

**LAND USE AMENDMENT
MONTGOMERY (WARD 7)
NORTH-WEST OF 48 STREET NW AND 22 AVENUE NW
BYLAW 33D2018**

MAP 25W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite on the same parcel as a single detached dwelling. The site contains an existing one storey single detached dwelling without a garage. 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 November 30

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 33D2018; and

1. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.13 acres \pm) located at 4919 - 22 Avenue NW (Plan 4994GI, Block 49, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 33D2018.

REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite) on the same parcel as a single detached dwelling, is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and the Montgomery Area Redevelopment Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

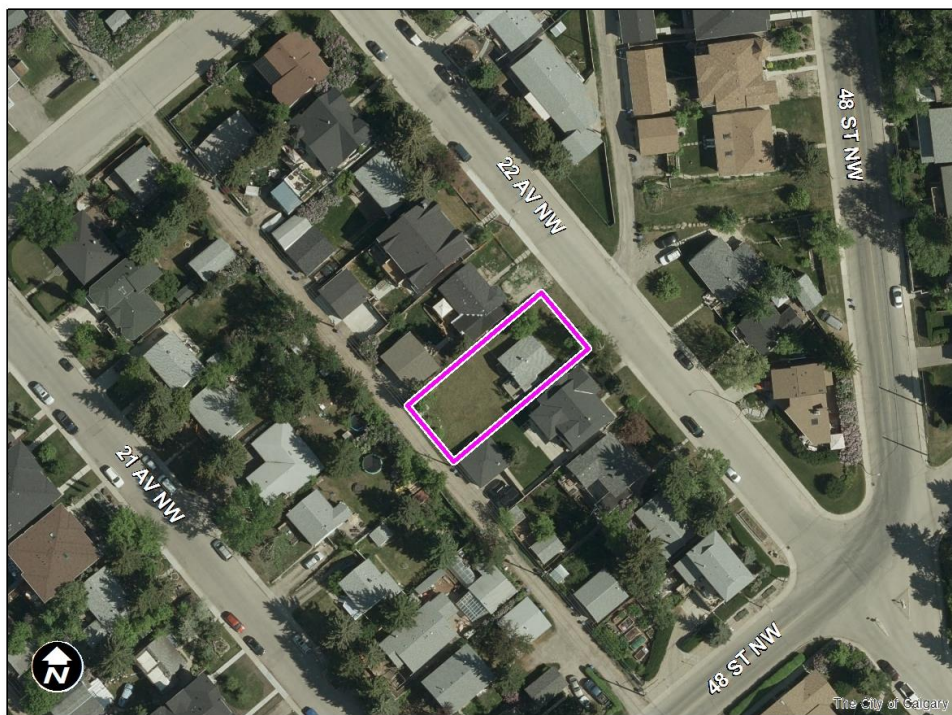
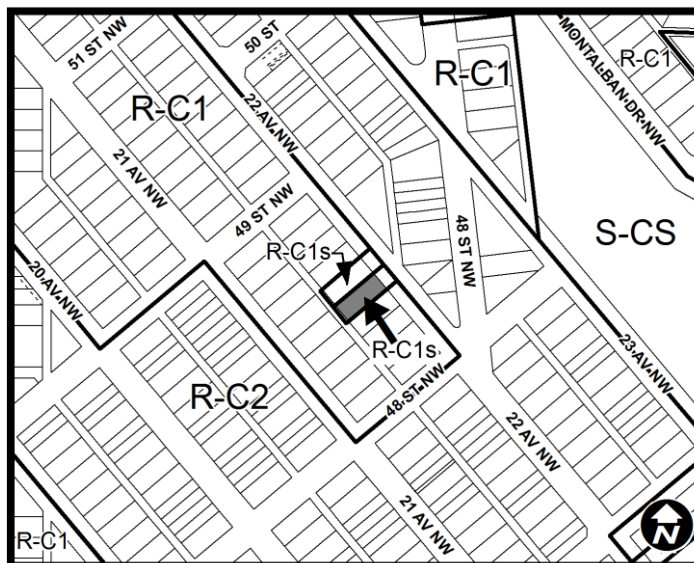
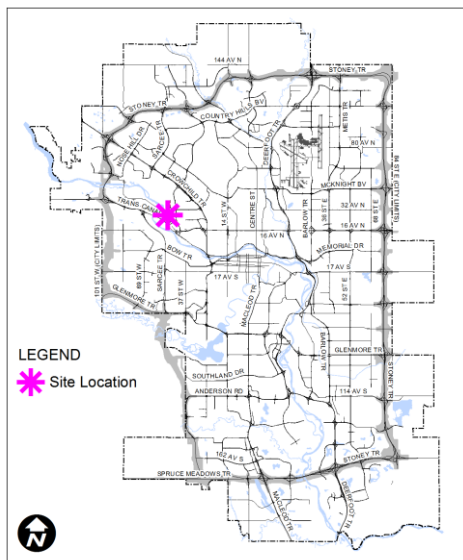
ATTACHMENT

