

**LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW & EVERHOLLOW GREEN SW
BYLAW 76D2017**

MAP 31SS

EXECUTIVE SUMMARY

This Land Use Amendment proposes redesignation of a residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to accommodate a secondary suite. A secondary suite does not currently exist on the site, and this application is not the 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 January 12

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 76D2017; and

1. **ADOPT** the proposed redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 44 Everhollow Street SW (Plan 0811084, Block 12, Lot 18) 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 76D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s District allows for either a Secondary or Backyard Suite, which are compatible with and complementary to the existing low density residential character of the community. This proposal conforms with the applicable policies of the Municipal Development Plan (MDP). The subject site meets the lot area, width, and depth requirements of the Land Use Bylaw (1P2007).

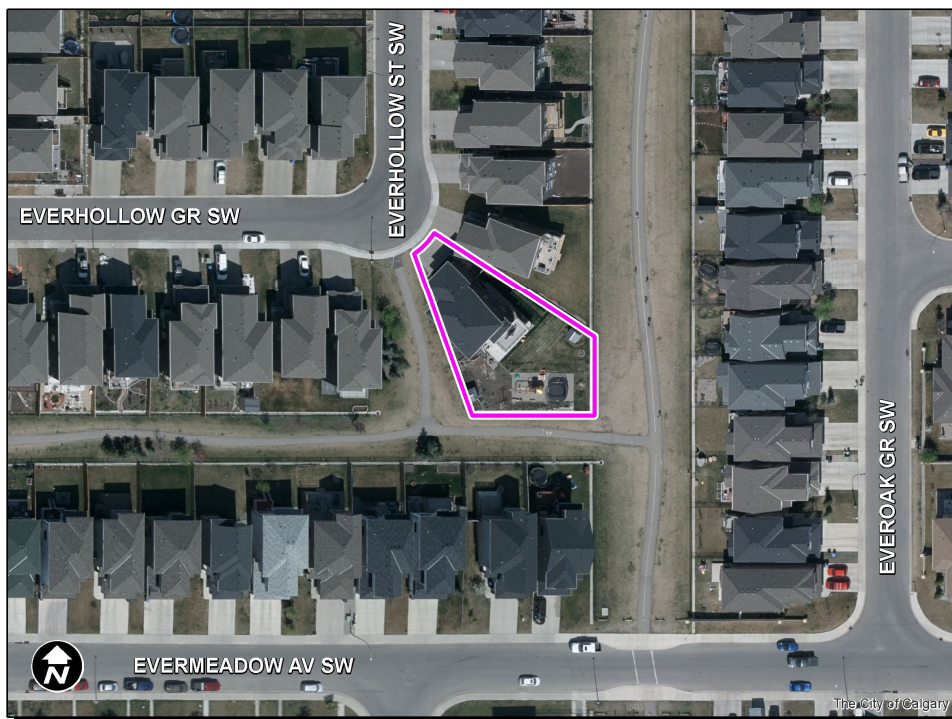
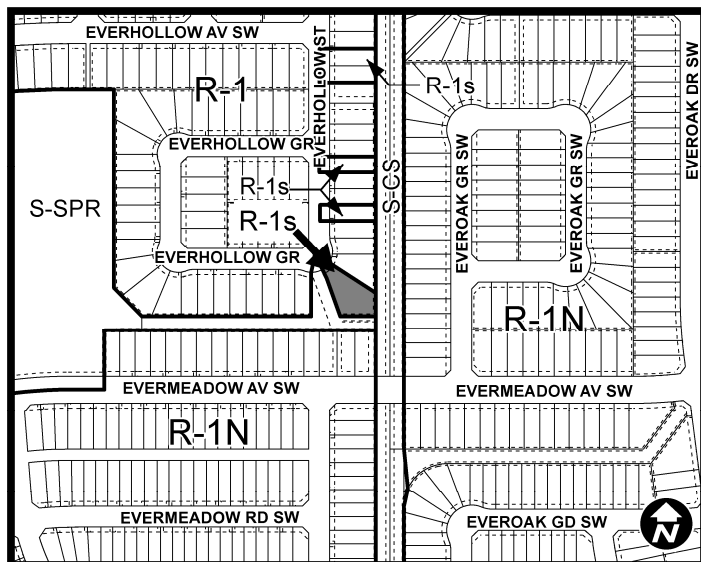
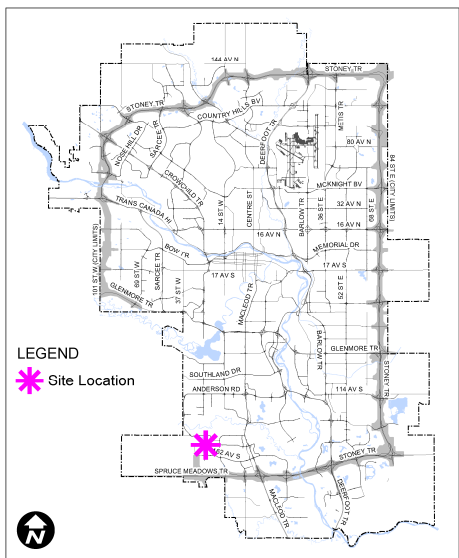
ATTACHMENT

1. Proposed Bylaw 76D2017

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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 0.08 hectares \pm (0.19 acres \pm) located at 44 Everhollow Street SW (Plan 0811084, Block 12, Lot 18) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: R. Wright

Carried: 6 – 0

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Applicant:

Mohan Tian

Landowner:

Mohan Tian
Yan Gao

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Evergreen on south end of Everhollow Street SW before the street turns into Everhollow Green SW. Surrounding development consists of low-density residential.

Evergreen	
Peak Population Year	2015
Peak Population	21,700
2016 Current Population	21,394
Difference in Population (Number)	-306
Difference in Population (Percent)	-1.4%

LAND USE DISTRICTS

The proposed R-1s District allows for the development of a secondary suite or backyard suite in addition to a Single Detached Dwelling on a single parcel.

The subject site meets the R-1s parcel size requirements in the Land Use Bylaw (1P2007). As such, the parcel is large enough to accommodate a secondary suite as well as other Land Use Bylaw requirements such as the minimum number of motor vehicle parking stalls.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the Development or Building Permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required, so long as a building permit application has been made on or before 2017 March 03.

LEGISLATION & POLICY

The subject site is not located within an area with an applicable Local Area Plan.

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Municipal Development Plan (2009 – statutory)

The subject site is identified within the Developed – Establish area on Map 1 Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed Land Use Amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment policies* encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice policies* encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

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 is located; approximately 500 metres from a transit stop, servicing the Routes 11 and 12, with service to the Fish Creek, Shawnessy and Somerset LRT stations. Vehicular access, for the subject site, is from Everhollow Street SW; there is no lane access and no parking restrictions. The two car garage and parking pad out front should be sufficient for parking requirements, however details on accommodating parking should be provided at the time of Development Permit. Any development permit submitted shall meet all the required specifications and bylaw requirements for parking, stall size, etc.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association was circulated and did not provide comments.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

I am submitting the land use redesignation (secondary suite) application, my consideration is to have the secondary suite can create more choice in Calgary's housing rental market so that can make the better use of land and city services such as the transit and schools.

Like the city website mentioned, the secondary suite has many benefits to the owner, community and city, such as maximizes the use of existing infrastructure in the neighbourhood, to provide accommodations for big families to keep elderly parents and children live together.

I totally agree with the city council and mayor encouraged and willing to apply for the secondary suites.