

LAND USE AMENDMENT
MONTGOMERY (WARD 1)
18 AVENUE NW AND NORTH OF 50 STREET NW
BYLAW 214D2016

MAP 26W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to accommodate a secondary suite. The site is currently vacant.

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 July 14

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 214D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 5107 – 18 Avenue NW (Plan 1213447, Block 2, Lot 39) 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 214D2016

REASONS FOR RECOMMENDATION:

This application is recommended for approval for the following reasons:

- the proposed R-C1s District allows for uses which are compatible and complementary with the established character of the community,
- the proposal is in conformance with the relevant policies of the Municipal Development Plan and does not conflict with the Montgomery Area Redevelopment Plan,
- the parcel has the ability to meet the intent and requirements of the Land Use Bylaw 1P2007,
- the parcel has vehicular access from a lane; and,
- the site is within a 5 minute walk to a shopping district.

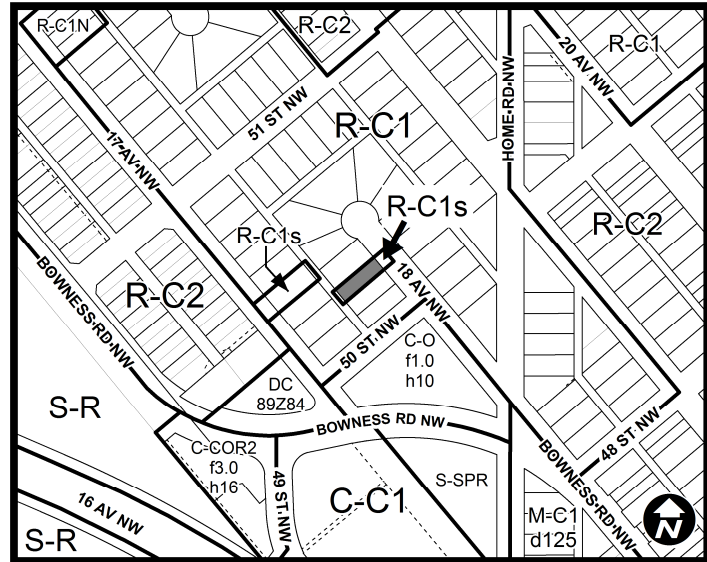
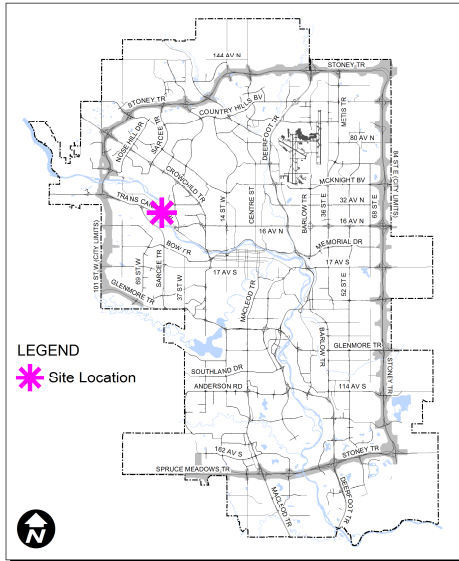
ATTACHMENT

1. Proposed Bylaw 214D2016

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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 ± (0.11 acres ±) located at 5107 – 18 Avenue NW (Plan 1213447, Block 2, Lot 39) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Matisse Homes Inc

Landowner:

Matisse Homes Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on a cul-de-sac just north of 50 Street NW. The site has lane access and is currently vacant. It is a flat, grassed site with mature trees and shrubs around the perimeter. A development permit proposing a Contextual Single Detached Dwelling and Detached Garage was recently approved (2015 March) on this site; however, as of the writing of this report, no work has started on site for that development and there is no record of a building permit application.

Surrounding uses include single detached dwellings to the north and to the east, and two vacant properties to the south. Across the lane and one property north of the subject site is a parcel designated R-C1s District. Existing office and retail developments are located south of 50 Street NW and Bowness Road NW respectively. A shopping district is located within a 5 minute walk of the subject site.

The following table provides demographic information regarding the population trend in Montgomery. As of 2015, the community was at 80 percent of its peak population which was recorded in 1969.

Montgomery	
Peak Population Year	1969
Peak Population	5287
2015 Current Population	4246
Difference in Population (Number)	1041
Difference in Population (Percent)	-20%

PROPOSED LAND USE DISTRICT

The proposed Residential – Contextual One Dwelling (R-C1s) District is intended to accommodate a secondary suite on a parcel containing a Single Detached Dwelling. In addition to the uses listed as permitted and discretionary in the Residential –Contextual One Dwelling (R-C1) District, the proposed district provides the opportunity to develop one of two additional uses: Secondary Suite (permitted use) or Backyard Suite (discretionary use).

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The approval of this land use amendment does not constitute approval of a specific secondary suite; it adds the secondary suite uses so that an application can be submitted later through the development and building permit process.

SITE SPECIFIC CONSIDERATION

The subject site has a width of 12.4 metres and a length of 36.58 metres. The area of the parcel is 453.6 square metres. These exceed the minimums listed in Land Use Bylaw 1P2007 for R-C1s sites.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in the report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). The most relevant policy sections of the SSRP to this item are:

- Efficient use of land; and,
- Community Development.

Municipal Development Plan (MDP) (2009)

The subject site is located within the Developed Residential Area and more specifically, the Inner City Area as identified on Map 1 of the MDP. Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP including: Inner City Area policies (Section 3.5.2), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing Diversity and Choice policies (Section 2.3.1).

Montgomery Area Redevelopment Plan (2006)

This area of Montgomery is intended to remain as a low density residential district. The proposed district meets this intent.

TRANSPORTATION NETWORKS

The subject site can accommodate the required parking on the parcel and street parking is also available. Vehicular access to the site is from the rear lane.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition

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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.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Montgomery Community Association has no objection to this land use redesignation on the condition the property meets the minimum lot dimensions and parking requirements listed in Land Use Bylaw 1P2007.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Matisse Homes Inc. is applying to the City of Calgary for Land Use Redesignation for a Secondary Suite at 5107 – 18 Avenue N.W. Given the proximity of this property to the University of Calgary, the Foothills Medical Center and the Alberta Children's Hospital, a Secondary Suite would be an attractive rental unit. Our application would be consistent with the City's desire to increase density in existing inner city neighborhoods and would enhance the surrounding community of Montgomery.

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APPENDIX II

LETTERS SUBMITTED



May 27, 2016

Coleen Auld
Planning Development and Assessment
City of Calgary
coleen.auld@calgary.ca
403.288.1522

Dear Coleen:

RE: LOC2016-0103 5107 18 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 5107 18 Avenue NW.

The Planning Committee has no objection to this proposal although we want to be assured that the site is of sufficient size that it can accommodate a suite. We also want to be satisfied that sufficient on-site parking can and will be provided. We would not support any relaxations to make this Land Use Amendment feasible. We understand that the secondary suite can be either a backyard suite or a basement suite. The proposed Land Use Amendment does not conflict with the MCA Area Redevelopment Plan.

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