

Planning & Development Report to
Calgary Planning Commission
2019 December 05

ISC: UNRESTRICTED
CPC2019-1463

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 – 20 Avenue NW, LOC2019-0143

EXECUTIVE SUMMARY

This application was submitted by New Century Design on 2019 September 11 on behalf of the landowners, Harjit Kaur Toor and Narinder Singh Toor. The application proposes to redesignate the subject lands from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- semi-detached and duplex homes in addition to single detached homes and secondary suites that are already allowed;
- a maximum building height of 10 metres (no change from the current maximum);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-C2 District.

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

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 amendments to the Montgomery Area Redevelopment Plan (Attachment 1); 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 4628 - 20 Avenue NW (Plan 4994GI, Block 41, Lot 7) from the Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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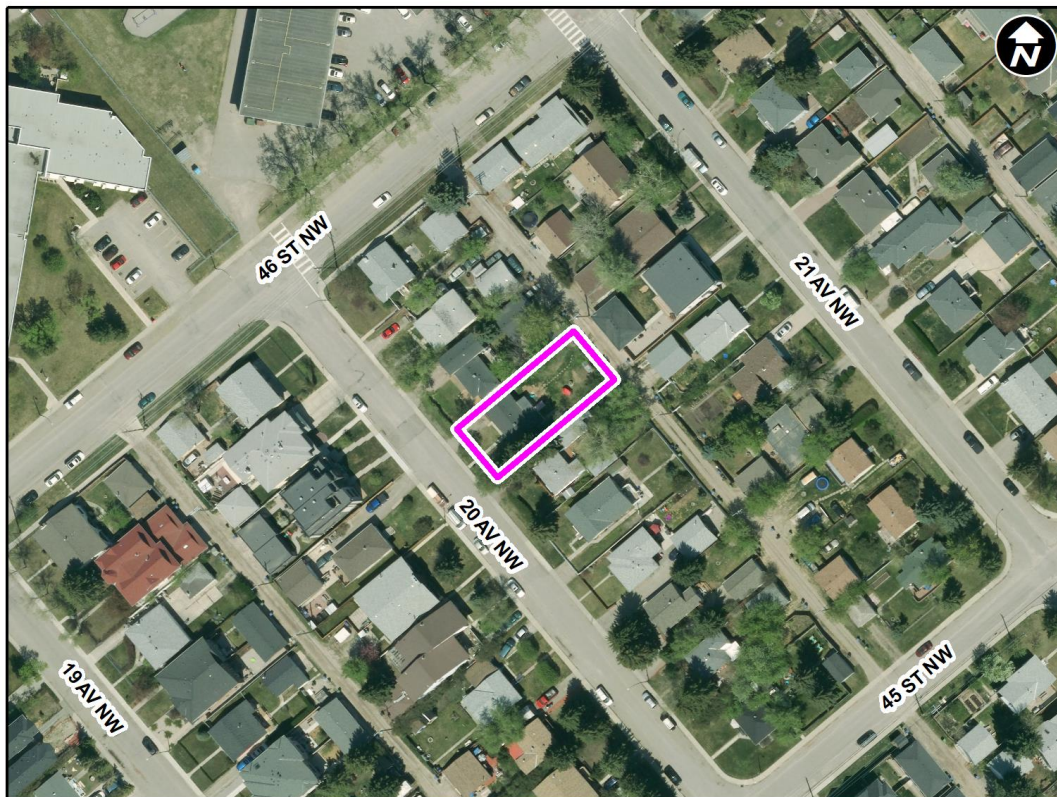
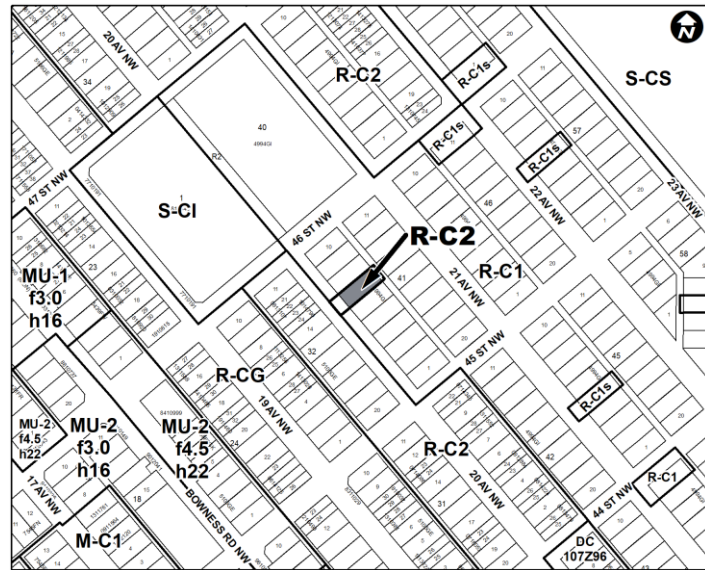
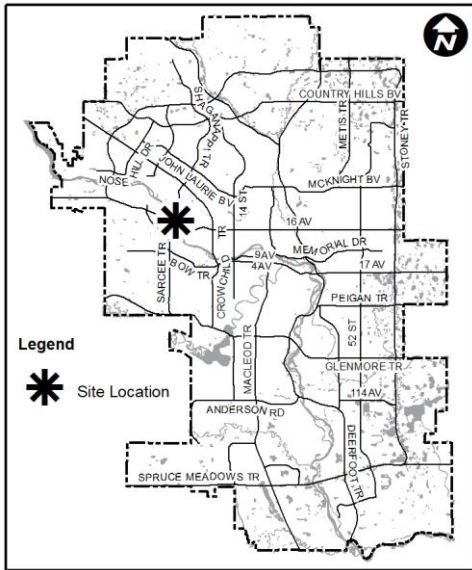
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BACKGROUND

