

**LAND USE AMENDMENT
EVERGREEN (WARD 13)
SOUTH OF EVERHOLLOW STREET SW & EVERHOLLOW
GREEN SW
BYLAW 126D2015**

MAP 31SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a residential parcel from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for a secondary suite. The subject site does not contain a secondary suite at this time and the application was not submitted as a 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 application for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2015 June 18

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 126D2015; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 60 Everhollow Street SW (Plan 0811084, Block 12, Lot 22) 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 126D2015.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district which allows for two forms of secondary suite uses (Secondary Suite, Backyard Suite) which are compatible and complementary to the established low density character of the community. The proposal also conforms to the relevant policies of the Municipal Development Plan and Mindapore III Community Plan. Further, the proposal allows for a development that has the ability to meet the intent of the Land Use Bylaw 1P2007.

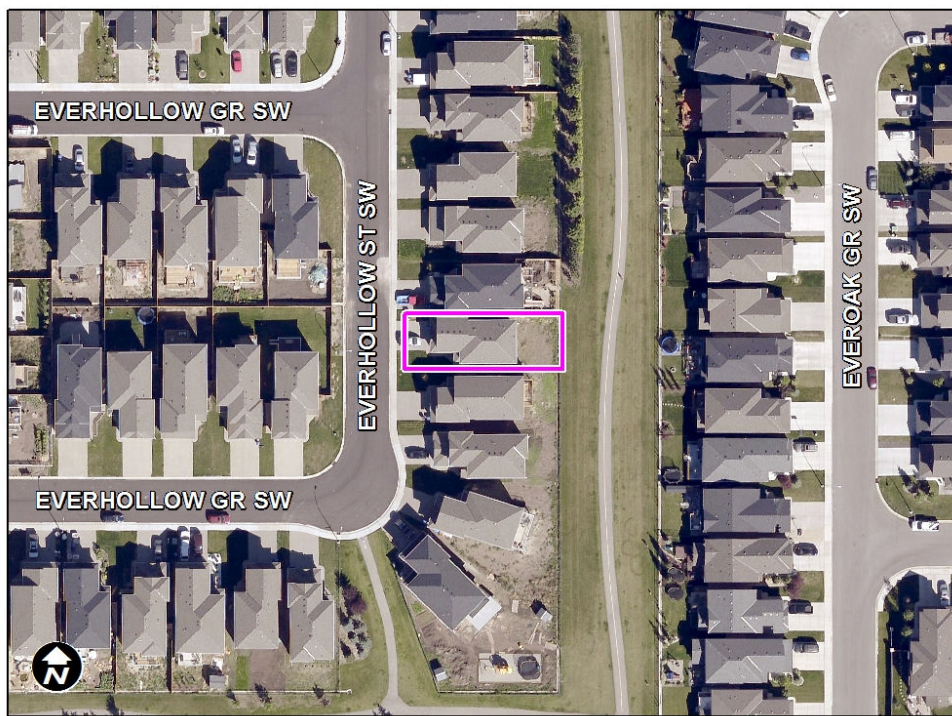
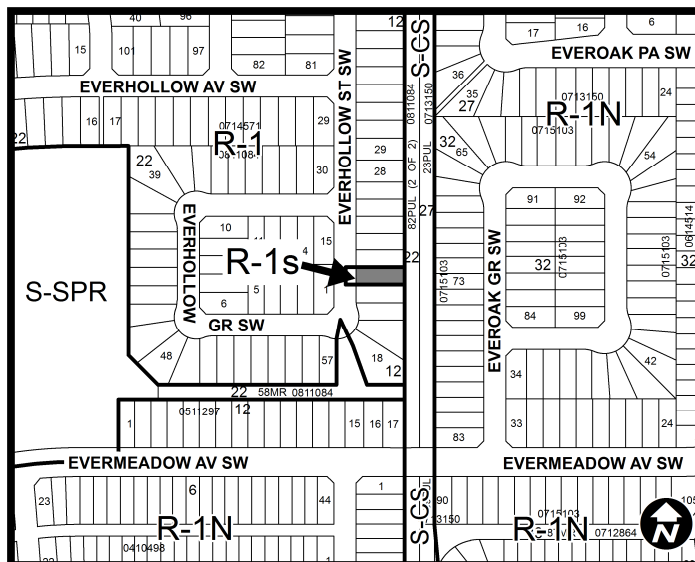
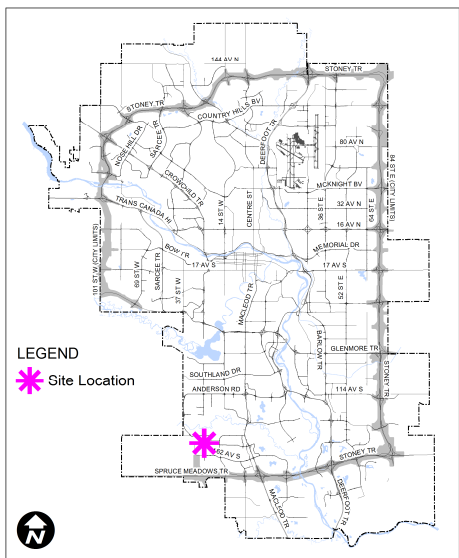
ATTACHMENTS

