

**POLICY AMENDMENT AND LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 19 AVENUE NW
BYLAW 5P2018 AND 41D2018**

MAP 25W

EXECUTIVE SUMMARY

This is a land use and policy amendment in the community of Montgomery. The site is located at 1920 Home Road NW. The application seeks to redesignate the subject parcel from Residential – Contextual One Dwelling (R-C1) District to the Residential – Grade Oriented Infill (R-CG) District to allow for future redevelopment of the site.

An amendment to the Montgomery Area Redevelopment Plan is required to accommodate this land use redesignation. No development permit has been submitted for this site at this time.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 December 14

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 5P2018 and 41D2018; and

1. **ADOPT** the proposed amendment to the Montgomery Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 5P2018.
3. **ADOPT** the proposed redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1920 Home Road NW (Plan 5439FW, Block 21, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 41D2018.

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REASON(S) FOR RECOMMENDATION:

The proposed redesignation is in keeping with applicable policies of the Municipal Development Plan and the Montgomery Area Redevelopment Plan as amended.

The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner city parcel and allows for development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the site is located on the corner on a collector road and has good public transit connections.

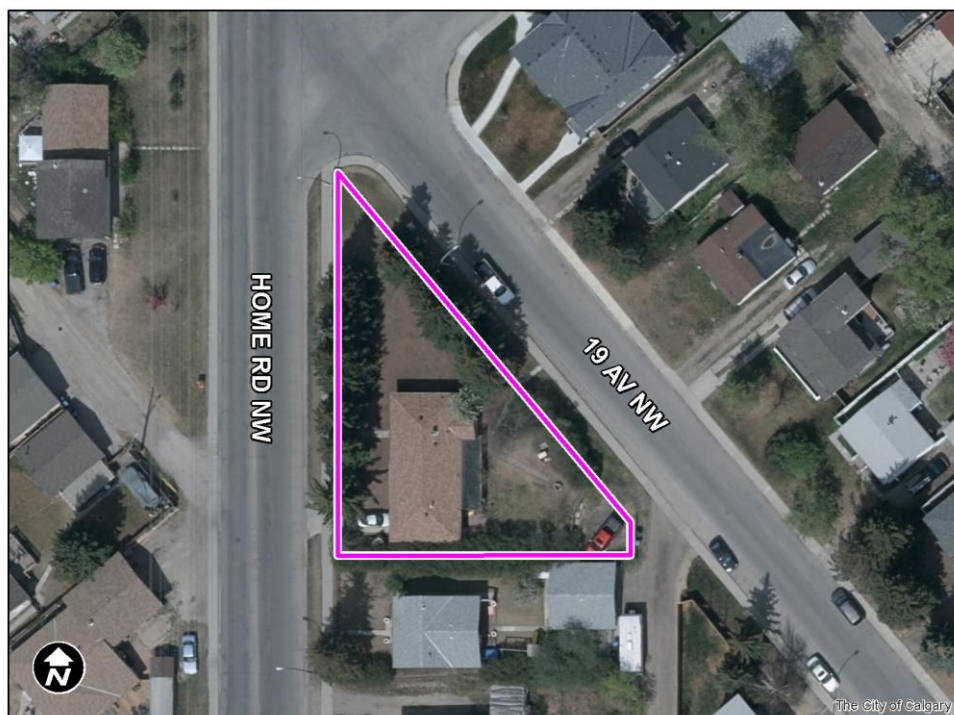
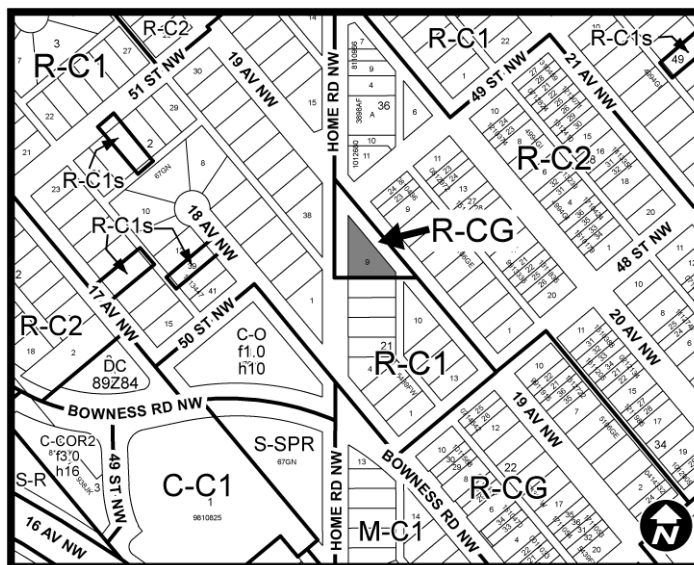
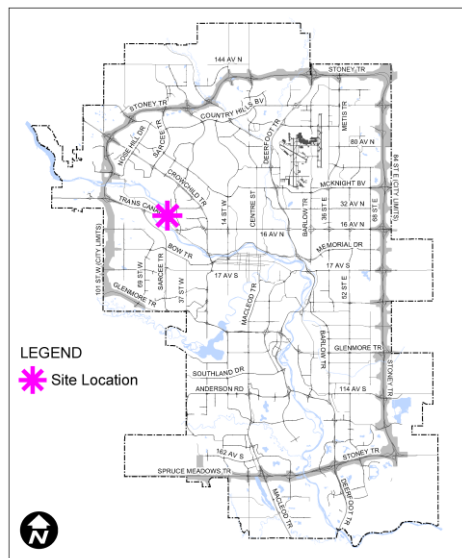
ATTACHMENTS

