

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
22 AVENUE NW EAST OF 46 STREET NW
BYLAW 113D2018

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. 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)

2018 February 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 113D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4624 – 22 Avenue NW (Plan 4994GI, Block 57, Lot 6) from a Residential – Contextual One Dwelling (R-C1) District **to** a Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 113D2018.

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 the Montgomery Area Redevelopment Plan, and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007 with site changes or a relaxation.

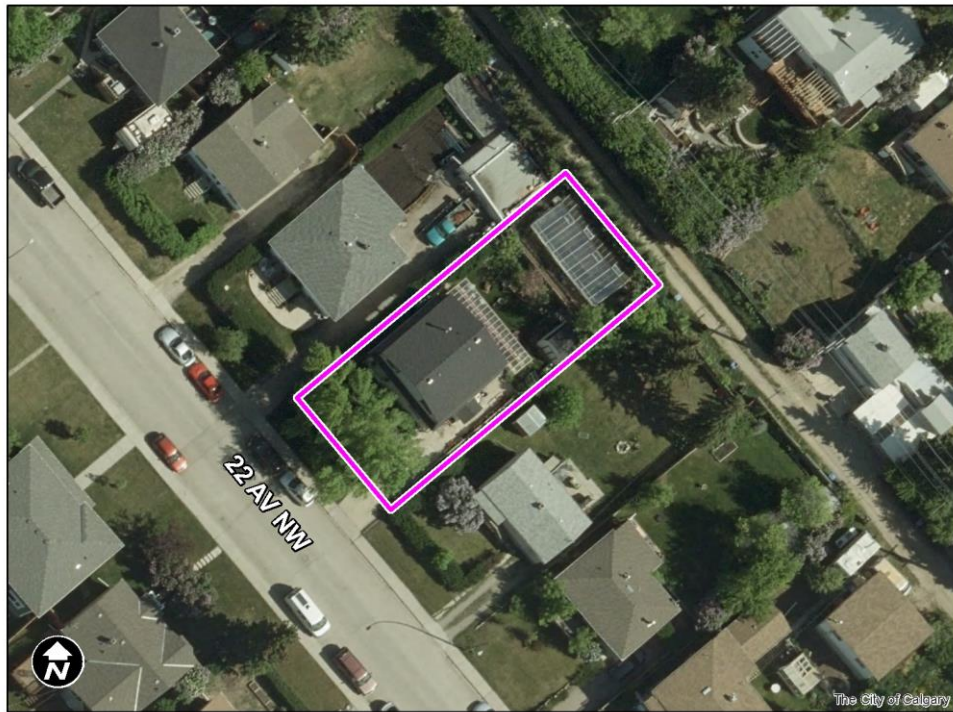
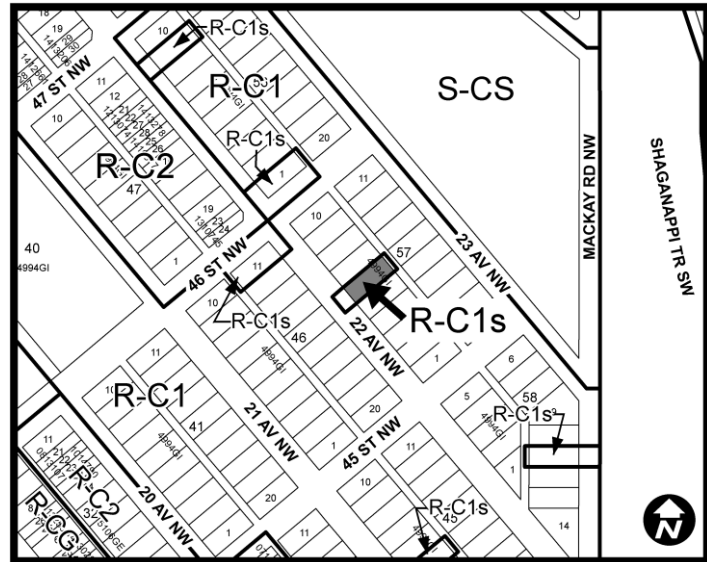
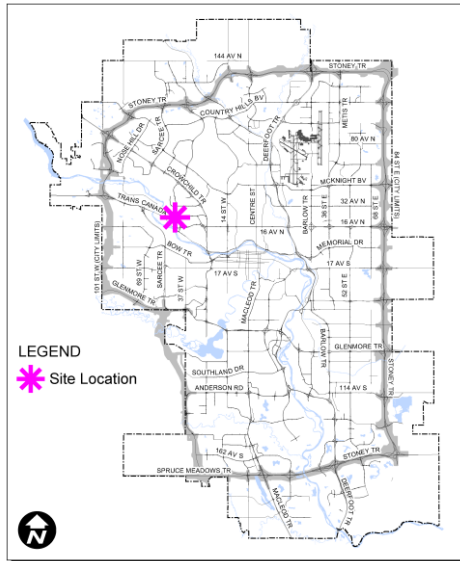
ATTACHMENT

