

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 June 11

ISC: UNRESTRICTED
CPC2018-0501
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**Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW,
LOC2018-0028, Bylaw 181D2018**

EXECUTIVE SUMMARY

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation in developed areas that is primarily for single detached homes that may include a secondary suite.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4747 Montana Crescent NW (Plan 485GR, Block 5, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

Moved by: A. Palmiere

Carried: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 181D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4747 Montana Crescent NW (Plan 485GR, Block 5, Lot 12) 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 181D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

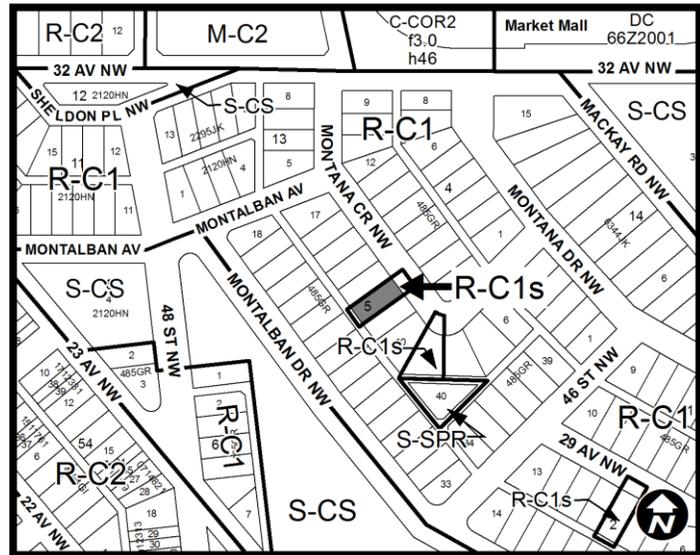
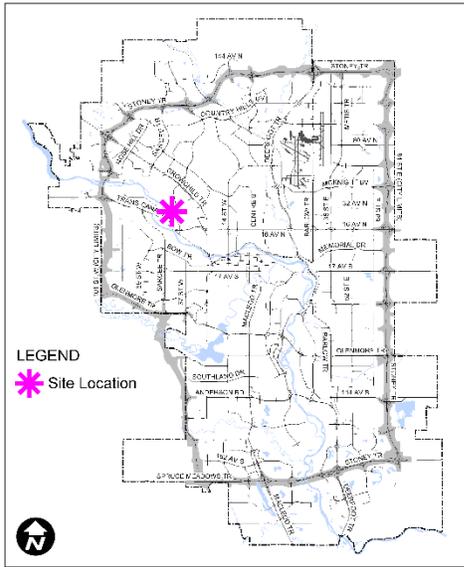
On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

BACKGROUND

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.

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Location Maps



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Site Context

The subject site is located in the northwest community of Montgomery. Surrounding development consists of low-density residential to the north, east, south and west of the site. Montalban Park is located to the south, Market Mall is located to the north, the Bow River is located further to the west and the Alberta Children's Hospital is located to the southeast. The site is approximately 15 metres by 37 metres in size and is developed with a one storey single detached dwelling, with a one car parking pad facing Montana Crescent NW. The subject site also has access to the rear lane, but is currently fenced.

As identified in Figure 1, Montgomery has experienced a population decline from its peak in 1969.

Figure 1: Community Peak Population

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

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Montgomery](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal would allow 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.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from Montana Crescent NW. The area is served by Calgary Transit bus service with a stop located approximately 280 metres walking distance on 48 Street NW. On-street parking adjacent to the site is unregulated.

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Utilities and 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 onsite servicing may be required if a Backyard Suite is proposed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Administration did not receive comments from the Montgomery Community Association by the Calgary Planning Commission report submission date.

Administration received one letter in opposition to the application. Reasons stated for opposition are summarized below:

- Currently on-street parking on this crescent is difficult, changing the designation of this property will impact the neighbourhood street parking; and
- Concerns over property maintenance upkeep.

Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The site is located within the 'Residential - Developed - Inner City' area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding developed residential areas, neighbourhood infill and redevelopment, and housing diversity and choice.

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Montgomery Area Redevelopment Plan (Statutory – 2012)

The site is within the 'Low Density Residential' area as identified on Figure 1.3: Future Land Use Plan in the Montgomery Area Redevelopment Plan (ARP). The proposed R-C1s 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 detached housing is likely to be the predominant housing type. The application is generally in keeping with this policy.

Social, Environmental, Economic (External)

This proposal has the potential to improve access to safe and affordable rental stock and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density without significantly changing the character of the neighbourhood.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed R-C1s District 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(S)

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 181D2018