1. Proposed Bylaw 5P2018
2. Proposed Bylaw 41D2018
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | |
|----|--|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed amendment to the Montgomery Area Redevelopment Plan (APPENDIX III). |
| | Moved by: L. Juan Carried: 9 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 1920 Home Road NW (Plan 5439FW, Block 21, Lot 9) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District. |
| | Moved by: L. Juan Carried: 9 – 0 |

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Applicant:

Planning Protocol 2

Landowner:

Shi Liang

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the northwest community of Montgomery at the intersection of Home Road NW and 19 Avenue NW. The immediate area is predominantly developed with single detached residential uses to the north of this site and to the south the predominant development is a mixture of uses located along 16 Avenue NW. The population of Montgomery peaked in 1969 with a decline of eighteen percent since that time. The following table summarizes population trends in Montgomery.

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

The existing Residential – Contextual One Dwelling (R-C1) District allows for a maximum of one dwelling unit on the site.

The proposed land use district is the Residential – Grade Oriented Infill (R-CG) District. This district limits density to 75 units per hectare which would allow for a maximum of six units on the subject site. However, given the site shape, the maximum density would not likely be realized on this parcel. The applicant has demonstrated throughout the review of this application that the site is able to support up to three grade-oriented residential units.

The maximum height building under the proposed R-CG District is 11 metres with contextual rules. The intent of the R-CG district is to accommodate a range of grade oriented housing including rowhouses, duplex dwellings, semi-detached dwellings, single detached dwellings and cottage clusters. The district also allows for secondary suites.

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LEGISLATION & POLICY

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).

Municipal Development Plan (MDP)

The subject site is located just north of an identified Neighbourhood Mainstreet according to the Municipal Development Plan. The site is located within the Residential Developed Inner City typology of the MDP. This typology encourages shaping a more compact urban form, directing growth to strategic areas that can support neighbourhood and economic vitality, and reinforcing character. The MDP also encourages a range of housing types, form, and tenure to meet the needs of different age, socio-economic groups and incomes. The MDP encourages strong residential neighbourhoods with higher residential densities in areas of the community that are more extensively serviced by existing infrastructure, public facilities and transit.

The proposed application is in keeping with relevant MDP policies.

Montgomery Area Redevelopment Plan (ARP)

The Montgomery ARP identifies the site as being located in the Low Density Residential typology. This area is appropriate for low density housing such as single detached, semi-detached and duplex housing.

The proposed amendment to the ARP would identify the site as “Low Density Residential / Townhouse” on Figure 1.3. The “Low Density Residential / Townhouse” typology would allow for townhouses and rowhouses as an appropriate building form.

