

**LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW
BYLAW 87D2018**

MAP 31SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) 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)	2018 January 25
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 87D2018; and	
<ol style="list-style-type: none"> 1. ADOPT the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 6 Everhollow Green SW (Plan 0811084, Block 22, Lot 31) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District, in accordance with Administration’s recommendation; and 2. Give three readings to the proposed Bylaw 87D2018. 	

REASON(S) FOR RECOMMENDATION:

The proposed R-1s 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.

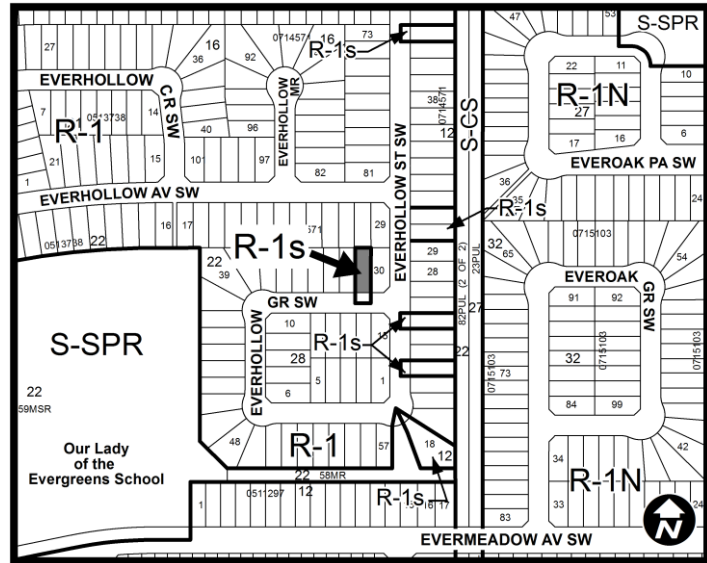
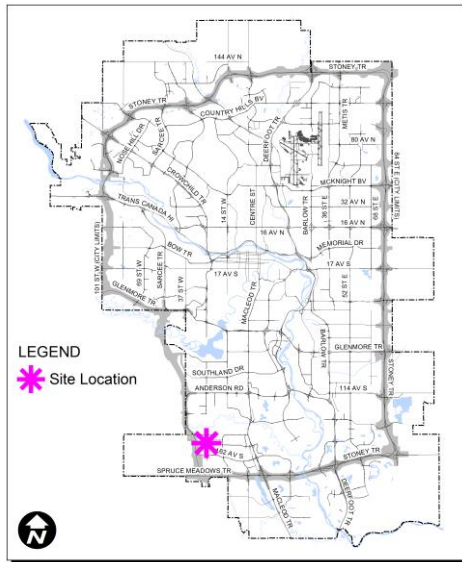
ATTACHMENT

1. Proposed Bylaw 87D2018

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW
BYLAW 87D2018

MAP 31SS

LOCATION MAPS



LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW
BYLAW 87D2018

MAP 31SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 6 Everhollow Green SW (Plan 0811084, Block 22, Lot 31) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

Moved by: L. Juan

Absent: J. Gondek

Carried: 5 – 2

Opposed: M. Foht and D. Leighton

Reasons for Opposition from Mr. Leighton:

- I opposed this R-C1s application because there was no evidence of adequate on- or off-site parking.

Reasons for Opposition from Mr. Foht:

- I did not support the application for the following reasons:
 - No rear lane to provide options for parking.
 - Transit located 600 metres away maybe too far for the average person to want to walk to on a regular basis.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW
BYLAW 87D2018

MAP 31SS

Applicant:

Muhammad Mumtaz Alam

Landowner:

Muhammad Mumtaz Alam
Yasmeen Akhtar

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Evergreen, the site is approximately 12 metres by 33 metres in size and is developed with a 2-storey single detached dwelling with an attached two-car garage that is accessed from Everhollow Green SW. Single detached dwellings exist to the north, east, south, and west of the site.

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

Evergreen	
Peak Population Year	2015
Peak Population	21,700
2017 Current Population	21,439
Difference in Population (Number)	- 261
Difference in Population (Percent)	- 1%

LAND USE DISTRICTS

The proposed R-1s 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
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW
BYLAW 87D2018**

MAP 31SS

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; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified 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 Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Midnapore III Community Plan (1997)

The site is located within a “Neighbourhood Area” as identified on the Land Use Concept Map (Map 2) in the *Midnapore III Community Plan*. While the community plan makes no specific reference to the site, this land use proposal is consistent with Neighbourhood Area policies (section 1.6) that encourage a range of housing types to support a variety of lifestyles and income levels.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Everhollow Green SW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 600 metre walking distance of the site on Everridge Drive SW. 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 on Everhollow Green SW 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.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW
BYLAW 87D2018

MAP 31SS

ENVIRONMENTAL ISSUES

No environmental issues have been identified. 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

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

Citizen Comments

Administration received two (2) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Limited / no parking available on street due to prevalence of front driveways;
- Not being engaged by applicant;
- Increase in prowling; and
- Decrease in property value.

Administration has considered the planning related concerns as follows:

- The subject site has the ability to provide the minimum required parking stalls (two) for the dwelling and secondary suite on site, as there is an existing two-car garage.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW
BYLAW 87D2018

MAP 31SS

APPENDIX I

APPLICANT'S SUBMISSION

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

I can develop legal secondary suites per city regulations and it will develop under city rules and regulations. I have two sons so later upper and lower level will be used by sons.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

- I will contact with my neighbors and they don't have any issue

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

I have double garage parking, also driveway parking, and my neighboring street have a lot parking so parking is never issue in my neighboring street / community.

- 4) Are there any potential negative impacts of this development that you are aware of?

There is no negative impacts.

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.

