

LAND USE AMENDMENT
EVANSTON (WARD 2)
NORTHWEST OF SYMONS VALLEY PARKWAY NW AND
STONE TRAIL NW
BYLAW 132D2016

MAP 31N

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.

ADMINISTRATION RECOMMENDATION(S)

2016 April 21

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 132D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 19 Evansview Road NW (Plan 1110522, Block 3, Lot 26) 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 132D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for two forms of secondary suite uses (Secondary Suite, and Backyard Suite), is compatible and complementary 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. The parcel can be accessed from the street and can accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

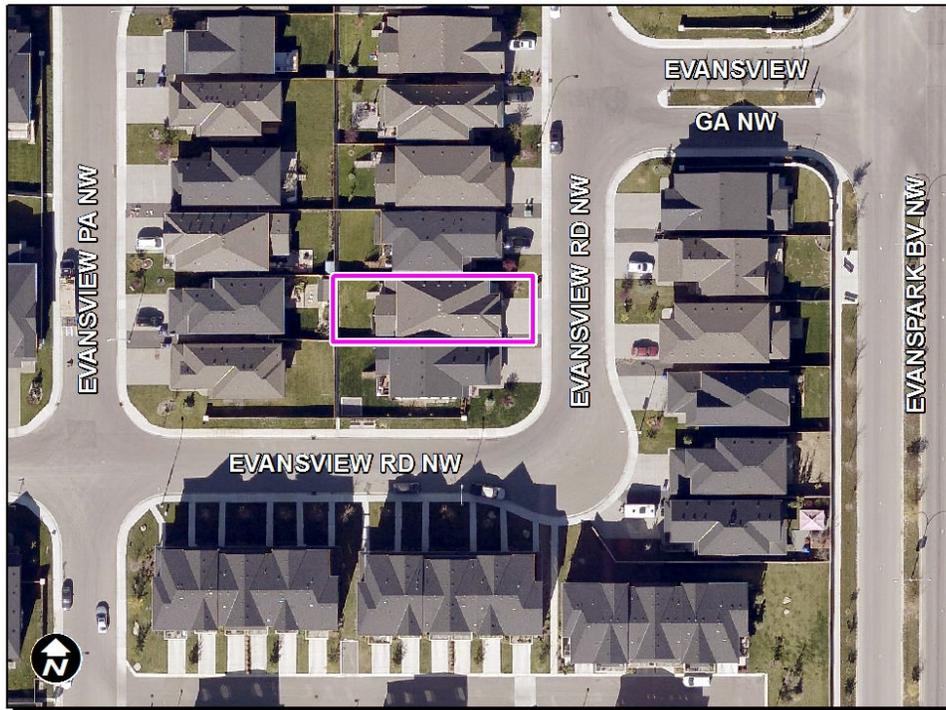
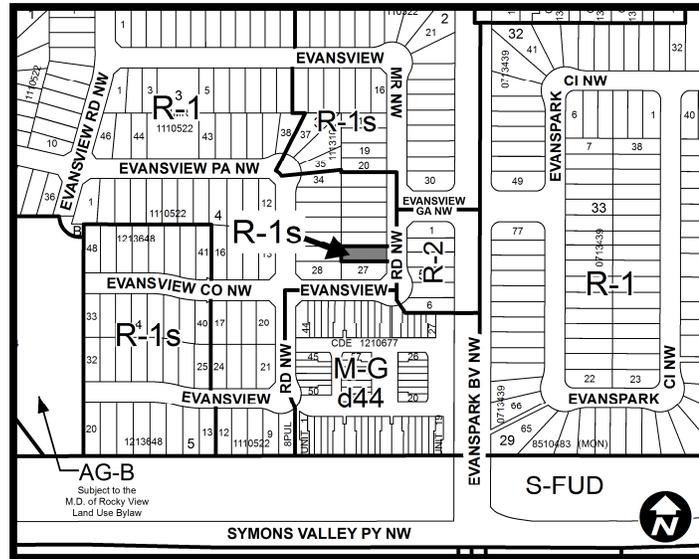
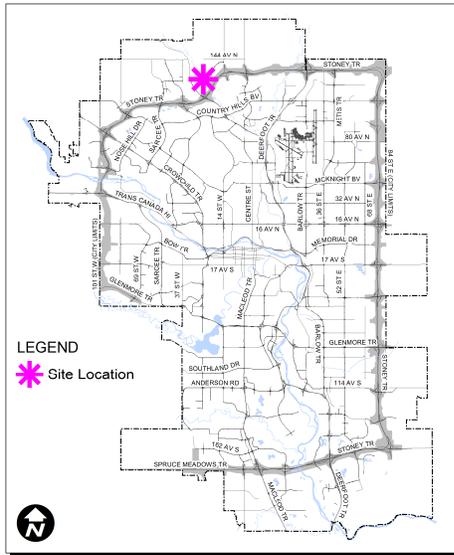
ATTACHMENTS

