

**LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
SOUTHEAST OF 36 STREET NE AND WHITEFIELD DRIVE NE  
BYLAW 13D2018**

**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.

**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 13D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.11 acres ±) located at 88 Whitaker Close NE (Plan 7911475, Block 13, Lot 66) 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 13D2018.

**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.

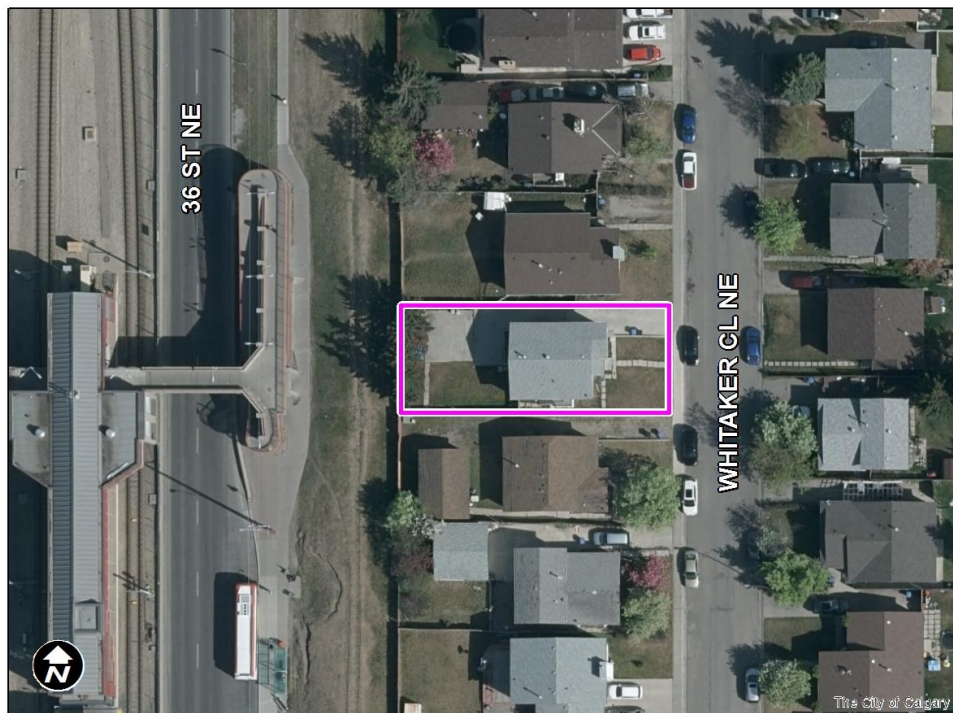
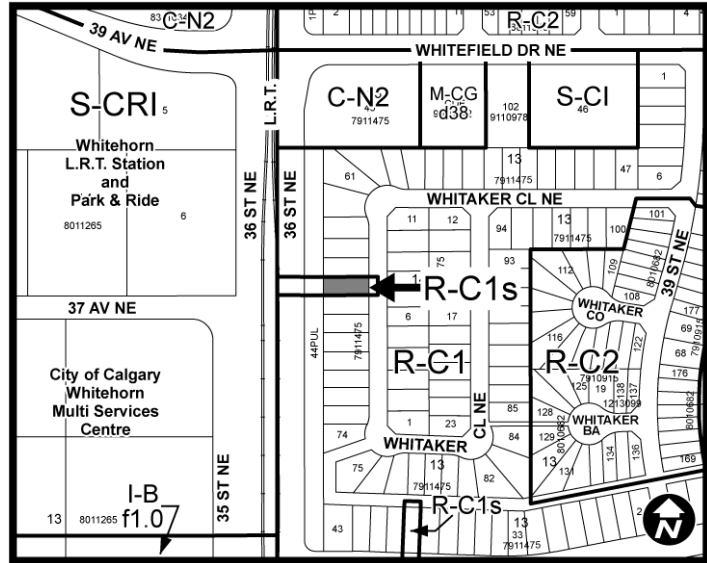
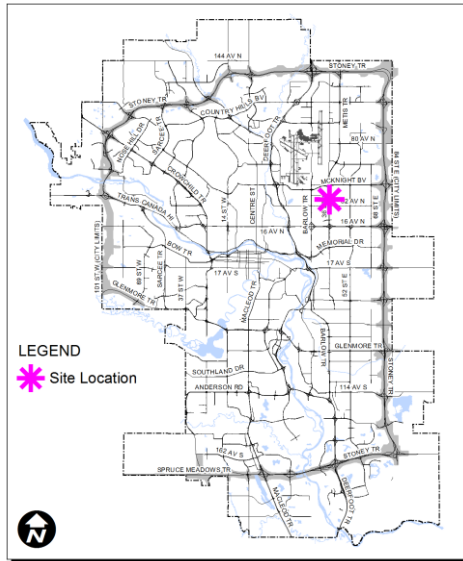
**ATTACHMENT**

1. Proposed Bylaw 13D2018
2. Public Submission

LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
SOUTHEAST OF 36 STREET NE AND WHITEFIELD DRIVE NE  
BYLAW 13D2018

MAP 34E

LOCATION MAPS



LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
SOUTHEAST OF 36 STREET NE AND WHITEFIELD DRIVE NE  
BYLAW 13D2018

MAP 34E

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 88 Whitaker Close NE (Plan 7911475, Block 13, Lot 66) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
SOUTHEAST OF 36 STREET NE AND WHITEFIELD DRIVE NE  
BYLAW 13D2018

MAP 34E

**Applicant:**

Joti Nahal

**Landowner:**

Shawna Nahal

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Whitehorn, the site is approximately 13 metres by 33 metres in size and is developed with a one-storey single detached dwelling and a car parking pad that is accessed from Whitetaker Close NE. Low-density, single-detached dwellings exist to the north, east, and south of the site. The Whitehorn LRT Station is located immediately to the 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 if any.

<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.

**LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
SOUTHEAST OF 36 STREET NE AND WHITEFIELD DRIVE NE  
BYLAW 13D2018**

**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 Whitetaker Close NW and there is no rear lane. The area is served by Calgary Transit primary transit network with the Whitehorn LRT Station located within approximately 200 metre walking distance of the site on 36 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)  
SOUTHEAST OF 36 STREET NE AND WHITEFIELD DRIVE NE  
BYLAW 13D2018**

**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 did not receive any responses from citizens.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
SOUTHEAST OF 36 STREET NE AND WHITEFIELD DRIVE NE  
BYLAW 13D2018

MAP 34E

---

**APPENDIX I**

**APPLICANT'S SUBMISSION**

I am requesting to re-zone 88 Whitetaker Close N.E., to allow a Secondary Basement Suite. There are 6 other Secondary Basement Suites registered in the community where I live.

Reasons for Application:

1. To help with mortgage when rented as additional income.
2. The Whitehorn LRT Station is behind the house.
3. I feel the site is appropriate for a secondary suite.
4. The house has a long drive-way on site allowing for additional secondary parking thereby not negatively impacting neighbours.

LAND USE AMENDMENT  
WHITEHORN (WARD 10)  
SOUTHEAST OF 36 STREET NE AND WHITEFIELD DRIVE NE  
BYLAW 13D2018

MAP 34E

**APPENDIX II**

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 simply 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.