In early 2017, comprehensive City-initiated land use redesignations and amendments to the Montgomery ARP were approved by Council in response to the Main Street Initiative and community engagement. Although the subject site is located just beyond the Main Street designated area, this proposal is a departure from the results of the community engagement. However, as each proposal is reviewed on its own merit, the site’s characteristics and location lend support to allowing for modest intensification.

An amendment to the Main Street boundary is not required to accommodate this proposal. However, given the location and context of this particular block to which the subject site belongs, a future administrative review of the existing Main Street boundary supported by a broader community engagement may be warranted. It should be also noted that, during the Main Streets engagement process, there were no technical or planning reasons why this block was not included in the redesignations and ARP amendments, but rather driven by the general consensus of the community.

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Multi-Residential Infill Guidelines

The Location Criteria for Multi-Residential Infill Guidelines are intended to assist with determining appropriate locations for sensitive intensification of land use within established and developed communities. The criteria are not meant to be applied in the absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context. The subject site has the following characteristics which suggest it is an appropriate location for sensitive intensification for infill development:

Criteria	Evaluation
On a corner parcel	The subject site is located on a corner parcel at Home Road NW and 19 Street NW.
Within 400 metres of a transit stop	The subject site is adjacent to a Calgary Transit stop for routes 407 and 408.
Within 600 metres of an existing or planned primary transit stop	The subject site is located 120 metres from the Bus Rapid Transit (305) stop located at Home Road NW and Bowness Road NW.
On a collector or higher standard roadway on at least one frontage	Home Road NW is classified as a collector road as per the Calgary Transportation Plan.
Adjacent to or across from an existing or planned open space, park or community amenity	Although not directly adjacent to an open space, the subject site is located 125 metres from the closest open space to the south.
In close proximity to a corridor	The subject site is located just outside the Bowness Road Neighbourhood mainstreet as identified in the Municipal Development Plan.
Direct lane access	No The subject site has 4 metres of lane access. In order to be considered to have direct lane access 6 metres is required.
Adjacent to existing or planned non-residential development or multi-unit development	No

TRANSPORTATION NETWORKS

Home Road NW is classified as a Collector Road and 19 Avenue NW is classified as Residential Road. Parking is restricted on Home Road NW and is not allowed at any time. Nineteen Avenue NW has parking permit restrictions. Subject to further review at the development permit stage, it is anticipated that vehicular access will be granted from the lane or 19 Avenue NW. No access to the site will be allowed from Home Road NW at the development permit stage.

Primary Bus Transit is located nearby with the nearest stop being 120 metres to the south on

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Bowness Road NW. There is also a bus stop adjacent to the site on Home Road NW.

UTILITIES & SERVICING

The site is serviceable with no infrastructure upgrades required. An off-site levy will be applicable at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required as part of this application.

GROWTH MANAGEMENT

The proposed amendments do not trigger capital infrastructure investment therefore there are no growth management concerns at this time. This proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The Montgomery Community Association submitted a formal response on 2017 June 09 (APPENDIX II) in opposition of the application. The Community Association's main concern is that their local plan is a relatively recent document and indicates that density should be located along the main streets within the community.

Citizen Comments

Two letters of objection were submitted for this proposal from local area residents including the adjacent neighbour. The main concern highlighted in these letters was that density should be focused near the main street as per the area redevelopment plan.

Public Meetings

No public meetings were held by the applicant or administration for this application.

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APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1283 (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 form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

1) Site Description

This lot is located at the confluence of Home road and 19th Ave NW. As such it has dual frontage on both roads as well as access to a lane. The land is owned by John Liang & his wife. They have owned this home for several years. Existing development on this site consists of a home with an attached garage which are at the end of their life span. The proposal would be (if approved) to demolish this home and replace it with three living units under the R – CG land use rules. We feel that this area is a strong candidate for redevelopment and renewal. There are already several homes that have been upgraded in similar fashion, adjacent and in the surrounding area.

2) Geography and Topography

The site is relatively flat and there are no slope, drainage or flood issues for this site.

3) Access

Existing access is off of home Road north west as shown on the site plan. It is proposed that any new approaches will come off of the lane to the SW corner of the lot and all other access points will be removed. This revised access point will be safe and site distances will be maintained. There are safe and unobstructed street view at the lane and 19th street.

