

**LAND USE AMENDMENT  
MONTGOMERY (WARD 1)  
47 STREET AND 22 AVENUE NW  
BYLAW 140D2017**

**MAP 25W**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate 0.05 hectares (0.12 acres) of land located at 4704 - 22 Avenue NW 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. There are no known suites in the existing house and this application is not the 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 Calgary.

**ADMINISTRATION RECOMMENDATION(S)**

2017 March 09

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 140D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4704 – 22 Avenue NW (Plan 499GI, Block 56, Lot 1) 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 140D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for two forms of secondary suite uses (secondary suite or backyard suite), is compatible with the established character of the community. In addition, the 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 has rear lane access, is in close proximity of transit and can accommodate the required additional parking stall on site.

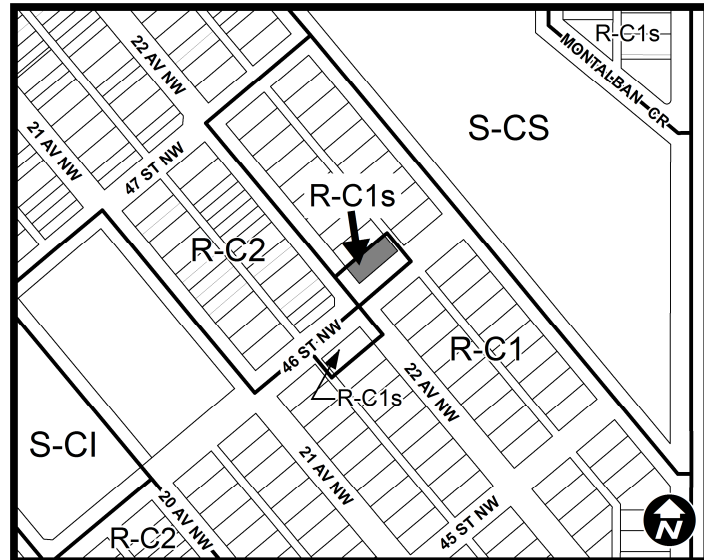
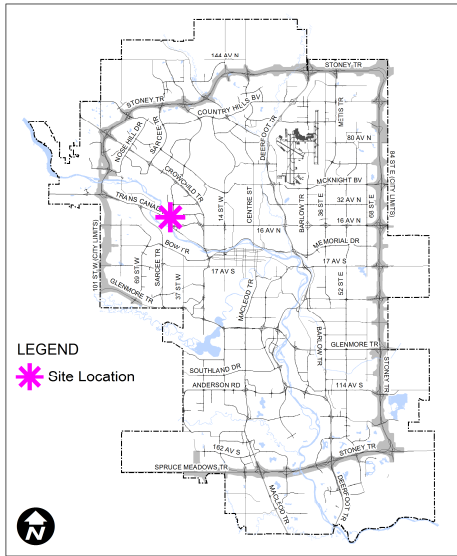
**ATTACHMENT**

1. Proposed Bylaw 140D2017

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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 4704 – 22 Avenue NW (Plan 499GI, Block 56, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**  
Absent: S. Keating

**Carried: 7 – 0**

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**Applicant:**

Ellergodt Design

**Landowner:**

Tanya Opoku-Otoo

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low residential setting in the community of Montgomery, this site is a corner lot on the side of a hill. The site is approximately 15 metres wide and 36 metres deep. It meets the minimum parcel size to accommodate a secondary suite. The parcel is developed with a single detached dwelling and a single car garage accessed from 22 Avenue NW. The site is just south of Montalban Park and just north of Terrace Road Elementary School. It is within approximately 500 metres of primary transit along Bowness Road, and within easy walking distance to shops along Bowness Road and 16 Avenue NW.

<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)	-8.2%

**LAND USE DISTRICTS**

The proposed R-C1s district has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling on a single parcel. The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered. A Development Permit is not required for a secondary suite (located in a basement) on a R-C1s parcel, although a Development Permit is required for a backyard suite on a R-C1s parcel.

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**LEGISLATION & POLICY**

Montgomery Area Redevelopment Plan (ARP)

The subject 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.

The subject site is located within the Residential Developed: Established Area as identified on Map 1 in the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to the overarching residential policies of the MDP.

City Wide policies in the MDP (part 2) encourage support for the development of secondary suites. The subject application meets the intent of these policies by proposing to sensitively add density, use land more efficiently, and provide a variety of housing types in a neighbourhood.

Specifically, the following MDP policies support this land use proposal:

**Strong Residential Neighbourhoods policies (2.2.5):**

- Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached homes, townhouses, cottage housing, row or other ground-oriented housing; and
- Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood

**Creating Great Communities (Section 2.3), Housing Diversity and Choice policies:**

- Provide a wide variety of housing types, tenures (rental and ownership) and densities that include:
  - o A mix of housing types and tenures, including single detached and ground-oriented; and
  - o A range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.

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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).

**TRANSPORTATION NETWORKS**

The site is serviced with a rear lane and parking is allowed on 22 Avenue NW and 46 Street NW. Primary transit (Routes 1 and 305) is available approximately 500 metres away with stops on Bowness Road NW.

**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 a secondary suite proposed. This aspect would be determined at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Montgomery Communication Association provided a letter indicating it has no objection to this application.

**Citizen Comments**

Three letters of objection were received from community members. Concerns were noted including potential increases in traffic congestion, the existence of other nearby sites seen as more ideal for an increase in density, a desire to maintain this as a single family neighbourhood, and the potential introduction of more renters into the neighbourhood.

**Public Meetings**

No public meetings were held regarding this application.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Reasons for submitting application:

- Adding additional income by renting out secondary suite.
- Single mother looking to add value to her home investment
- Using the existing "walk-out" grading to its optimum potential

Reasons for Approval:

- Proximity to University, hospital and a great community
- Proximity to the Highway #1 and ample public transit
- This property faces a block of R-C2 lots and is kitty corner to a R-C1s lot.
- Due to the proposed walkout basement, this would be an ideal site for a secondary suite.

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APPENDIX II

LETTERS SUBMITTED



February 13, 2017

Jill Sonogo  
Planning Development and Assessment  
City of Calgary  
jill.sonogo@calgary.ca

Dear Jill:

**RE: LOC2017 – 0010 4704 22<sup>nd</sup> Ave NW**

The Planning Committee 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