

LAND USE AMENDMENT
MONTGOMERY (WARD 1)
WEST OF SHAGANAPPI TRAIL NW and NORTH OF 16 AVENUE
NW
BYLAW 199D2016

MAP 25W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel 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. There is currently no secondary suite on the site and this application is not due to 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)

2016 June 16

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 199D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4923 – 22 Avenue NW (Plan 4994GI, Block 49, Lot 15) 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 199D2016.

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, 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 mid block and can accommodate the required onsite parking and is in close proximity to transit.

ATTACHMENT

1. Proposed Bylaw 199D2016

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4923 – 22 Avenue NW (Plan 4994GI, Block 49, Lot 15) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 7 – 0

Comments from Ms. Gondek:

- If people truly feel that renters are somehow substandard residents of the city, let me provide the following research:
 1. Ruef and Kwon – study of neighbourhood associations and social capital in the US; interviewed 29,733 people across US communities; found that renters are more likely to join neighbourhood associations to foster sense of community and encourage social cohesion, while homeowners are likely to join a group to preserve land value often at the expense of fostering inclusiveness.
 2. Goodbrand 2016 – Master’s thesis on experiences of renters in secondary suites; results indicate suite rental is typically transitional and related to a life circumstance; some also rent suites at a lower rent to save for down payment because they aspire to be homeowners; the stigmatization they feel at renting a basement suite is real and creates a misperception of the character of suite renters.
- The summary of these two pieces of research is:
 1. Renters provide a good balance in a neighbourhood because their interests are motivated by sense of belonging, rather than preservation of property value.
 2. We are contributing to mislabelling and entire segment of our population if we take the perspective that secondary suites bring renters who will not be good neighbours.
- If we can agree that a mix of rental and owned properties contribute to a healthy community, then could we include the statistics from community profiles the report on ownership and rental? This would be in keeping with the goals of the Municipal Development Plan, which states that communities should be “diverse” and “inclusive”. I would ask respectfully the Council consider the addition of that statistic in the table we have in the “Site Context” section of our reports from Administration.

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Applicant:

Karen L Cookson

Landowner:

James Cookson
Karen L Cookson

PLANNING EVALUATION

SITE CONTEXT

The subject site is located mid block in a low density resident R-C1 setting in the community of Montgomery. The site is developed with a singled detached dwelling with access from the street and from the rear lane. The applicant's intent is to construct a secondary suite in the basement of the existing single detached dwelling.

The subject site has an approximate width of 15.3 metres and depth of 36.4 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.

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).

LEGISLATION & POLICY

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 Montgomery Area Redevelopment Plan area but no policies apply.

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TRANSPORTATION NETWORKS

The site can be accessed from 22 Avenue NW by foot, bicycle, or automobile. The parcel is well serviced by transit with a bus stop approximately 200 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.

ENVIRONMENTAL ISSUES

An environmental site assessment was not required.

PUBLIC ENGAGEMENT

Community Association Comments

The Montgomery Community Association was circulated regarding this application and has no objection to the proposed land use amendment. They provided comment that if approved that sufficient on-site parking is provided.

Citizen Comments

Administration received one letter in opposition of the proposed land use amendment. This letter raised concerns that the land use amendment would set a precedent for allowing further redesignations in the community. The letter also commented that Montgomery is being deforested due to the high frequency of redevelopment.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

Thank you for the opportunity to offer you the reasons we want to designate our R-1 Property to R-1S to make our basement suite legal and above board.

Jim and I are doing an extensive renovation in our basement, the original basement was only 345 square feet! And fairly shallow.

We are both entering our retirement years and want to stay in the community we have lived in for the past fourteen years. We think this is a good way to supplement our retirement income and to pay down our mortgage faster.

We don't need so much space anymore as we plan to do some travelling and feel this is also a good way to have another person on the property to keep the snow removed and grass mown while we are away.

We have grandkids coming to University over the next few years and we live very close to the University, we could contribute to their education by providing them with a safe home, away from home.

We think this is a great long term investment by adding value to our property, while providing the city with a legal and safe suite that conforms with safety regulations and taxation.

Our property lends itself well to a suite in the basement, we have a single car garage as well as a large carport so three cars could fit in the back leaving the on street parking open. Although in front of our house there is an oversized piece of property with extra parking room.

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APPENDIX II

COMMUNITY ASSOCIATION SUBMISSION



May 05, 2016

Joshua deJong
Planning Development and Assessment
City of Calgary
joshua.dejong@calgary.ca
403.268.5716

Dear Joshua:

RE: LOC2016-0078 4923 22 Ave NW: Land Use Amendment (R-C1 to R-C1s)

The Montgomery Community Association Planning Committee assessed the proposal for a Land Use Amendment at 4923 22nd Avenue NW. Both neighbours were invited to send comments or contact the Committee by phone or email.

The Planning Committee has no objection to this proposal although we would want to be assured that the site was of sufficient size that it could accommodate a suite. We would also want to be satisfied that sufficient on-site parking could be provided. We understand that the secondary suite could be either a backyard suite or a basement suite. The proposed amendment does not conflict with the MCA Area Redevelopment Plan.

Feedback from one neighbour was received; he was strongly supportive of this proposal.

Yours Truly,
Janice Mackett,
Planning Committee Chair
Montgomery Community Association

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

J. de Jong