

**LAND USE AMENDMENT  
MONTEREY PARK (WARD 10)  
CATALINA BOULEVARD NE SOUTH OF 32 AVENUE NE  
BYLAW 62D2018**

**MAP 25E**

**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 December 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 62D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 2886 Catalina Boulevard NE (Plan 8711642, Block 6, Lot 47) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation;
2. Give three readings to the proposed Bylaw 62D2018.

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

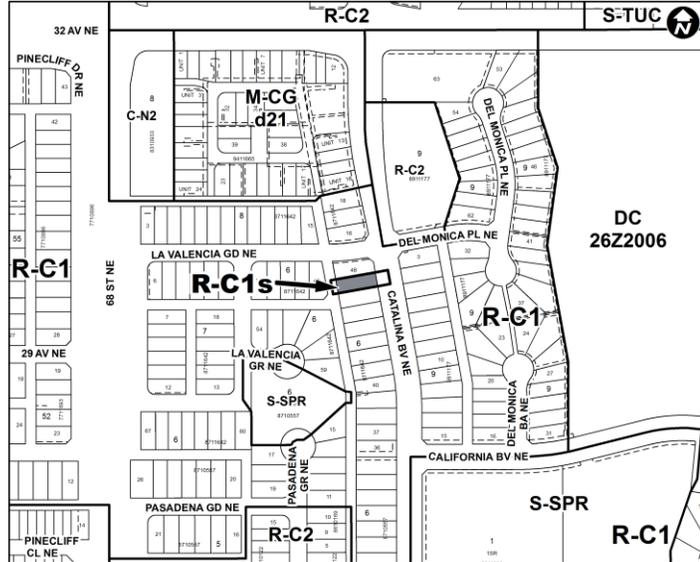
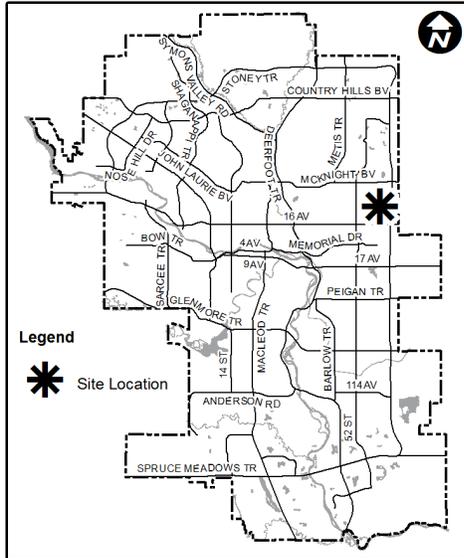
**ATTACHMENT**

1. Proposed Bylaw 62D2018
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 0.04 hectares ± (0.10 acres ±) located at 2886 Catalina Boulevard NE (Plan 8711642, Block 6, Lot 47) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: L. Juan**

**Carried: 9 – 0**

**2018 December 14**

**MOTION:**

Amend Administration's Recommendation, to align with Council recent decision to review the Secondary Suite process, by adding a Recommendation 3 to read:

“Direct Administration to forward the Report and proposed Bylaw for LOC2017-0309 to the 2018 March 12 Public Hearing of Council, and advertise accordingly.”

**Moved by: R. Vanderputten**

**Carried: 9 – 0**

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**Applicant:**

Jagdish Cheema

**Landowner:**

Jagdish Cheema  
Sandeep Kaur Cheema

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Monterey Park, the site is approximately 12 metres by 35 metres in size and is developed with a one-storey single detached dwelling, with an attached two-car garage that is accessed from Catalina Boulevard NE. Surrounding development consists of low-density residential to the north, east, south and west of the site. To the north-east of the site are two places of worship.

According to data from The City of Calgary 2017 Census, the following table identifies Monterey Park's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

| <b>Monterey Park</b>               |        |
|------------------------------------|--------|
| Peak Population Year               | 2015   |
| Peak Population                    | 10,835 |
| 2017 Current Population            | 10,670 |
| Difference in Population (Number)  | -165   |
| Difference in Population (Percent) | -2%    |

**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 – Established 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).

Burlington Area Structure Plan Phase 1 & 2 (1984)

The Burlington Area Structure Plan (ASP) outlines that the area will be developed as a predominantly low density suburban community. Although the ASP does not reference secondary suites it does mention that a variety of dwelling types should be provided.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Catalina Boulevard NE and the rear lane. The area is served by Calgary Transit bus service with a bus stop/light rail transit station) location within approximately 350 metre walking distance of the site on 32 Avenue NE. On-street parking adjacent to the site is unregulated 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 for this land use amendment application.

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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 did not receive a response from the Monterey Park Community Association.

**Citizen Comments**

Administration received one (1) letter in opposition to the application outlining the desire for the community to remain in its present form.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission  
Secondary Suites  
(R2017-07)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

I wish to invest in my home to boost my income to pay down my mortgage. It will maximize use of existing infrastructure in the neighbourhood.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

I have already talked to neighbours and they are happy that it will be a safe secondary suit that will meet the safety code.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

Parking for main floor and secondary suite already exists. It has double garage and large front driveway.

- 4) Are there any potential negative impacts of this development that you are aware of?

so far as we think it will have positive impacts only. See separate sheet attached for details.

**NOTE:** Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

G. Brenkman

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REASONS FOR MAKING APPLICATION

- I wish to invest in my home to boost my income to pay down my mortgage.
- It will enable my extended family and elderly parents to live nearby.
- It is likely to increase the value of my property.
- It will be a safe secondary suite that will meet all the requirements under Alberta Safety Codes Act.
- It will help in maximizing use of existing infrastructure in the neighbourhood.

REASONS FOR APPROVAL

Property meets all the requirements for a secondary suit as under:

- It is a single detached dwelling.
- Meets the minimum width requirement of 9 m.
- One motor vehicle parking stall for basement suit already exists.
- Has a private amenity space already for the basement.

 Sandeep Kumar

APPENDIX II

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 simplify 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.