1. Proposed Bylaw 132D2016
2. Public Submissions

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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 0.04 hectares ± (0.09 acres ±) located at 19 Evansview Road NW (Plan 1110522, Block 3, Lot 26) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: M. Wade

Carried: 7 – 2

Opposed: S. Keating and M. Foht

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Applicant:

Henry Ogbomo

Landowner:

Henry Ogbomo
Olga Sandrine Ogbomo

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Evanston. The parcel is developed with a single detached dwelling with an attached two-car garage, accessed from Evansview Road NW. Single detached dwellings exist to the east, west, north and south of the parcel. Symons Valley Parkway NW is located to the south. The area is served by Calgary Transit with a bus stop located within 150 metres.

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 has a width of 10.95 metres and an area of 367.6 square metres. Therefore, the site does not meet the minimum R-1s parcel width requirements of 15 metres and area requirements of 400 square metres. Relaxations for the site will be considered at the development permit stage. 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.

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):

The subject site is 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 conforms to overarching residential policies of the MDP, including: Housing diversity and choice policies (Section 2.3.1) and Planned Greenfield Communities policies (Section 3.6.1).

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Symons Valley Area Structure Plan

Although this parcel falls under the Symons Valley Area Structure Plan, there are no relevant policies related to this application.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from Evansview Road NW with vehicular access to the existing attached garage also from the street. The area is served by Calgary Transit with a bus stop located approximately 110 metres away on Evanspark Boulevard NW. On-street parking adjacent to the site is unregulated.

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 aspect would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

None.

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 / Creekside Community Association was circulated as per the normal circulation process; the CA indicated that they had no comments on the application.

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Citizen Comments:

One letter of support and one letter of objection were received by Administration. The following concerns were expressed in response to the proposal:

- Potential traffic and parking issues;
- The development is not suited to the neighbourhood; and
- The application could set a precedent for future applications.

Public Meetings:

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I wish to apply for a land use redesignation (Secondary Suites). My reason for requesting to have a secondary suite in my home is because of my sponsorship of my 63 years old mother and 20 years old sister to come live in Calgary, Canada.

I am Nigerian-Canadian and in June or 2011, I submitted an application to Citizenship and Immigration Canada (CIC) to sponsor my mother, who will be accompanied by my dependent sister (was 15 years at the time of initial application), to come live with my family in Canada. After reviewing my application and determining that I was eligible to sponsor my mother, CIC requested in July of 2015 that my mother submits a full application for permanent resident in Canada. The application was submitted to CIC in October 2015. One of the requirements for sponsorship is that we provide adequate accommodation for the person to be sponsored. In preparation to have my mother come to Canada, my family decided to purchase a property with the view of having my mother reside in the basement together with my dependent sister. Our home has 4+1 bedrooms up and 2 additional bedrooms (newly developed in Jan 2016) in the basement.

My wife and I have 4 children, 3 girls (ages 10 years, 8 years and 23 months) and 1 boy (age 4 years). Our children are so excited that their grandmother and aunt would one day come live with them. My mother has also longed to be with her grandchildren, to cook for them, and do what grandmothers do with grandchildren. In as much as we desire that our mother and dependent sister live with us, we also want that they enjoy their privacy in every way, hence this application. It is my hope that my mother joins and dependent sister us in 2016.

Thank you for the good work you do for our communities. Thank you for finding time to review my application. It is my hope that my application will receive a favorable consideration.