

**LAND USE AMENDMENT
EVERGREEN (WARD 13)
NORTH OF EVERMEADOW AVENUE AND
EAST OF EVERIDGE DRIVE SW
BYLAW 110D2016**

MAP 31SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for the development of a secondary suite. The application was not submitted as a result of a complaint, and there is no existing secondary suite in the dwelling.

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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2016 March 24

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 110D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 72 Everhollow Street SW (Plan 0811084, Block 12, Lot 25) 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 110D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s land use district allows for two additional residential uses (Secondary Suite, Backyard Suite). These uses can be compatible with, and complimentary to, the existing low density residential character of the neighbourhood; therefore, the proposed R-1s district is appropriate for the site.

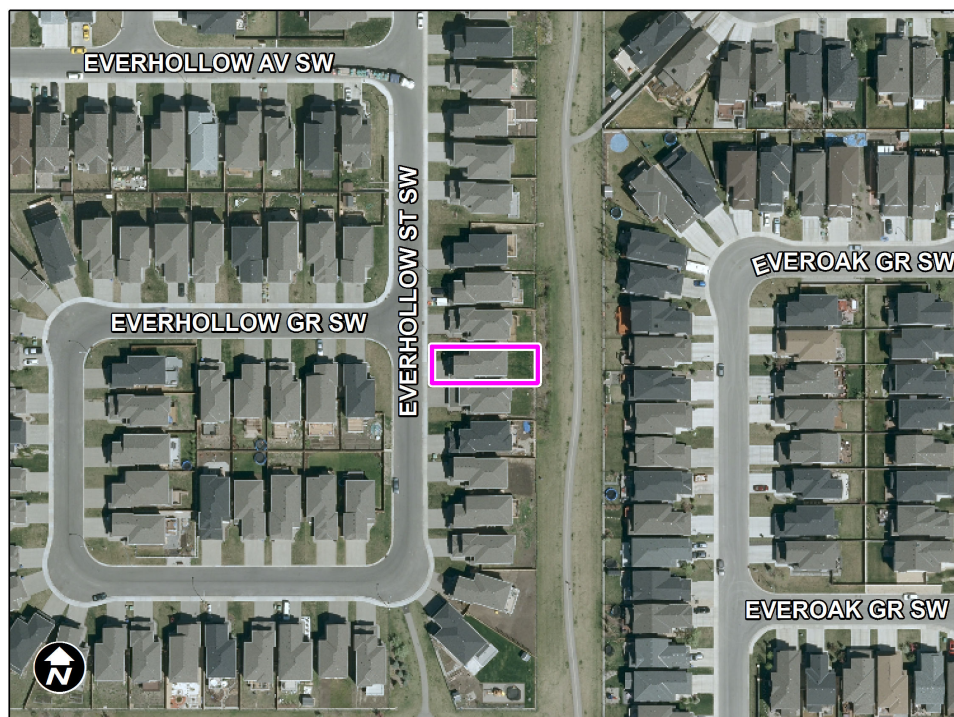
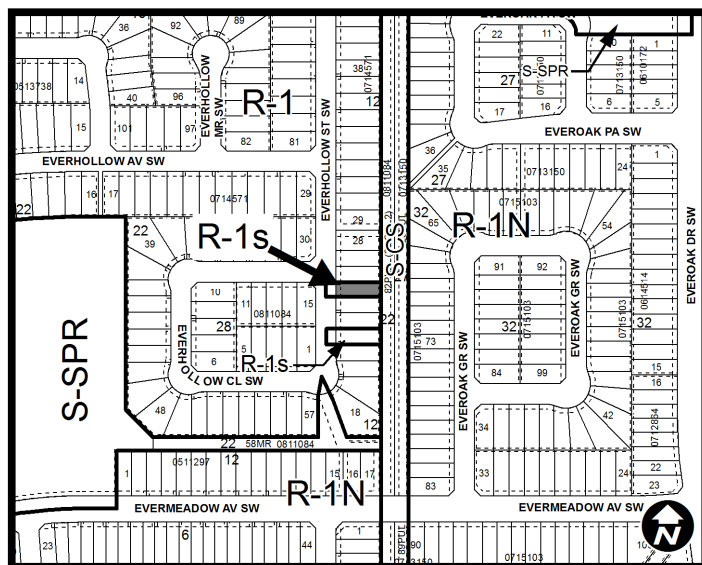
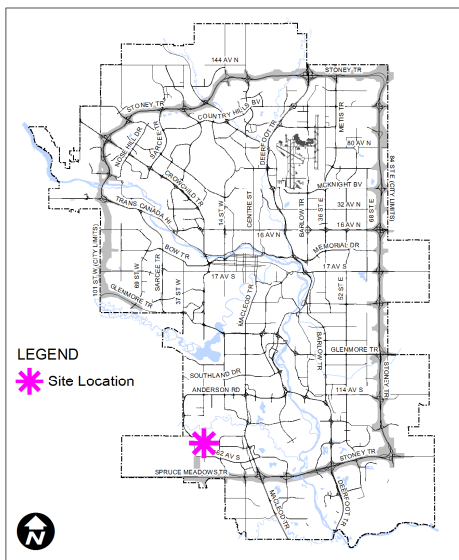
ATTACHMENT

