

LAND USE AMENDMENT
EVERGREEN (WARD 13)
SOUTH OF EVERWILLOW BOULEVARD SW AND
WEST OF JAMES MCKEVITT ROAD SW
BYLAW 18D2017

MAP 32SS

EXECUTIVE SUMMARY

This Land Use Amendment proposes redesignation of a residential parcel from Residential – Contextual One Dwelling (R-1) District to (R-1s) to allow for the potential development of 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)

2016 November 17

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 18D2017; and

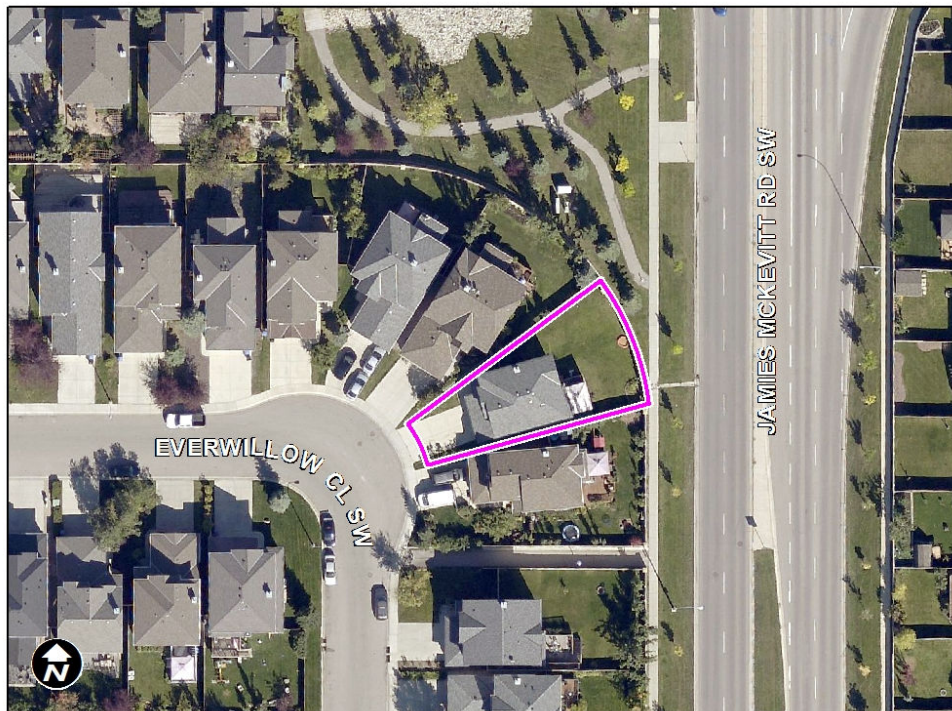
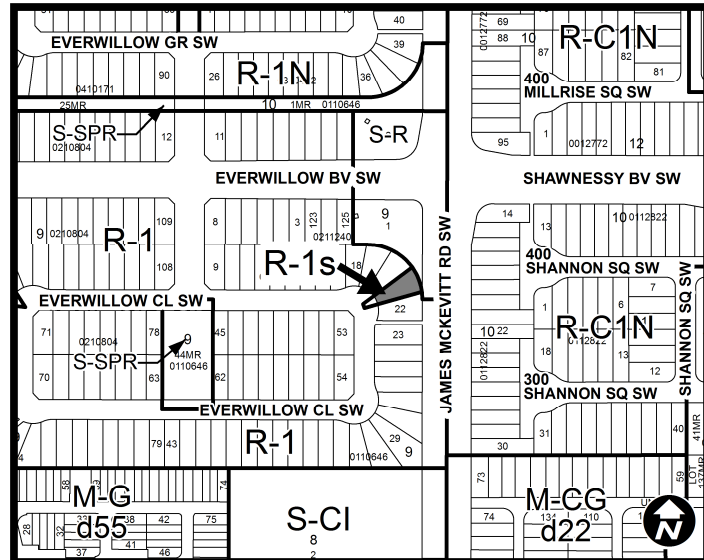
1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 54 Everwillow Close SW (Plan 0110646, Block 9, Lot 21) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 18D2017.

REASON(S) FOR RECOMMENDATION:

This proposal conforms with the applicable policies of the Municipal Development Plan (MDP). The subject parcel exceeds the lot area, width, and depth requirements of the Land Use district.

ATTACHMENT

1. Proposed Bylaw 18D2017
2. Public Submissions

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 54 Everwillow Close SW (Plan 0110646, Block 9, Lot 21) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: C. Friesen
Absent: G.-C. Carra

Carried: 4 – 2
Opposed: S. Keating and M. Foht

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Applicant:

Liridon Ferizi

Landowner:

Liridon Ferizi
Ardita Gashi-Ferizi

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Evergreen on Everwillow Close 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 %

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 exceeds the R-1s parcel size requirements. As such, the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls. Relaxations to various land use provisions may also be considered at the development permit stage.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject site is identified within the Developed- Established 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.

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- *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 approximately 250 metres away from an eastbound Route 52 bus stop and 260 metres away from the northbound Route 52 bus stop. These bus routes provide service to the Fish Creek and Shawnessy LRT stations which service the Downtown core.

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.

ENVIRONMENTAL SUSTAINABILITY

Not applicable to this Land Use Amendment application.

GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

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PUBLIC ENGAGEMENT

Community Association Comments

The Community Association was circulated and responded “no comment”. See APPENDIX II.

Citizen Comments

There have been no objections from affected citizens.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The reason I am making this application is because I would like to turn my basement into a secondary suite. Unfortunately, my home is in the neighbourhood of Evergreen which is not zoned for secondary suites.

The basements was developed before we purchased the house and there is a permits for it. Since we purchased the house we have opened a side door for which we also have a permit. At this point in time there is a separate entry for the basement, one bedroom, living room, and bathroom. The only thing missing in it is a little kitchen.

My parents will be spending six months of the year with us and the other six months in Europe and for that reason we would like for them to have a their own space.

Recently, we were replacing the floors on the main floor (kitchen and living room) and the neighbours made a complaint to the city that we were working on the basement. I would like to grow old in this house and conflict free (if possible). Unfortunately, if they complained once they might complain again when my parents are here even if they just use the basement to sleep and shower. I don't think that it would be fare for the city to keep checking every floor of the house to make sure that there is nothing illegal going on.

Because of the reasons above I hope that you can approve us for the land use redesignation so we can transform our basement into a proper secondary suite.

Thank you for your time and consideration.

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APPENDIX II

Community Association Comments

From: Paul Bushell [mailto:paul.bushell@myceca.ca]
Sent: Tuesday, November 01, 2016 2:50 PM
To: Ang, Benedict
Cc: DP Circ; president@myceca.ca
Subject: Re: Land use application: LOC2016-0054

Hello Ben,

I have reviewed the attached document regarding DP LOC2016-0054, I have also discussed with some members of our board.

At this time, we the Calgary Evergreen Community Association would have "no comment" regarding this DP application.

We will also be following up with the community association contact form to keep that information current.

Let me know if there is anything else you are requiring.

Thanks
Paul