

LAND USE AMENDMENT
MONTGOMERY (WARD 1)
EAST OF SHAGANAPPI TRAIL NW AND NORTH OF 16 AVENUE
NW
BYLAW 174D2017

MAP 25W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcels located in the community of Montgomery from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The parcel contains an existing single detached dwelling and the application is not 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 April 06

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 174D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4736 – 22 Avenue NW (Plan 4994GI, Block 56, Lot 9) 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 174D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (Secondary Suite, Backyard Suite), is compatible with the established character of the community. In addition, this proposal conforms to the relevant policies of the Municipal Development Plan and allows for a development that has the ability to meet the intent of Land Use Bylaw 1P2007. The parcel is located midblock, has a rear lane, can accommodate the required onsite parking, and is in close proximity of transit.

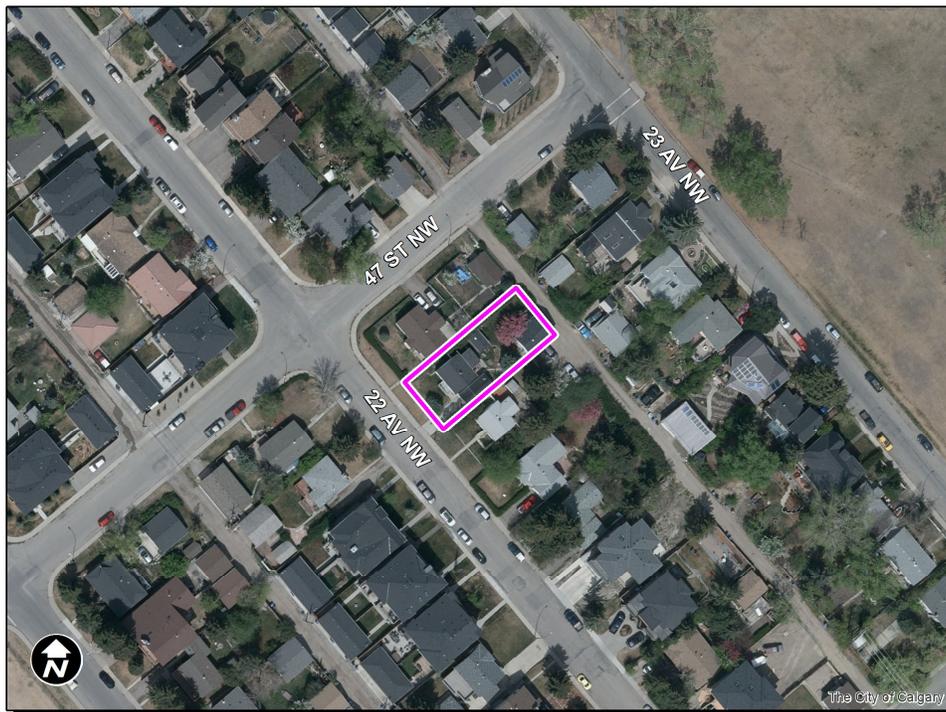
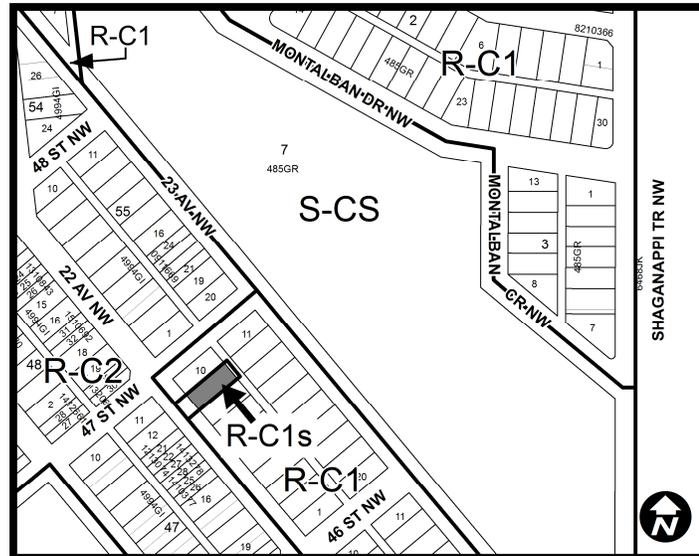
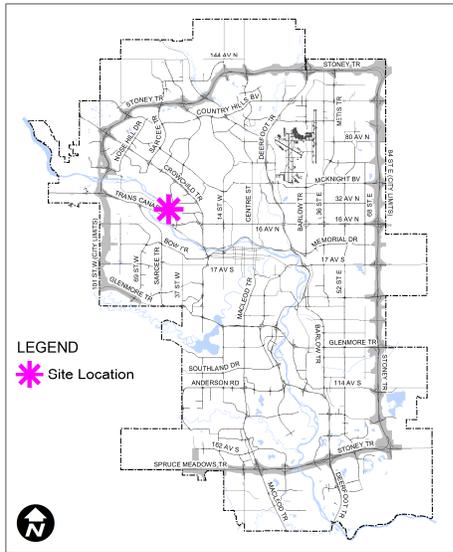
ATTACHMENT