1. Proposed Bylaw 126D2015
2. **Public Submission**

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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 \pm (0.09 acres \pm) located at 60 Everhollow Street SW (Plan 0811084, Block 12, Lot 22) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: M. Wade

Carried: 7 – 2

Opposed: R. Wright and S. Keating

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Applicant:

Abdolreza Mahmoudi

Landowner:

Abdolreza Mahmoudi

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Evergreen, the site is approximately 11.57 metres x 33 metres in size. The site is four lots south of the corner of Everhollow Street SW and Everhollow Green SW and is developed with a single detached dwelling with an attached double garage accessed from Everhollow Street.

LAND USE DISTRICTS

The proposed R-1s District allows for the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the following two forms:

- Secondary Suite (Basement) as a permitted use; or
- Secondary Suite – Detached Garage as a discretionary use.

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 such as minimum parking and amenity space provisions. If necessary, relaxations to various land use provisions may also be considered at the development permit stage.

Approval of this land use redesignation 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)

The parcel is located within a *Residential, Developed – Established Area* as identified on *Map 1: Urban Structure* of the MDP). While the MDP does not make specific reference to the site, the proposal is in line with a number of MDP policy areas including: *Residential – Developed, Neighbourhood Infill & Redevelopment* and *Housing Diversity & Choice* policies.

Midnapore III Community Plan

The application does not contravene any of the community plan policy, which encourages a broad range of housing types.

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TRANSPORTATION NETWORKS

Pedestrian access is available from Everhollow Street SW and a residential corridor directly to the east of the subject site, which connects to Evermeadow Avenue to the South.

The subject site is approximately 750 metres north of the number 11 and 12 bus stop along Everridge Drive SW and approximately 1000 metres south of a number 11 and 12 bus stop on Fish Creek Boulevard SW. This bus route provides service to both the Fish Creek, and Shawnessy LRT stations that provide service to the City core.

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.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

One citizen letter of objection was received by Administration in response to this application. The objections against this application can be summarized as follows:

- Concerns with an increase in vehicular traffic.
- Concerns with future tenants.
- Concerns with fire safety.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Followings are reasons for me to develop my house basement as a secondary suite and give it for rent:

1. In order to increase my chance in job search process I should apply for the jobs out of the town. During my absence my family should feel safe. Being another family in the basement would provide a safe place feeling for them and a peace of mind for me when I would be out of the town.
2. It is going to be a hardship for me to pay mortgage and property tax monthly without having enough income. Therefore, it makes sense to use the basement as an income support to cover monthly expenses.
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.

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.