

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW RISE SW WEST OF EVERHOLLOW STREET SW
BYLAW 121D2018

MAP 31SS

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 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)

2018 February 08

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 121D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 112 Everhollow Rise SW (Plan 0714571, Block 12, Lot 48) 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 121D2018.

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 Midnapore 3 Community Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

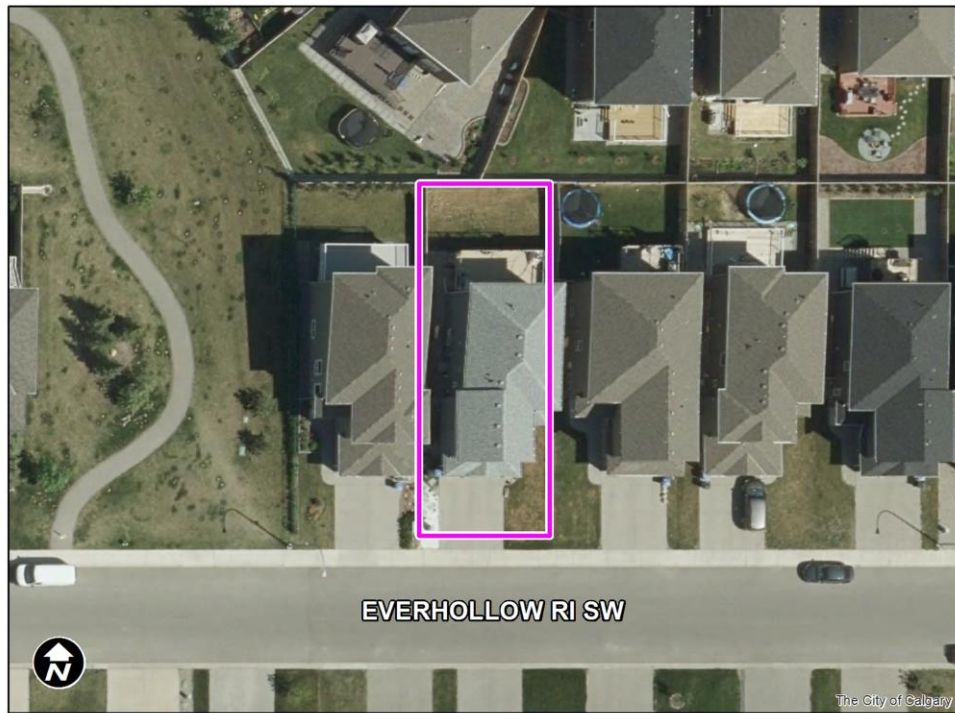
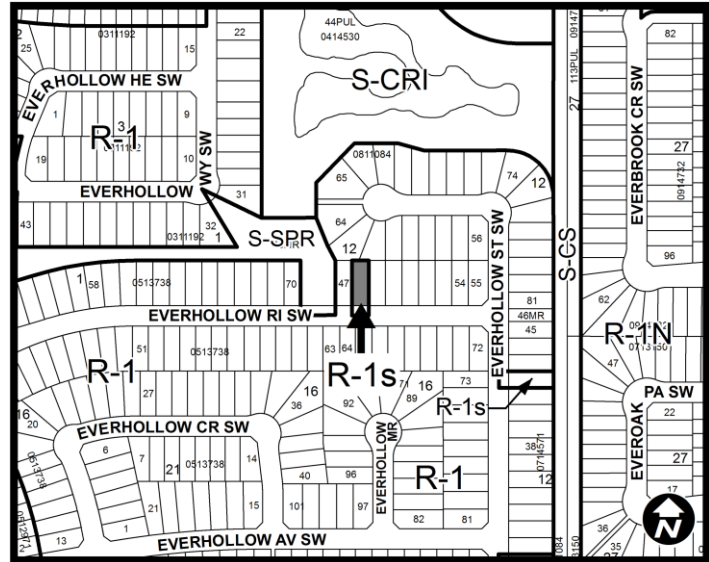
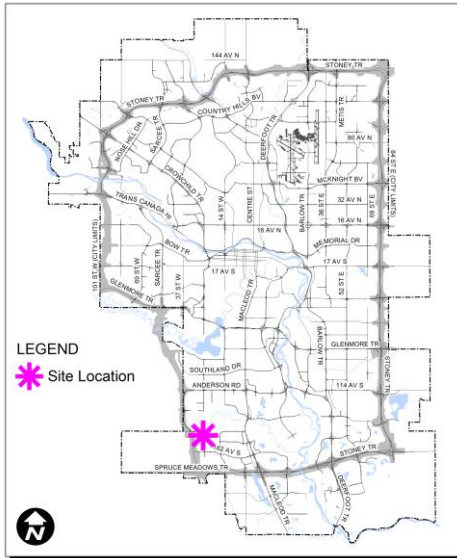
ATTACHMENT

1. Proposed Bylaw 121D2018

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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 (0.10 acres \pm) located at 112 Everhollow Rise SW (Plan 0714571, Block 12, Lot 48) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

Moved by: J. Scott

Absent: E. Woolley and R. Vanderputten

Carried: 5 – 2

Opposed: D. Leighton and M. Foht

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Applicant:

Satish Puri

Landowner:

Satish Puri
Upma Puri

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Evergreen, the site is approximately 13 metres by 38 metres in size and is developed with a two-storey single detached dwelling and an attached two-car garage that is accessed from Everhollow Rise SW and a two-car parking pad that is accessed from Everhollow Rise SW. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Evergreen's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Evergreen	
Peak Population Year	2015
Peak Population	21,700
2017 Current Population	21,439
Difference in Population (Number)	-261
Difference in Population (Percent)	-1%

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.

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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 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 the “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).

Midnapore 3 Community Plan

The site is located within the Neighbourhood Area as identified on Map 2 in the Midnapore 3 Community Plan. Although the Plan makes no specific reference to this site, the land use proposal is in keeping with the applicable, overarching Neighbourhood Area policies.

TRANSPORTATION NETWORKS

The subject site is located approximately 620 metres from an Eastbound 11 Southwest loop bus stop, which provides service to the Fish Creek- Lacombe LRT station (Primary transit route which is approx. 4.5 kilometres away), which in turn provides service to the Downtown core and other LRT routes.

The subject site is located close to the end of a long residential road (close to a T-intersection), with no lane access and no parking restrictions. The existing double garage, and double parking pad out front meet the parking requirements of the land use district.

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 did not receive a formal response from the Calgary Evergreen Community Association, however received an email in opposition from the Vice-president of the Calgary Evergreen Community Association.

Reasons stated for opposition are summarized as follows:

- Parking.
- Additional waste.
- Too many applications at the same time.
- Applicant submissions are not verified by Administration, specifically the question regarding engagement of the neighbouring land owners and Community Association.

Administration reviewed the comments and considers the proposed redesignation appropriate for the following reasons:

- The proposal is in alignment with the MDP and land use district.
- The existing double garage, and double parking pad out front meet the parking requirements of the land use district.
- Compatibility and impact of the potential Secondary Suite with respect to adjacent development and the neighborhood will be reviewed at the permit stage.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission
Secondary Suites
PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

It will help me legalise the construction work of basement development already carried out with City of Calgary approval per approved plans.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

There is no objection raised by the neighboring land owners as the work is already completed.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

In my garage and driveway.

- 4) Are there any potential negative impacts of this development that you are aware of?

No.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

APPENDIX II

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 simplify 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.

