

LAND USE AMENDMENT
EVANSTON (WARD 2)
EVANSBOROUGH GREEN NW WEST OF EVANSTON DRIVE NW
BYLAW 371D2017

Item #8.1.2

MAP 31N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel 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 applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2017 October 19

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 371D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 45 Evansborough Green NW (Plan 1213641, Block 67, Lot 11) 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 371D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Symons Valley Community Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT

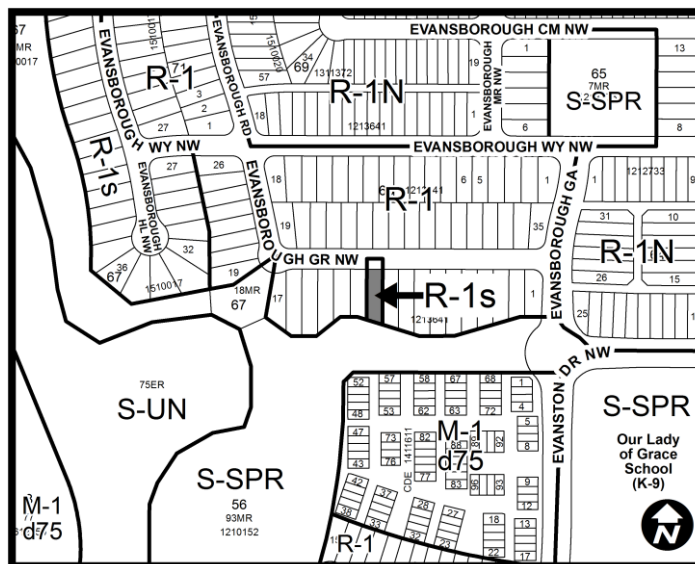
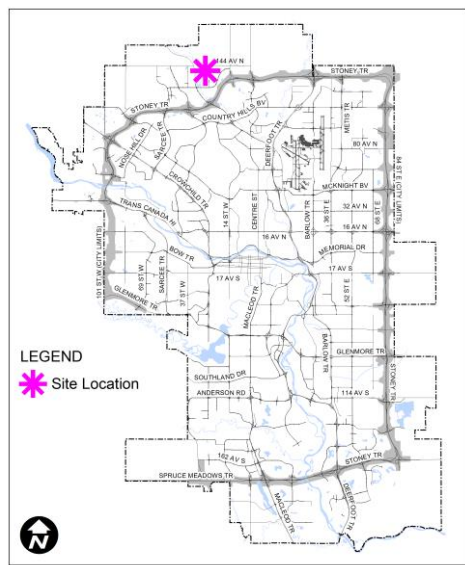
1. Proposed Bylaw 371D2017
2. Public Submission

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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 0.05 hectares \pm (0.11 acres \pm) located at 45 Evansborough Green NW (Plan 1213641, Block 67, Lot 11) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

Moved by: R. Wright

Carried: 6 – 3

Opposed: M. Foht, D. Leighton
and S. Keating

Reasons for Opposition from Mr. Leighton:

- I did not support this application because of the limited ability to accommodate on- or off-street parking.

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Applicant:

Gordon David Allan Hill

Landowner:

Gordon David Allan Hill
Pui Ting Vivian Hill

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Evanston, the site is approximately 12 metres by 39 metres in size and is developed with a two-storey single detached dwelling with an attached two-car garage that is accessed from Evansborough Green NW. Surrounding development consists of low-density residential to the north, east, and west of the site. A Municipal Reserve lot with a multipurpose trail exists south of the parcel.

According to data from the City of Calgary 2017 Civic Census, the following table identifies that Evanston has continued to experience growth and 2017 is the community's peak population.

Evanston	
Peak Population Year	2017
Peak Population	15,885
2017 Current Population	15,885
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The

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SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Symons Valley Community Plan (2001)

The site is within the Residential area of the Community Plan as identified on Map 3 Land Use Concept. The proposed R-1s land use district is a low density residential district which allows for an increased mix of housing types. The Community Plan outlines that a mixture of alternative forms of housing shall be encouraged and supported within each community in the Symons Valley area in order to meet the needs of different income groups and lifestyles (10.1.2). Secondary housing (studio suites, accessory suites) is outlined as one of the alternative forms of housing to be encouraged. The application is generally in keeping with this policy.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Evansborough Green NW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on Evanston Drive NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

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 if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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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 MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received an email stating no comment to the application from the Evanston-Creekside Community Association (APPENDIX II).

Citizen Comments

Administration received two (2) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Traffic in the neighborhood will increase;
- Street parking is limited; and
- Noise will increase.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Reasoning for Secondary Suite Application

1. Immediately provide a self-contained living area for a family member.
2. Have the ability to rent out unit in the future.

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APPENDIX II

LETTERS SUBMITTED

Evanston-Creekside Community Association

From: Robbie Morton

Sent: Friday, September 15, 2017 1:37 PM

To: Atkinson, Matthew L. <Matthew.Atkinson@calgary.ca>

Cc: planning@eccacalgary.com; president@eccacalgary.com; vicepresident@eccacalgary.com

Subject: [EXT] Re: LOC2017-0230

Sorry I thought I had replied.

The community association has no comment on this application.

Thanks,

Rob

APPENDIX III

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

