

**LAND USE AMENDMENT  
MONTGOMERY (WARD 7)  
20 AVENUE NW EAST OF HOME ROAD NW  
BYLAW 19D2018**

**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 the additional uses of a Secondary Suite and a Backyard Suite. 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 November 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 19D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 5020 – 20 Avenue NW (Plan 4994GI, Block 37, Lot 5) 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 19D2018.

**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.

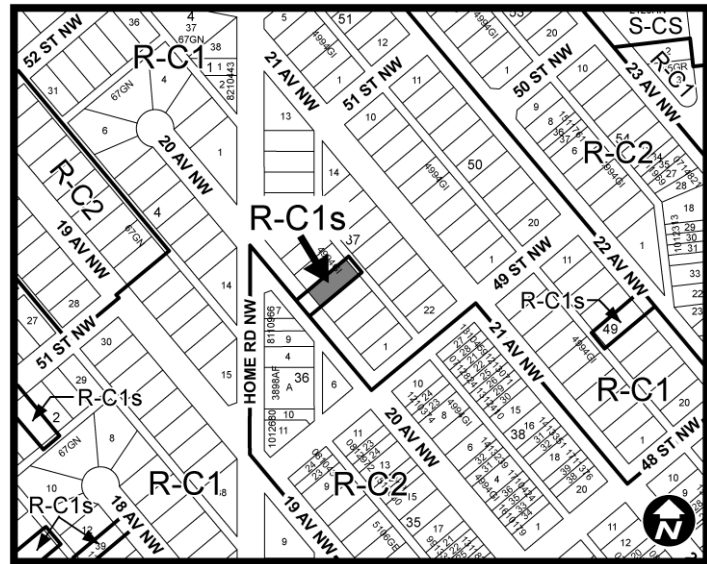
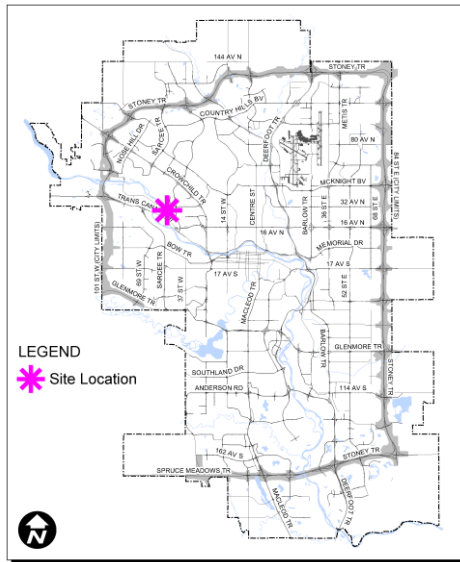
**ATTACHMENT**

1. Proposed Bylaw 19D2018

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2. 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 ± (0.14 acres ±) located at 5020 – 20 Avenue NW (Plan 4994GI, Block 37, Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**

**Carried: 8 – 0**

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**Applicant:**

Ryan G Delay

**Landowner:**

Paula M Boulton  
Ryan G Delay

**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 detached workshop that can be accessed from the rear lane, and a one-car parking pad that is accessed from 20 Avenue NW. Surrounding development consists of low-density residential to the north, east, south, and west of the site. The parcel is located in close proximity of the Main Streets boundary for Bowness Road NW (Montgomery).

According to data from The City of Calgary's 2017 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 Montgomery Area Redevelopment Plan (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 20 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 150 metre walking distance of the site on Home Road NW and a Bus Rapid Transit stop within 400 metre walking distance of the site on Bowness Road NW. 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 an email of no objection to the application from the Montgomery Community Association (APPENDIX II) subject to no relaxations being granted.

### 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

RE: Land Use Redesignation for 5020 20ave. NW RC-1 to RC-1s

I'm making this application with the intention of adding a legal rental suite to my property. The lot is 50' x 120' and there is an existing 750 square foot bungalow and a 750 square foot workshop. I intend to convert the workshop into a backyard suite. I have the support of the neighbors, who also have suites on their properties, and the site has many mature trees and is very private. The location of the site is ideal for increasing density, as it is very close to BRT routes and major education and employment centers.

Regards,

Ryan Delay



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APPENDIX II

LETTERS SUBMITTED

Hi Matthew

We didn't receive any feedback from neighbours on this one. We would not support any relaxations in terms of height or lot coverage to achieve the secondary suite. We're assuming the existing accessory buildings are in compliance. We're also assuming there will be sufficient parking on site without requiring new curb cuts.

regards

Janice Mackett  
Planning Committee Chair  
Montgomery Community Association



**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.

