

**LAND USE AMENDMENT
MONTGOMERY (WARD 1)
NORTHWEST OF 16 AVENUE NW AND HOME ROAD NW
BYLAW 271D2016**

MAP 26W

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. A Secondary Suite does not currently exist, 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 the city.

ADMINISTRATION RECOMMENDATION(S)

2016 September 08

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 271D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1812 – 51 Street NW (Plan 67GN, Block 2, Lot 26) 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 271D2016.

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 and complementary 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 can be accessed from both the street and the lane, and will be able to accommodate the required onsite parking. Furthermore, public transit is within close proximity to the site.

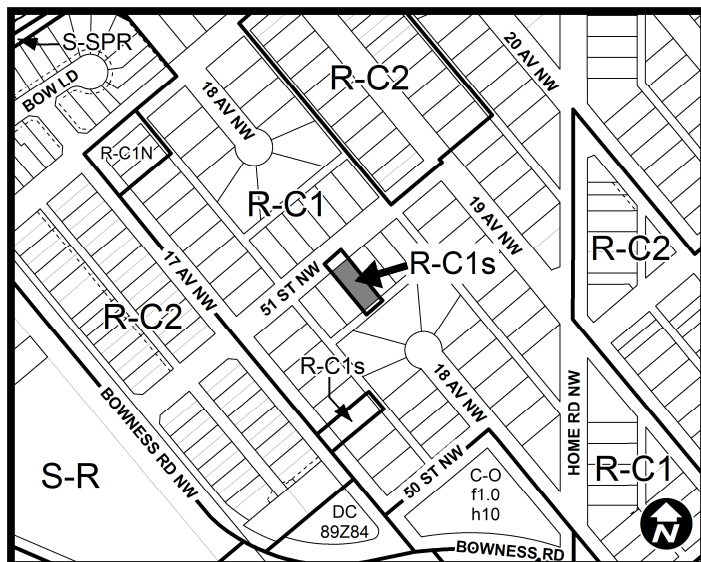
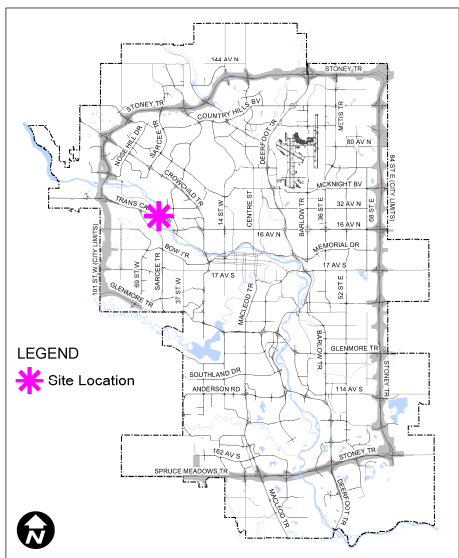
ATTACHMENT

1. Proposed Bylaw 271D2016

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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 0.06 hectares \pm (0.15 acres \pm) located at 1812 – 51 Street NW (Plan 67GN, Block 2, Lot 26) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 5 – 0

Reasons for Approval from Mr. Wright:

- A total of nine applications for secondary suites were on this agenda. There were no objections from any community associations, but six applications generated 74 objections (Harvest Hills generated 60 of them). Complaints centered around impacts for on-street parking, traffic congestion, impact on infrastructure, devaluation of properties and how bad renters are. Most, if not all, of these comments appear to be based on unsubstantiated fears, and should be countered with evidence based comments.
- All nine communities have seen population declines. Harvest Hills saw 26 people less than its peak, which was the smallest decline. The other eight communities saw a collective decline of 16,298 people or an average of 2,000 people per community. It is pretty hard to see how a secondary suite would cause so much impact, when population declines of this nature are being recorded.

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Applicant:

Elizabeth R. Recompsat

Landowner:

Elizabeth R. Recompsat

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a low density Residential – Contextual One Dwelling (R-C1) District in the community of Montgomery. The site is developed with a single detached dwelling; there is currently one surface stall located on the driveway, and another can be provided at the rear of the lot from the lane. The site is approximately 75 metres from closest bus stop.

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 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).

The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions. If any relaxation may be required, these may be considered at the development permit stage.

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 via the development permit process.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009):

The subject site is located within a Residential, Developed-Established Area as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: Established Areas policies (Section 3.5.3), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing diversity and choice policies (Section 2.3.1).

Montgomery Area Redevelopment Plan (ARP) (2006):

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

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

Pedestrian and vehicular access is available from 51 Street NW. The area is well served by Calgary Transit with the closest bus stop located approximately 75 metres away on 51 Street NW. On-street parking adjacent to the site is regulated.

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.

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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 was circulated as per the normal circulation process, and was contacted again 2016 August 22; the Community Association advised that they have no comments on the application except to ensure that there is sufficient on-site parking available.

Citizen Comments

No letters of objection or support were received by Administration.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

As owner of 1812 – 51st St NW in the quiet, treed neighbourhood of Lower Montgomery, I am hoping to build a modest laneway house to rent or sell to a young couple or family to provide revenue for my retirement years.

The backyard is wide and deep enough to be able to house residents without any loss of privacy to myself or any of my neighbours, as per the many trees, the high cotoneaster hedges and the “semi-rural” nature of the bank lane and adjacent neighbours’ lands. There is sufficient space for a parking spot.

The neighbourhood has all amenities within a couple of blocks including schools, the Children’s Hospital, Market Mall and Calgary’s busiest Safeway, and is a 10-minute drive to downtown. The house is three blocks from the river and Bowmont Park and its 6km-long trails ending at Waterfall Valley just west of Stoney Trail.

I would warmly welcome new neighbours in this developed space if the city wishes to approve my application.

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APPENDIX II

LETTERS SUBMITTED

August 23, 2016

Hi David,

The MCA Planning committee had no comments except that we want to ensure that there is sufficient on-site parking available.

Thanks,

Janice Mackett
Planning committee chair
Montgomery community association