

LAND USE AMENDMENT  
MONTGOMERY (WARD 1)  
MONTALBAN DRIVE NW AND MACKAY ROAD NW  
BYLAW 221D2017

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, 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 May 18

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 221D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.13 acres ±) located at 4624 Montalban Drive NW (Plan 485GR, Block 2, Lot 25) 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 221D2017.

**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 the Montgomery Area Redevelopment Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

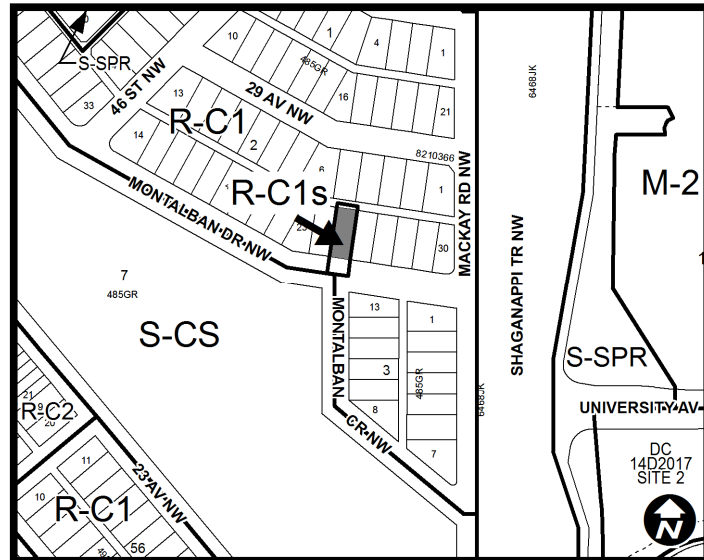
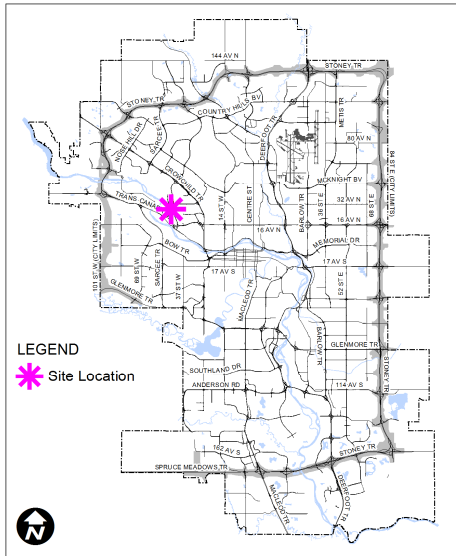
**ATTACHMENT**

1. Proposed Bylaw 221D2017
2. Public Submissions

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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 ± (0.13 acres ±) located at 4624 Montalban Drive NW (Plan 485GR, Block 2, Lot 25) from Residential - Contextual One Dwelling (R-C1) District **to** Residential-Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**

**Carried: 9 – 0**

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**Applicant:**

Janice Mackett

**Landowner:**

Janice Mackett  
Wade Stout

**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 36 metres in size and is developed with a two-storey single detached dwelling, a detached two-car garage that is accessed from the rear lane. Immediately adjacent the site is single-detached housing and Montalban Park. The Market Mall, Shaganappi Trail NW, the Alberta Children's Hospital, and single detached housing exist further north, east, south, and west of the site.

According to data from The City of Calgary 2016 Census, the following table identifies Montgomery's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

<b>Montgomery</b>	
Peak Population Year	1969
Peak Population	5,287
2016 Current Population	4,358
Difference in Population (Number)	-929
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.

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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 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 (2008)

The site is located within the “Low Density Residential” area on the Future Land Use Plan (Figure 1.3) in the *Montgomery Area Redevelopment Plan (ARP)*. This land use proposal is consistent with the ARP.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Montalban Drive NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately a 900 metre walking distance of the site at Market Mall. On-street parking adjacent to the site is regulated 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 of no objection to the application from the Montgomery Community Association (APPENDIX II)

**Citizen Comments**

Administration received four letters in opposition to the application. One of the letters contained thirteen signatures.

Reasons stated for opposition are summarized as follows:

- parking and traffic impacts.
- ample higher density housing nearby.
- negative impact to property values.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Rationale for Amendment

The property is within walking distance from major employment centres such as the Children's Hospital, the University and Market Mall Shopping Centre. It is close to several bus routes, and close to several schools. The site itself allows for an extra parking spot off the street.

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APPENDIX II

LETTERS SUBMITTED



March 23, 2017

Mr. Jordan Furness  
Planning Implementation  
Development and Building Approvals  
Jordan.furness@calgary.ca

Dear Mr. Furness,

RE: LOC 2017-0053  
4624 Montalban Drive NW

The Montgomery Community Association has no objection with this application.

Yours Truly,

David Baker  
per  
Montgomery Community Association Planning Committee

cc: Alderman Ward Sutherland  
Mr. Marilyn Wannamaker, President, MCA  
Members of the MCA Planning Committee

J. Furness



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.