1. Proposed Bylaw 174D2017

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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 ± (0.12 acres ±) located at 4736 – 22 Avenue NW (Plan 4994GI, Block 56, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 7 – 0

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Applicant:

Stephen Moffet

Landowner:

Emer Moffet
Stephen Moffet

PLANNING EVALUATION

SITE CONTEXT

The subject site is located midblock in a low density R-C1 setting in the community of Montgomery. The site is developed with a single detached dwelling with access from the street and from a rear lane.

The subject site has an approximate width of 15 metres and depth of 36.5 metres. The site meets the minimum requirements for width and depth which will be evaluated at the development permit stage. It appears that the parcel has the area to accommodate a single detached dwelling with a secondary suite and the two required motor vehicle parking stalls – one stall for the single detached dwelling and one stall for the secondary suite. The parcel is surrounded by R-C1 parcels.

Montgomery	
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 the development of a secondary suite in addition to a Single Detached Dwelling on a single parcel. The R-C1s district allows for one additional secondary suite that may take one of the two following forms:

- Secondary Suite as a permitted use; or
- Backyard Suite as a discretionary use.

The proposed R-C1s district is appropriate and complimentary to the established land use pattern of the area and allows for a more efficient use of the land. In addition, the development of a secondary suite on this site can meet the intent of Land Use Bylaw 1P2007 (LUB).

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

The most relevant policy section(s) of the SSRP to this item are:

- Efficient use of land; and
- Community development.

The proposed land use amendment promotes an efficient use of land by adding a secondary suite to an existing development and promotes community development through increasing the population.

Municipal Development Plan

The subject site is identified as Developed Established Residential area on Map 1 Urban Structure of the MDP. The Developed Area supports Moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP also notes redevelopment should support the revitalization of local communities by adding population. The MDP encourages modest redevelopment in the Established Area. The subject site is located in the Crowchild Phase 3 plan area but no policies in that document apply.

Montgomery Area Redevelopment Plan

The subject site is identified as low density residential in the Montgomery Area Redevelopment Plan however no policies in the ARP apply to this land use redesignation.

TRANSPORTATION NETWORKS

The site can be accessed from 22 Avenue NW by foot, bicycle, or automobile as well as from the rear lane. The parcel is well serviced by transit with a bus stop approximately 500 metres from the site.

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 depending on the type of secondary suite proposed. This aspect would be determined at the development permit stage.

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ENVIRONMENTAL ISSUES

An environmental site assessment was not required.

PUBLIC ENGAGEMENT

Community Association Comments

The Montgomery Community Association was circulated regarding this application and have no objection to the proposed land use amendment.

Citizen Comments

Administration received 1 letter in opposition of the proposed land use amendment. This letter cited concerns regarding the additional traffic the proposed secondary suite will generate. The letter also suggested that rationale in the Applicant Submission (Appendix 1) was misleading and the property owner may have ulterior motives for the land use amendment.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

I am making this application to change the zoning from RC1 to RC1S.

I would like to construct a legal secondary suite in the basement of the residence.

The suite would provide additional income to help with costs of maintain our home as a retired couple.

The City has previously approved the RC1S land use redesignation on this street.

Thank you for your consideration in this matter.

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APPENDIX II

LETTERS SUBMITTED



February 13, 2017

Giyán Brenkman
Planning Development and Assessment
City of Calgary
giyan.brenkman@calgary.ca

Dear Giyan:

RE: LOC2017 - 0014

The Planning Committee met with the property owners and reviewed this Land Use Amendment from Contextual One Dwelling (R-C1) to R-C1s.

We have no objection to the proposed change.

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