

Planning & Development Report to
Calgary Planning Commission
2019 October 17

ISC: UNRESTRICTED
CPC2019-1288

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 2416 – 48 Street NW, LOC2019-0118

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Dobbin Consulting (Jennifer Dobbin) on behalf of the landowners, Jennifer Nicole and Christopher Dobbin on 2019 July 25. This application proposes to change the designation of a single parcel from the Residential – Contextual One Dwelling (R-C1) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed on this site (e.g. single detached, semi-detached, duplex homes, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-CG District.

An amendment to the *Montgomery Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms with the ARP as amended and is in keeping with the applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2416 – 48 Street NW (Plan 485GR, Block 6, Lot 4) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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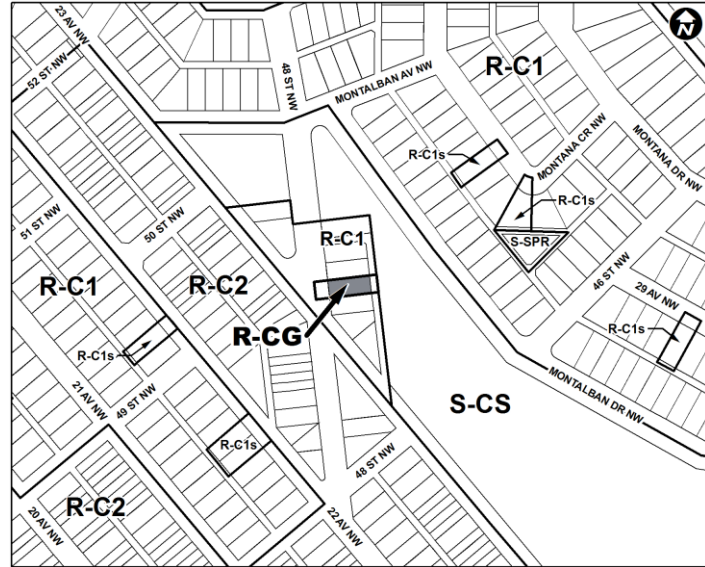
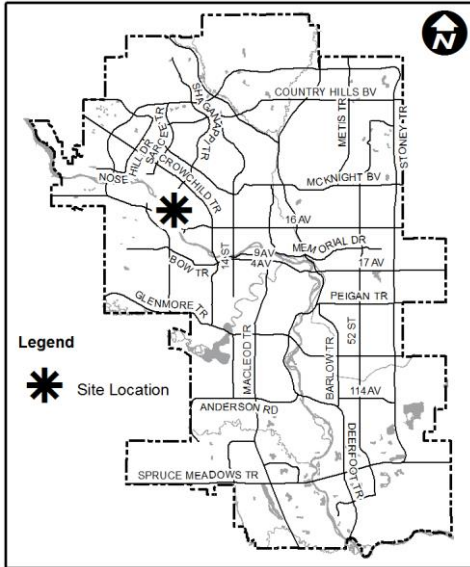
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BACKGROUND

This land use redesignation application was submitted by Dobbin Consulting on behalf of the landowners, Jennifer and Christopher Dobbin on 2019 July 25. No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 1), the applicant intends to pursue a semi-detached dwelling with suites on this site.

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Location Maps



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Site Context

The subject site is located in the community of Montgomery on 48 Street NW. The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 37 metres. A rear lane exists along the east end of the site. The property is currently developed with a one-storey single detached dwelling. There is a significant slope from the northeast corner of the site down to the southwest.

Surrounding development is characterized by a mix of single and semi-detached dwellings, with Montalban Park located to the east across the rear lane. The site is 100 metres (1-minute walking distance) from a playground and community garden, and 650 metres (8-minute walking distance) from Market Mall.

As identified in *Figure 1*, the community of Montgomery reached peak population in 1969, and since then has declined by 16 percent.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	1969
Peak Population	5,287
2018 Current Population	4,467
Difference in Population (Number)	-820
Difference in Population (Percent)	-16%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are compatible with the established built form of the neighbourhood. Subject to a minor amendment to the ARP, the proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning and analysis conducted by Administration.

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is primarily for single detached dwellings, which may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one primary dwelling unit.

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The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. However, given the constraints of this mid-block site and the minimum 4.2 metre façade width required by R-CG, this site can only accommodate three rowhouse units. The R-CG District also allows for a range of other low-density housing forms such as single detached, duplex, and semi-detached dwellings with secondary suites.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing and height, landscaping and parking. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 48 Street NW;
- improving pedestrian connections along 48 Street NW by ensuring vehicle access to the site is off the lane; and
- mitigation of overlooking and shadowing concerns.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 48 Street NW. Vehicular access is currently provided from an existing driveway on 48 Street NW, however, upon redevelopment vehicular access will be directed to the rear lane. On-street parking is available on 48 Street NW.

The site is serviced by Calgary Transit with a local standard transit bus stop located approximately 50 metres (one-minute walking distance) north of the site along 48 Street NW. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

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Stakeholder Engagement, Research and Communication

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

The Montgomery Community Association responded to the circulation stating that they do not support the application (Attachment 3).

Administration received seven citizen responses noting concerns related to the impacts of increased density in the area, particularly the impact on traffic and parking.

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.

Strategic Alignment

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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy amendment and land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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The subject parcel is located 600 metres from Bowness Road, which the MDP identifies as a Neighbourhood Main Street and which is part of the Primary Transit Network.

Montgomery Area Redevelopment Plan (Statutory – 2004)

The parcel is located within the Low Density Residential area of the *Montgomery Area Redevelopment Plan* (ARP). Low density areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. Single and semi-detached housing is identified as being appropriate for these areas. However, the *Montgomery ARP* encourages a variety of housing types that can accommodate a range of ages, household sizes, household types and incomes. The ARP, which is 14 years old, anticipates a planning timeframe of 10 to 15 years. In that time, a new Municipal Development Plan and Land Use Bylaw was implemented which recognizes rowhouse-style development as low density residential.

A minor amendment to the *Montgomery ARP* (Attachment 2) is required to support the land use redesignation application. Map 2 of the *Montgomery ARP*, which illustrates the land use plan, will be required to change the subject site from Low Density Residential to Low Density Residential/Townhouse.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 amendments do not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Montgomery Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed R-CG District is a low-density district and was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed Amendment to the Montgomery Area Redevelopment Plan
3. Community Association Letter