1. Proposed Bylaw 33D2018

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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 0.06 hectares \pm (0.13 acres \pm) located at 4919 - 22 Avenue NW (Plan 4994GI, Block 49, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: L. Juan

Carried: 7 – 0

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Applicant:

Ratha Halford

Landowner:

Ratha Halford

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 and R-C2 setting in the community of Montgomery, the site is approximately 15.0 metres by 36.0 metres and 557.2 square metres in size. The site is developed with a one-storey single detached dwelling, but with no garage or parking pads provided. The site can however be accessed from the rear lane for the purpose of on-site parking and a Development Permit will be needed to determine the number and location of parking stalls required for both the single detached dwelling and the proposed secondary suite.

The subject site is surrounded by properties zoned either R-C1 or R-C2. Council approved an R-C1s land use amendment on the adjacent site to the north-west of the subject site allowing for a secondary suite.

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

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2017 Current Population	4,353
Difference in Population (Number)	-934
Difference in Population (Percent)	-18%

LAND USE DISTRICTS

The proposed R-C1s 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. For the subject site, a development permit is required to

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determine and review the parking requirements.

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 a “Residential Developed – Inner City Area” 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 Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Montgomery Area Redevelopment Plan (2012)

The subject site is situated within the Low Density Residential area of the ARP, as identified on Figure 1.3 - Future Land Use Plan. The proposed R-C1s land use district is a low density residential district which allows for an increased mix of housing types. The Residential Land Use policies of the ARP encourages a mix of housing types while acknowledging that single detached housing is likely to be the predominant housing type (subsection 2.5 a and f). The application is generally in keeping with this policy.

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from 22 Avenue NW and vehicular access from the rear lane. The area is served by Calgary Transit with a bus stop (Route 422) within 120 metres walking distance of the site and a bus rapid transit stop (Route 305) within 500 metres walking distance from the subject site.

Although there is no existing on-site parking provided, there is sufficient space on the subject site to provide all required parking. 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 (basement suite) without the need for off-site improvements at this time.

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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 for this land use amendment application.

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 a letter from the Montgomery Community Association with no objection to the application (APPENDIX II).

Citizen Comments

Administration received one letter of concern from a resident that relates to parking and overlooking, as well as a concern about the lack of information at the land use stage on how a secondary suite would function on the subject site and the potential impact on the surrounding properties.

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?

Redesignation benefits to us:

- To provide the ability to develop additional living space to accommodate a family with growing children as well the opportunity to care for aging parents who wish to live independently. A secondary suite would allow development of a living space that is separate and private while also allowing for the sharing in the cost of living.
- It is NOT intended to be a living space with a cluster of families but rather one family with mixed generation gaps.
- Montgomery community has developed infrastructure that offers various nearby amenities without requiring for a long distance drive such as nearby schools, hospitals, shops and public transportation options which are a great benefit to us.

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

Before we submitted our application for this redesignation, we had a discussion with our neighbor who had their property successfully redesignated as they were developing their secondary suite. We also reached out to our Community Association and followed up with a call to our community Ward office but we did not receive a return call. With our busy schedule, we have not attempted to reach out again. Montgomery community, in general, has seen various new developments with secondary suites. This has added to the vibrancy of the community and brings in a mix generation of age groups, utilizing existing infrastructure and community amenities, which is encouraging to see.

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

We are anticipating building a double car garage with a side parking pad. The double car garage can be used for the primary dwelling while the secondary suite can use the side parking pad.

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

We do NOT anticipate any negative impact arising from this development as the intended use is not outside the norm.

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

ISC: Protected

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APPENDIX II

LETTERS SUBMITTED



08 November, 2017

Giyen Brenkman
Planning Development and Assessment
City of Calgary
giyen.brenkman@calgary.ca
403.268.2678

Dear Giyan:

RE: LOC2017-4614 0292 4919 22 AV NW

Land Use Amendment to accommodate a secondary suite

R-C1 to R-C1s

The Planning Committee has reviewed the above-noted proposal for a Land Use Amendment to R-C1s.

The committee has no concerns with this proposal.

Regards,

Janice Mackett,
Planning Committee Chair
Montgomery Community Association
cc: Councillor Druh Farrell
Community Liaison – Ward 7
Ms. Marilyn Wannamaker, President, MCA
Members of the MCA Planning Committee

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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 simplify and enhance general understanding of these two different uses (Secondary Suite and 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.