4) Proposed Development

Upon DP approval Development will consist of a new triplex townhouse complex. (See attached renderings) This existing home will be decommissioned, demolished and removed. As many of the existing trees on site will be preserved for future landscaping of the site. All new development will conform to the land use bylaw.

5) Landscaping

All landscaping will be professionally done. Particular attention will be given to employ hardy native species which grow naturally and take very little water and minimal maintenance. It will consist of a variety of coniferous and deciduous species in order to ensure a year-round aesthetically pleasing landscaping.

Summary

This proposed development would not be out of character for the area as redevelopment is everywhere present in Montgomery. This is a very large lot (9419 sq. ft. 875 sq m) that could easily accommodate the proposed development. This development will be professionally designed and landscaped. It will accommodate what we feel is a large and growing need of updated housing alternatives in Montgomery. It will provide an improved tax revenue base. It is ideally located with excellent safe access. Redevelopment has already occurred in the surrounding neighbourhood.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

ISC: Protected

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APPENDIX II

COMMUNITY ASSOCIATION RESPONSE



09 June, 2017

David Mulholland
Planning Development and Assessment
City of Calgary
david.mulholland@calgary.ca
403.268.2264

Dear David:

RE: LOC2017-0137 1920 Home Road NW
Revision: Proposed Land Use Amendment

The Planning Committee has reviewed the above-noted DP application for a proposed Land Use Amendment from R-C1 to R-CG (Grade-Oriented Infill).

We are strongly opposed to this proposal; we cannot and will not support it.

The Montgomery ARP is a relatively recent document that was completed only after extensive research and careful, considered thought. It states what our development strategy is in order to meet density targets and it clearly indicates that spot rezoning is not supported. Any rezoning will require amendments to the ARP and the Montgomery Community Association is not prepared to do this. The ARP has only just been amended after extensive consultation for the Main Streets initiative where higher densities are planned along Bowness Road NW. The lot in question was not considered for higher densities within the Main Streets plan nor did the applicant approach the Community Association to request a change during that process.

This community is fortunate to have both large and small lots. A beautifully designed home on a large landscaped lot can be a focal point along the street and a benefit the neighbourhood. For the applicant to state that a tri-plex is a more appropriate use for this lot is spurious. We don't agree that large lots exist for the sole purpose of being subdivided or rezoned.

Montgomery is seeing a lot of new development and a great majority of it is well-designed with high quality materials and well-landscaped yards. We would expect no less from this applicant.

We encourage well-designed new development, but we are strongly opposed to this request for a land use amendment.

If this request proceeds we will have no recourse but to appeal it through SDAB.

Regards,

Janice Mackett,
Planning Committee Chair
Montgomery Community Association

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APPENDIX III

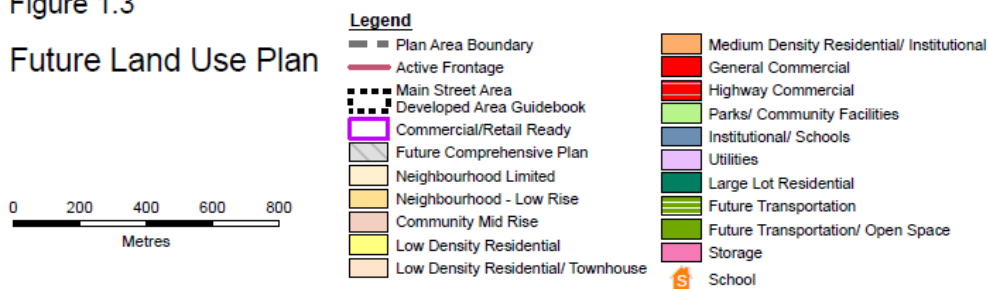
PROPOSED AMENDMENT TO THE MONTGOMERY AREA REDEVELOPMENT PLAN

- (a) Delete the existing Figure 1.3 entitled “Future Land Use Plan” and replace with the revised Figure 1.3 entitled “Future Land Use Plan” as follows:



Figure 1.3

Future Land Use Plan



This map is conceptual only. No measurements of distances or areas should be taken from this map.