

LAND USE AMENDMENT
EVANSTON (WARD 2)
NORTH OF EVANSCOVE CLOSE NW AND
EVANSCOVE PLACE NW
BYLAW 302D2016

MAP 29N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located in the community of Evanston from Residential – One Dwelling (R-1) District to Residential –One Dwelling (R-1s) District to allow for 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. This decision came into effect 2014 January 01.

ADMINISTRATION RECOMMENDATION(S)

2016 October 06

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 302D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 43 Evanscove Place NW (Plan 0513017, Block 17, Lot 24) 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 302D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with the character of the community. In addition, this proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. Further, the following points support the application:

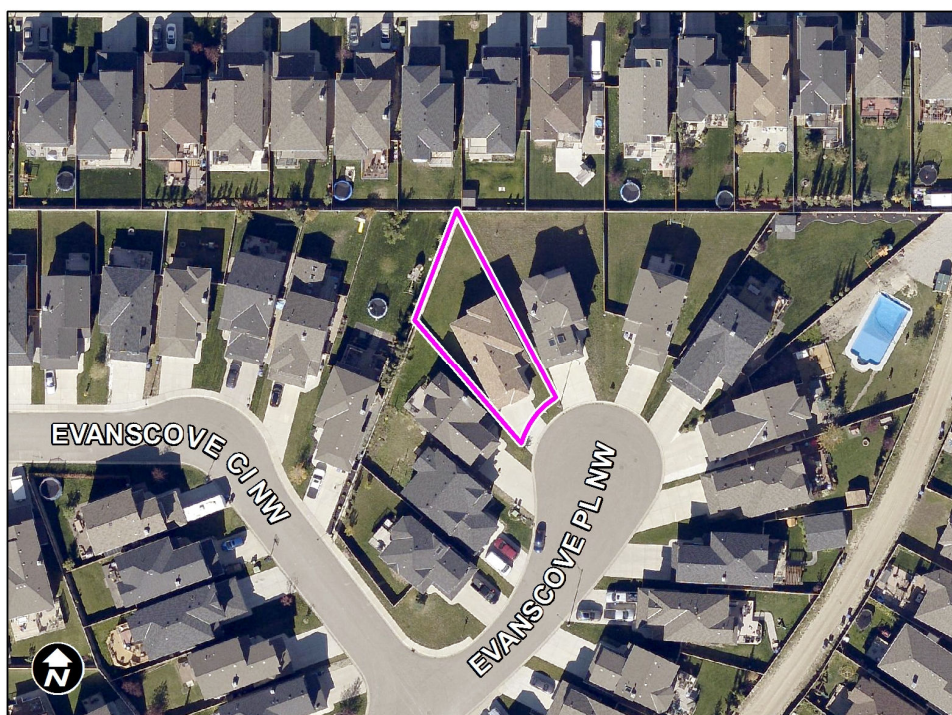
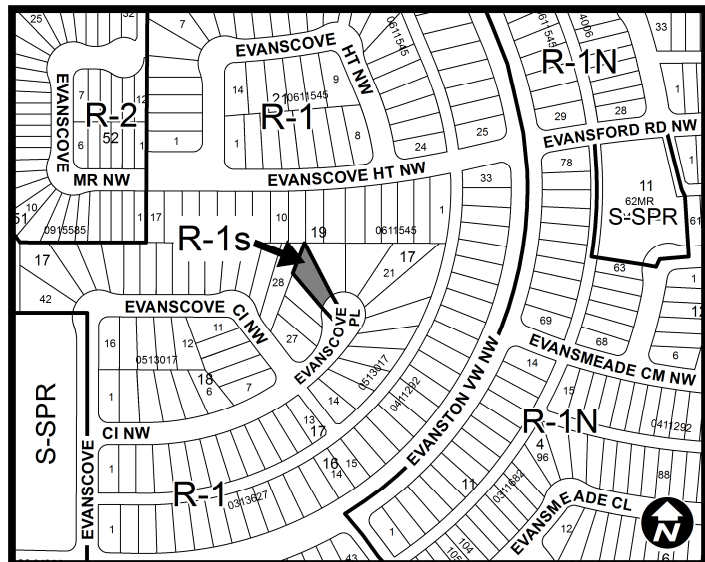
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- The site is located in close proximity to:
 - two large open spaces (3-6 minute walk);
 - two transit stops with three routes available 420, 753, 883. (5 minute walk); and
 - a large commercial site, Creekside Crossing (5 minute bike ride).

