
- lack of consultation with neighbours; and
- concerns regarding an increase in renters and the number of illegal suites in the surrounding area.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
WHITEVIEW ROAD NE AND WHITEVIEW CLOSE NE  
BYLAW 14D2018**

**MAP 34E**

---

**APPENDIX I**

**APPLICANT'S SUBMISSION**

The intent of my application is to provide a secondary suite to accommodate one more family in a developed area. The community will have more friends and the City of Calgary does not have to spend more money for developing infrastructure in a new community. There has been a good response from my neighbors and there is sufficient space at the back of the house for parking for the home owner and tenant with lane access.

**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 simplify and 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.