1. Proposed Bylaw 110D2016

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LOCATION MAPS



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ADMINISTRATION'S 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 72 Everhollow Street SW (Plan 0811084, Block 12, Lot 25) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: R. Wright

Carried: 8 – 0

Comments from Ms. Wade:

- To the best of my knowledge there is no statistical evidence that renters keep their units in a lesser fashion than owners. In addition, there is no statistical information that renters are a safety threat to a community. I would challenge that this evidence be provided when these statements are being made by citizens.

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Applicant:

Omid Aghaei

Landowner:

Omid Aghaei
Sara Nikoofard

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Evergreen, the site is approximately 12 metres wide by 33 metres deep. The parcel is developed with a single detached dwelling with a front garage and driveway, currently providing tandem parking. Single detached dwellings exist to the north, south, east and west of the parcel. There is one single detached dwelling with a secondary suite a few parcels south of the subject property.

The parcel is approximately 575 metres from the closest transit stop.

LAND USE DISTRICTS

The proposed R-1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-1s district allows for one additional permitted use (secondary suite) and one additional discretionary use (backyard suite).

The subject site meets the minimum R-1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather, it allows for an additional dwelling unit (in the form of a secondary suite) to be considered via the development permit process.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009):

At the time of approval of the MDP, the subject site was located within a *Residential, Developing – Planned Greenfield with Area Structure Plan (ASP) Area*, as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the overarching MDP policies, including: *Planned Greenfield Communities* (Section 3.6.1), *Strong Residential Neighbourhoods* policies (Section 2.2.5) and *Housing Diversity and Choice* policies (Section 2.3.1).

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Midnapore III Community Plan:

The subject site is located within the Neighbourhood Area identified on Map 2: Land Use Concept of the Midnapore III Community Plan. No specific reference is made to this subject parcel within this plan. However, this land use proposal is in keeping with the spirit of this community plan, specifically Section 1.6 which identifies the intent and design of development for the Neighbourhood Areas and encourages a range of housing types.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Everhollow Street SW. This area is served by Calgary Transit, specifically route numbers 11 and 12, with a bus stop located approximately 575 metres walking distance away. These buses offer service to both the Fish Creek and Shawnessy LRT stations.

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. This would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

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 the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to the Evergreen Community Association. No comments were received by the CPC Report submission date.

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Citizen Comments

The application was circulated to adjacent landowners and was notice posted. No comments were received by the CPC Report submission date.

Public Meetings

No public meetings were held by the Applicant or by Administration

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APPENDIX I

APPLICANT'S SUBMISSION

Herein are the reasons for developing my basement as a secondary suite;

1. We are a single income family and it is difficult for me to pay mortgage and property tax monthly. I am planning to rent out my legally approved walkout basement and use it as a secondary source of income.
2. The nature of my work implies being away from home for some months of the year. Presence of another trusted family in the basement during my absence would provide a safer place for my family and a peace of mind for me when I would be out of the country.
3. To create affordable housing
4. There is no parking issue, as the house accommodates four parking spots in site (two in the garage and two on drive way). There are six bus stops for bus routes 11 and 12 and two schools nearby.
5. House is close to public transit
6. There is no relation to setback issues

The last reason is using the basement for my parents in the future. This separate suite with complete facility would be ready place for them to live.

I hope with the above reasons would be sufficient to justify my application and approval.