ATTACHMENT

1. Proposed Bylaw 302D2016

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 43 Evanscove Place NW (Plan 0513017, Block 17, Lot 24) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: R. Wright

Carried: 5 – 1

Opposed: M. Foht

Comments from Ms. Gondek:

- When six out of ten applications for secondary suites indicate that they are intended for family members – either elders or adult children – we must understand that these living spaces are not solely rental units.
- It is not acceptable or rational position that secondary suites should be prohibited because renters are undesirable and unsafe. Why do they not “fit” the social structure of a community? Why do they not “fit” the character of an estate community?

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Applicant:

Eunice Ogezi

Landowner:

Eunice Ogezi
Jude Dike

PLANNING EVALUATION

SITE CONTEXT

The site is located on a cul-de-sac without lane access in Evanston. The site is within walking or bicycling distance of the Creekside Shopping Centre and the natural lands of West Nose Creek. Open spaces and transit stops are within a 5 minute walk.

Parking can be accommodated by the two car front driveway and garage.

Evanston is a still developing neighbourhood therefore has not shown any decline in population found in many developed neighbourhoods.

Evanston	
Peak Population Year	2016
Peak Population	14,264
2016 Current Population	14,264
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed Residential – One Dwelling (R-1s) District allows for the development of a secondary suite on a parcel containing a single detached dwelling. The suite may take one of the following two types:

- Secondary suite as a permitted use (located within the main residential building and secondary to the main residential use); or
- Backyard suite as a discretionary use (located in a detached building located behind the front facade of the main residential building and secondary to the main residential use).

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The subject site meets the following minimum requirements for R-1s parcels

Parcel Width – 10.0 m (33 ft)	Provided: 10.97 m (36 ft)
Parcel Area – 330 sq. m	Provided: 486 sq. m (5231 sq. ft).

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.

Legislation & Policy

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.

Municipal Development Plan (MDP)

The site is identified as Planned Greenfield with Area Structure Plan (ASP) in the Municipal Development Plan.

The Planned Greenfield Area supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Area Structure Plan

The Symons Valley Community Plan provides local area policy covering the site. Policy 10.1.2 encourages a mixture of alternative forms of housing, in addition to single-detached dwellings, which includes secondary suites.

TRANSPORTATION NETWORKS

Pedestrian and vehicle access to the site is available from Evanscove Place NW. The site is served by Calgary Transit with two bus stops for Routes 420 and 753, within 400 metres.

Parking for the site is available on the front driveway or within the two car front attached garage.

The regional pathways nearby provide for a 5 minute cycling connection to the many businesses of Creekside Shopping Centre.

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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 depending on the type of secondary suite proposed.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Evanston Community Association provided no comments on the application.

Citizen Comments

Administration received two letters of objection. Both cited traffic and parking concerns, however, the proposal did not raise any administration concerns from a Transportation perspective. The site is designed to be able to accommodate parking off-street for both a primary dwelling and secondary suite.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I wish to apply to have the land use designation at the above property changed to accommodate a secondary suite. Our current plan is to ensure we have a place to accommodate family that come over but we may want to have it rented out in the future as well. I believe having this secondary suite can also improve the value of the property which can serve as a good investment for us. There is a double garage care park and a drive way thus this should be able to accommodate at least four cards if need be.

I will be very please if this is considered for approval.