

**LAND USE AMENDMENT  
EVERGREEN (WARD 13)  
EVERHOLLOW STREET SW SOUTH OF EVERHOLLOW  
AVENUE SW  
BYLAW 267D2016**

**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 267D2016; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 92 Everhollow Street SW (Plan 0714571, Block 12, Lot 30) 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 267D2016.

**REASON(S) FOR RECOMMENDATION:**

This proposal conforms with the applicable policies of the Municipal Development Plan. The subject parcel exceeds the lot area, width, and depth requirements.

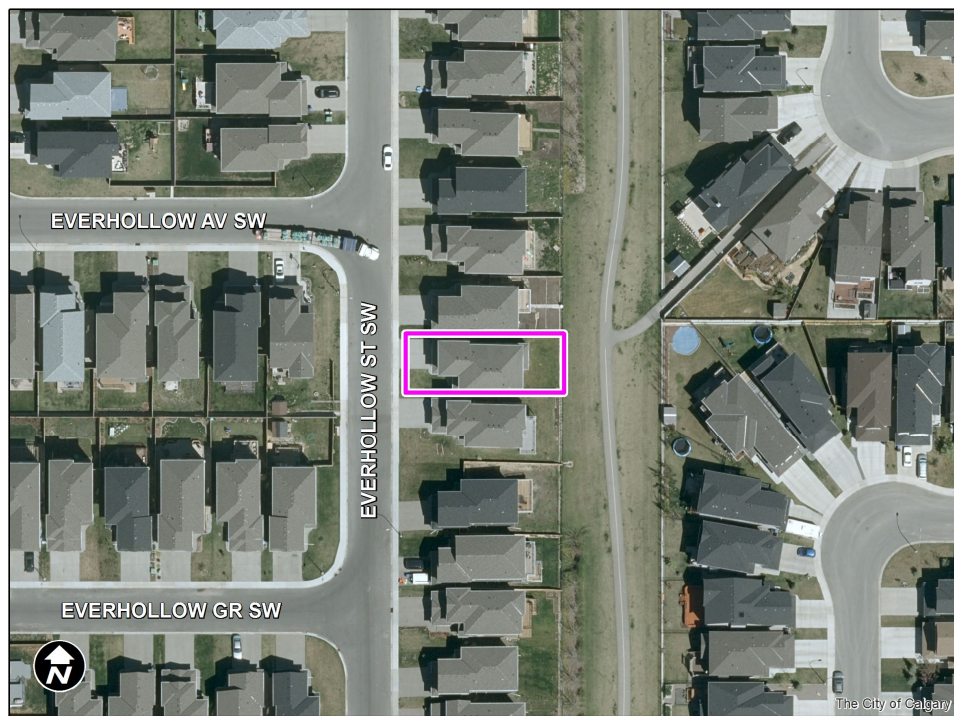
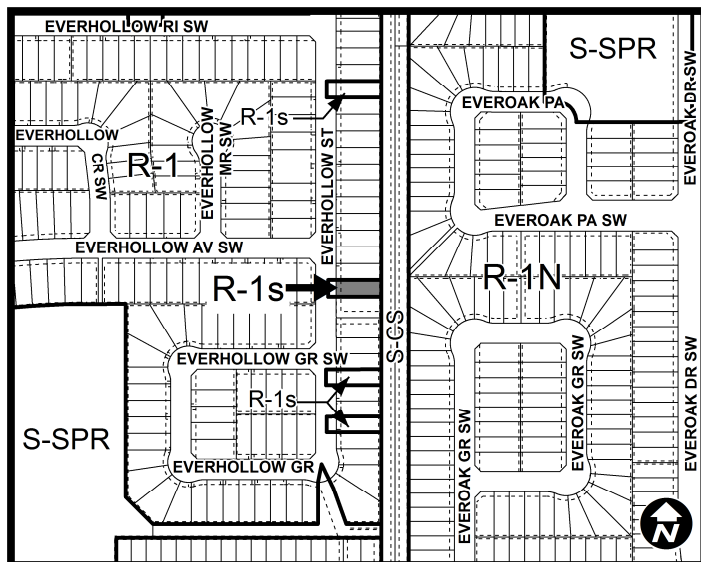
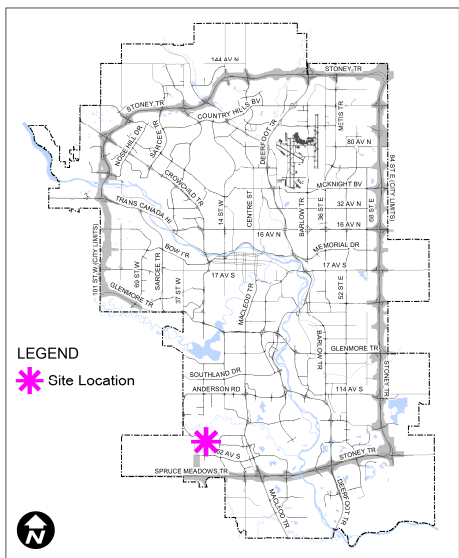
**ATTACHMENT**

1. Proposed Bylaw 267D2016

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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 92 Everhollow Street SW (Plan 0714571, Block 12, Lot 30) 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:**

Matthew K F Kwok

**Landowner:**

Matthew K F Kwok  
Andrea N Louie

**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 meets 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.

- *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.

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- *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 site is located mid block, approximately 500 metres from the transit stop, which services Route 12 with service to the Somerset/Bridlewood LRT station and 600 metres from the transit stop, which services Route 11 with service to Fish Creek-Lacombe LRT station.

There are no parking restrictions. Parking should be provided at the time of a Development Permit. There is no existing rear lane. Any development permit submitted shall meet all the required specifications and bylaw requirements for parking, stall size, etc.

**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 were comments received by citizens.

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The reasons why we are making this application include the following:

- We want to invest in our property in order to help with the payment of our mortgage; having a supplemental income stream would be useful in the event of a loss of employment.
- We want the option of providing living areas to children who want their own space, while they are saving for their own home.
- We also want the option of providing a living area for our older parents who may want to move in.

Reasons for approval:

- Secondary suites are an important supply of rental housing in Calgary; this would help the supply of affordable rental housing in Calgary.
- Evergreen is a great area for families; my current application, when approved, allows for a secondary suite that is close to amenities and schools.
- My current application, when approved, allows for the development of a safe and compliant secondary suite that meets the city's regulations.