

LAND USE AMENDMENT
MONTGOMERY (WARD 1)
MACKAY ROAD AND 45 STREET NW
BYLAW 202D2017

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 as an additional use. The site contains an existing single detached dwelling 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

2017 May 04

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 202D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2315 MacKay Road NW (Plan 4994GI, Block 58, Lot 11) 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 202D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s 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 Montgomery Area Redevelopment Plan (ARP) and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

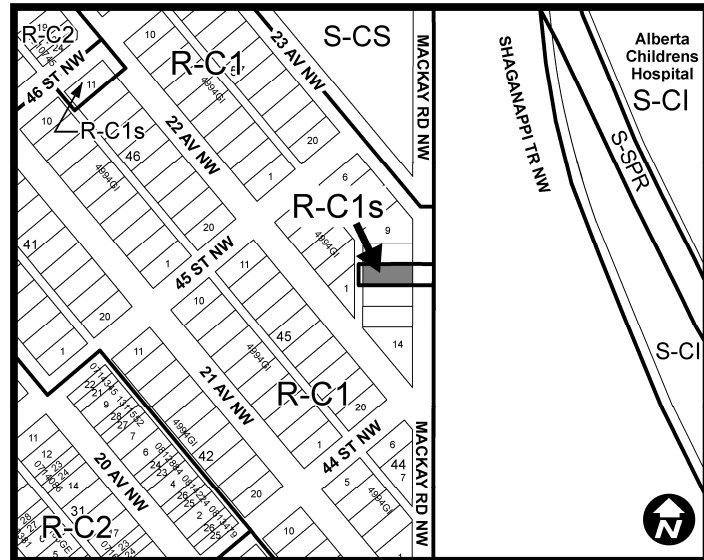
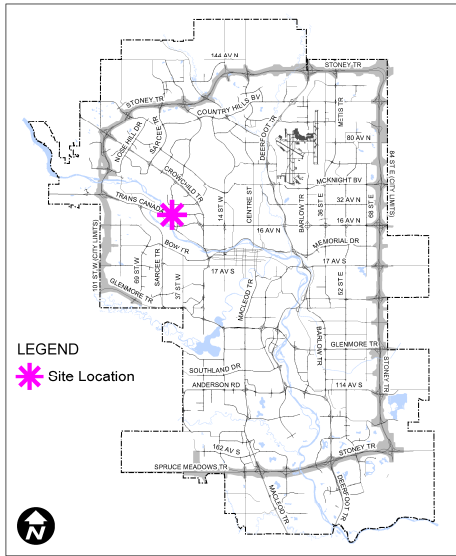
ATTACHMENT

1. Proposed Bylaw 202D2017

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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 ± (0.14 acres ±) located at 2315 MacKay Road NW (Plan 4994GI, Block 58, Lot 11) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 0

Reasons for Approval from Mr. Foht:

- I supported the application to allow a secondary suite or backyard suite for the following reasons:
 - a) The property has adequate parking options in the rear and front of the parcel.
 - b) The property meets or exceeds the required width and depth of lots for secondary/backyard suites.

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Applicant:

Leaha Owen

Landowner:

Gregory Owen
Leaha Owen

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Montgomery, the site is approximately 15 metres by 37 metres in size and is developed with a one-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane, and a single-car parking pad that is accessed from the rear lane. Shaganappi Trail NW exists to the east of the site and single detached housing exists to the north, west, and south of the site.

According to data from The City of Calgary's Geodemographics Business Unit, the following table identifies Montgomery's peak population and year, current 2016 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
2016 Current Population	4,358
Difference in Population (Number)	-929
Difference in Population (Percent)	-17.6%

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.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “Calgary” 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 – Established 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 (2005)

The site is located within the “Low Density Residential” area in the Montgomery Area Redevelopment Plan (ARP). This area is intended to accommodate low density housing. The ARP does not speak specifically to secondary suites, but generally speaking, secondary suites are a form of low density housing and allowing for a secondary suite in this location would conform to the intent of the ARP.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Mackay Road NW and the rear lane. The area is served by Calgary Transit primary transit with stops for routes 1 and 305 located within an approximately 500 metre walking distance of the site. 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 a letter in support of the application from the Montgomery Community Association (APPENDIX II).

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

We are applying to amend our current land use designation for consideration of a secondary suite designation to be added to our property at 2315 Mackay Rd NW, in the community of Montgomery.

We have children at and approaching university age who would benefit from the flexibility and developmental growth towards independence by living in just such a suite near mom and dad. We also have aging parents to consider as potential residents in a secondary suite on our property.

In addition to assisting our immediate family over the coming 10-20 years, a secondary suite could also give us added income in our own future retirement to help us maintain our own independence.

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APPENDIX II

LETTER FROM COMMUNITY ASSOCIATION



March 26, 2017

Jill Sonego
Planning Development and Assessment
City of Calgary
Jill.Sonego@calgary.ca
403.268.2266

Dear Jill:

RE: LOC2017-0076
Residential – Contextual One Dwelling (R-C1) to (R-C1s)

The Planning Committee is in support of this application for a Land Use Amendment.

Regards,

Janice Mackett,
Planning Committee Chair
Montgomery Community Association

cc: Councillor Ward Sutherland
Executive Assistant Ward 1
Community Liaison – Ward 1
Ms. Marilyn Wannamaker, President, MCA
Members of the MCA Planning Committee

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.