1. Proposed Bylaw 113D2018

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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 ± (0.14 acres ±) located at 4624 – 22 Avenue NW (Plan 4994GI, Block 57, Lot 6) from a Residential – Contextual One Dwelling (R-C1) District **to** a Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Scott

Absent: E. Woolley and R. Vanderputten

Carried: 5 – 2

Opposed: D. Leighton and M. Foht

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Applicant:

Jannetje Slinger

Landowner:

Jannetje Slinger

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Montgomery, the site is approximately 15.1 metres by 36.4 metres in size and is developed with a two-storey single detached dwelling and a single-car parking pad that is accessed from 22 Avenue NW. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 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.

Montgomery	
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

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 and building permit processes. The parcel does not conform to all *Land Use Bylaw 1P2007* rules and a development permit application is required for the development of a Secondary Suite or a Backyard Suite.

Section 295 of Land Use Bylaw 1P2007 requires one (1) motor vehicle parking stall for a Secondary Suite or a Backyard Suite in addition to the one (1) parking stall for the main dwelling (Single Detached Dwelling). Section 122 of Bylaw 1P2007 stipulates that the two (2) parking stalls may not be provided in tandem.

Since the required parking on the subject site can only be provided in tandem, a relaxation of either Section 295 or Section 122 of Bylaw 1P2007 may be required at the development permit stage. Alternatively, the front driveway may be widened to allow two motor vehicles to be parked on site with no relaxation required.

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Bylaw Requirement		Provided/Rule	Variance (±)	
Secondary Suite (motor vehicle parking)	295 (c)	0	1	100%
OR				
Requirements for motor vehicle parking stalls	122 (14)	No tandem parking allowed	Tandem parking of two stalls allowed	
Either relax the one (1) parking stall for the secondary suite, (2) relax the rule prohibiting the tandem parking, or (3) widen the front driveway.				

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).

Montgomery Area Redevelopment Plan (2005)

The site is located within a “Low Density Residential” area on the Future Land Use Plan (Figure 1.3) of the Area Redevelopment Plan (ARP). This land use proposal is consistent with ARP policies, including the Residential Development policies (section 2.5) and Low-density Residential policies (policies R1 – R6), as it is maintaining the low-density single-detached development in the subject area.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 22 Avenue NW. While there is rear lane, it is not accessible to the subject site due to the slope. The area is served by Calgary Transit Primary Transit Network bus service, with a bus stop location within approximately 600 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.

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 of no objection to the application from the Montgomery Community Association (APPENDIX II).

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



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1254 (R2017-09)

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?

An extra suite will bring in a bit of income so I, as a senior, can stay in my home longer. Also it is a great "community" with dog walking, people know you - having lived there for 38 yrs. also volunteer at school & Wellpings

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

Have discussed with neighbours about basements, so are ready to apply for them - selves one is cautious of more people in our street

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

There is a driveway to accommodate another car, also there is room for 2 cars in front of the property. The Bus route is 4 blocks away on Bowness Rd.

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

There are no negative impacts that I can think of.

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APPENDIX II

LETTERS SUBMITTED



02 January, 2018

Jennifer Cardiff
Planning Development and Assessment
City of Calgary
jennifer.cardiff@calgary.ca
403.268.2052

Dear Jennifer:

RE: LOC2017-0385 4624 22AV NW

Land Use Amendment – Secondary Suite R-C1 to R-C1s

The Planning Committee has no comment on this Land Use Amendment.

Regards,

Janice Mackett,
Planning Committee Chair
Montgomery Community Association

cc: Councillor Druh Farrell
Community Liaison – Ward 7
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 simply 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.

