

**LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW AVENUE SW & EVERHOLLOW STREET SW
BYLAW 266D2016**

MAP 31SS

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 August 25

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 266D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 96 Everhollow Street SW (Plan 0714571, Block 12, Lot 31) 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 266D2016.

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.

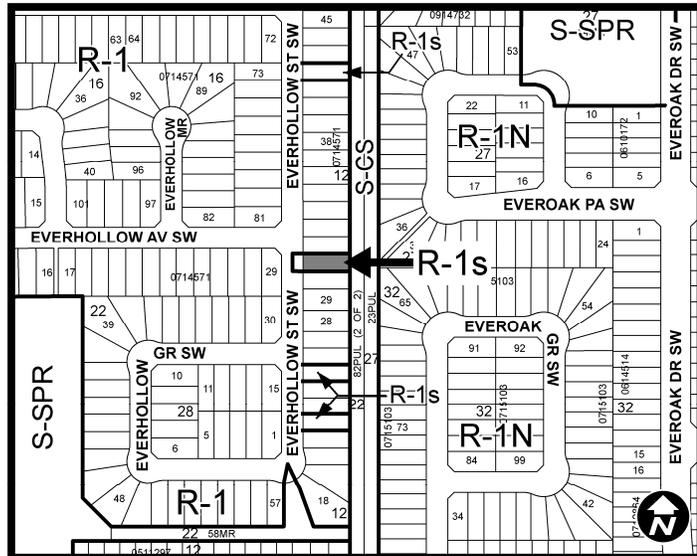
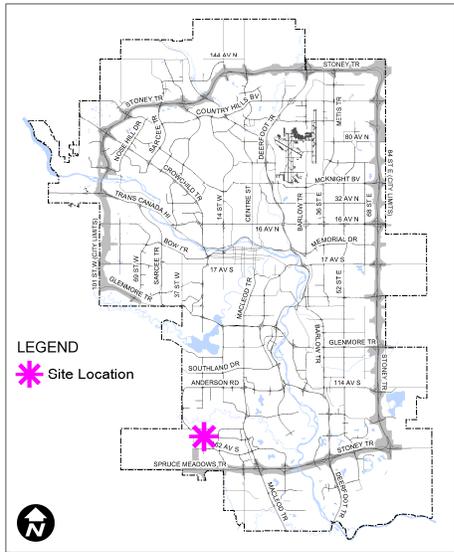
ATTACHMENT

1. Proposed Bylaw 266D2016

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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 96 Everhollow Street SW (Plan 0714571, Block 12, Lot 31) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

Moved by: M. Foht

Carried: 7 – 1

Opposed: S. Keating

Reasons for Approval from Mr. Wright:

- There were seven secondary suite applications on the agenda, five of which were in established neighbourhoods. Of the five neighbourhoods, objections were raised in four. These objections included problems with parking, too much traffic, negative impact on infrastructure and loss of privacy. Such comments imply the increased problems are due to extra population. If each secondary suite contained two residents, the total increase in population would be ten people. However, these five neighbourhoods have experienced a net decrease of population totalling 7769 residents.

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Applicant:

Xizeng Yang

Landowner:

Xizeng Yang
Xiao Wei Yang

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Evergreen on Everhollow Street SW just south of Everhollow Avenue SW. Surrounding development consists of low-density residential.

Community Name	
Peak Population Year	2015
Peak Population	21,700
2015 Current Population	21,700
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 (2009 – statutory)

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).

The subject site is not located within an area with an applicable Area Redevelopment Plan.

TRANSPORTATION NETWORKS

The subject site is approximately 571 metres away from a Northbound Route 11 bus stop that services the Fish Creek- Lacombe LRT station that provides access to the Downtown core, and other LRT and bus routes.

The subject site is midblock at a T intersection, with no lane access, and no parking restrictions. The two car garage and parking pad out front should be sufficient for parking requirements.

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.

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GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association was circulated and provided no comments.

Citizen Comments

There have been no objections from the Community Association or citizens. Two letters of support were received from adjacent owners.

Public Meetings

No public meetings were held.

APPENDIX I

APPLICANT'S SUBMISSION

1. Provide more choice in rental housing – For renters, secondary suites provide more choice in both the type and location of rental accommodation. This type of housing is more appealing than apartment living, provides renters with an opportunity to live in lower density residential neighbourhood, has easy access to schools and recreation centers.
2. Provide mortgage helpers – the income generated from renting a suite can be an important mortgage helper, secondary suites allow families to stay together, by providing accommodation for an adult child or elderly parents.
3. Expand the lower cost rental housing stock – Secondary suites are one of the most cost-effective ways of providing additional rental housing.