

LAND USE AMENDMENT  
MONTGOMERY (WARD 7)  
21 AVENUE NW WEST OF 44 STREET NW  
BYLAW 370D2017

ITEM #8.1.1

MAP 25W

**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 and a shed. 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 October 19

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 370D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4520 - 21 Avenue NW (Plan 4994GI, Block 45, Lot 4) 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 370D2017.

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

**ATTACHMENT**

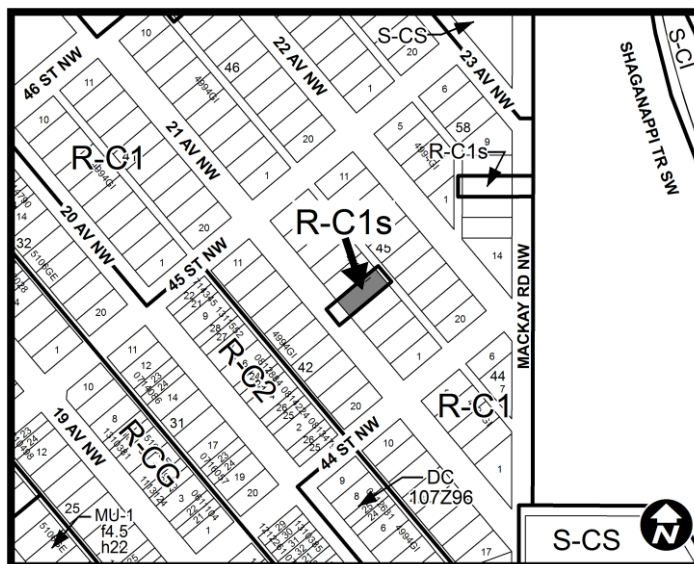
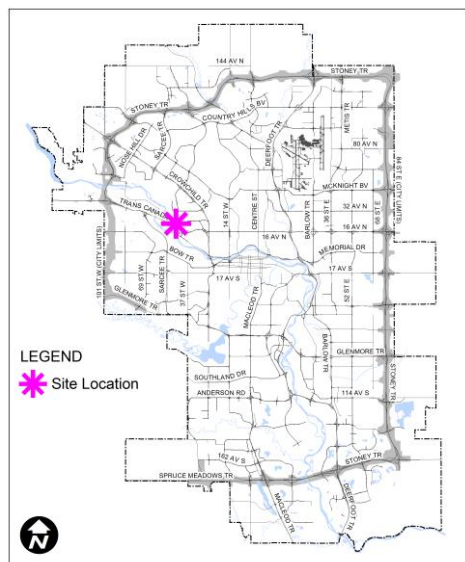
1. Proposed Bylaw 370D2017

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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  $\pm$  (0.14 acres  $\pm$ ) located at 4520 - 21 Avenue NW (Plan 4994GI, Block 45, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 9 – 0

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**Applicant:**

Sukhwinder Grewal

**Landowner:**

Sukhwinder Grewal

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Montgomery, the site is approximately 15 metres by 37 metres in size and is developed with a one-storey single detached dwelling, a shed and a 1-car parking pad that is accessed from 21 Avenue NW. Surrounding development consists of low-density residential to the north, east, south, and west of the site. The parcel sits just outside of the Main Streets boundary for Bowness Road NW (Montgomery).

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

<b>Montgomery</b>	
Peak Population Year	1969
Peak Population	5,287
2017 Current Population	4,353
Difference in Population (Number)	-934
Difference in Population (Percent)	-18%

**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 – Inner City 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).

Montgomery Area Redevelopment Plan (2012)

The site is within the Low Density Residential area of the ARP as identified on Figure 1.3 Future Land Use Plan. The proposed R-C1s land use district is a low density residential district which allows for an increased mix of housing types. The Residential Land Use policies of the ARP encourages a mix of housing types while acknowledging that single family housing is likely to be the predominant housing type (subsection 2.5 a and f). The application is generally in keeping with this policy.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from 21 Avenue NW and the rear lane. The area is served by Calgary Transit primary transit network bus service with a bus stop location within approximately 450 metres and a bus rapid transit stop location within approximately 650 metres walking distance of the site on Bowness Road NW and 16 Avenue NW respectively. 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.

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**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**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 received a letter that notes the majority of the committee members are in support of to the application from the Montgomery Community Association, however, some were opposed. (APPENDIX II) No reasons stated for support were given.

**Citizen Comments**

Administration did not receive any responses from citizens.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The proposed use for this new bungalow with 600 sq ft garage/backyard suite is residential. The vehicle access point will be from the back lane and there will be three parking stalls in the garage, one of which will be allotted to the garage/backyard suite tenant. The whole development including the garage/backyard suite will be brand new. The current structures on the lot will be demolished.

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## APPENDIX II

### LETTERS SUBMITTED



13 August, 2017

Giyan Brenkman  
Planning Development and Assessment  
City of Calgary  
[giyan.brenkman@calgary.ca](mailto:giyan.brenkman@calgary.ca)  
403.268.2678

Dear Giyan:

**RE:LOC2017-0221 4520 21 AV NW**

Land Use Amendment from R-C1 to R-C1s (Secondary Suite)

The Planning Committee reviewed the above-noted LOC application for the proposed Land Use Amendment at 4520 21 AV NW.

The majority of the Planning Committee was in support of this Land Use Amendment which would allow for a secondary suite on the site. There were some members, however, who did not support increasing the density of an R-C1 district under any condition.

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



### APPENDIX III

#### 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 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.