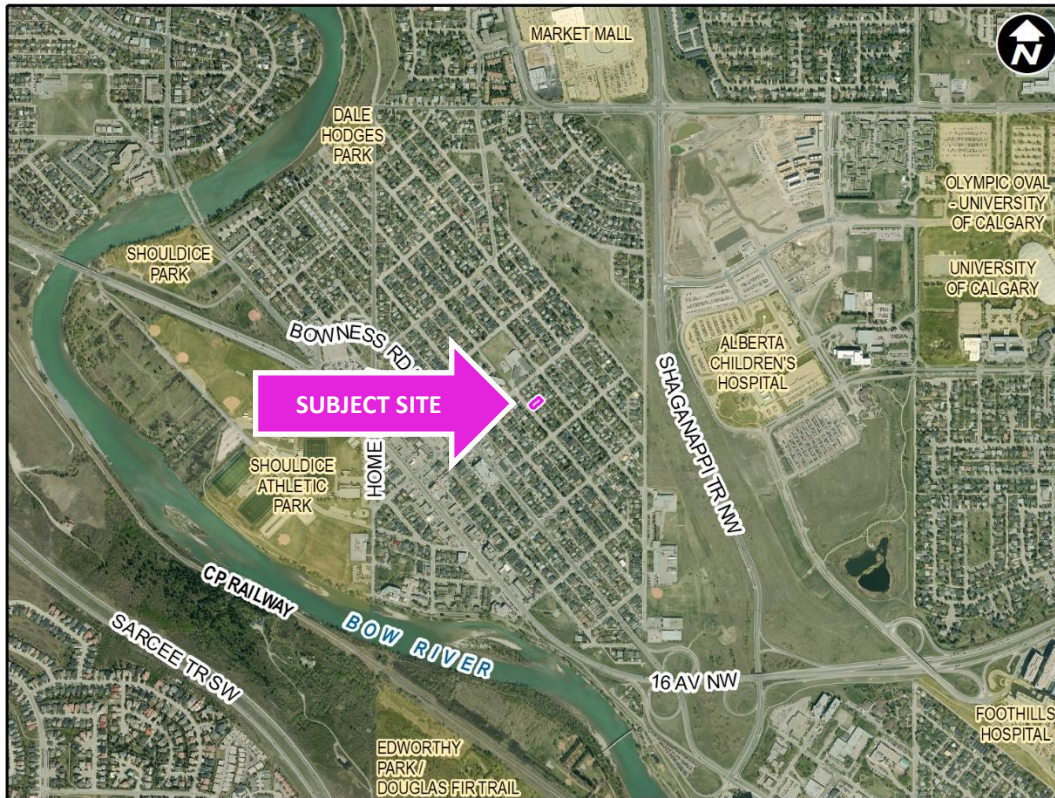
This application was submitted by New Century Design on 2019 September 11 on behalf of the landowners, Harjit Kaur Toor and Narinder Singh Toor. While no development permit has been submitted at this time, the applicant has indicated their intent to develop a semi-detached dwelling (Attachment 2).

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Location Maps



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Site Context

The subject parcel is located on 20 Avenue NW between 45 and 46 Street NW in the community of Montgomery. The subject parcel is approximately 0.06 hectares (0.14 acres) with approximate dimensions of 36.7 by 15.2 metres. The parcel is surrounded by low density residential development in the form of single and semi-detached dwellings in all directions. The parcel abuts a lane along the north side and there is a one-storey single detached dwelling and an accessory residential building that exists on the parcel. The parcel is located two blocks northeast of Bowness Road NW and one block southeast of Terrace Road Elementary School.

As identified in *Figure 1*, the community of Montgomery has observed a decrease in population with its peak population in 1969.

Figure 1: Community Peak Population

Montgomery	
Peak Population	5,287
2018 Current Population	4,467
Difference in Population (Number)	-820
Difference in Population (Percent)	15.5%

Source: The City of Calgary 2018 Civic Census

Approval(s): T. Goldstein concurs with this report. Author: K. Cohen

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application was submitted to redesignate the parcel to the Residential – Contextual One / Two Dwelling (R-C2) District to facilitate a wider variety of low density residential uses. Subject to the minor policy amendment to the ARP, also included in this report, the proposal generally meets the objectives of all applicable planning policies as described in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District allows for low density residential developments with a maximum of one dwelling unit and a maximum building height of 10 metres. Single detached dwellings and secondary suites are intended uses for this District.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District allows for low density residential developments with a maximum of two dwelling units and a maximum building height of 10 metres. It allows for a wider range of low density residential housing types such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed Residential – Contextual One / Two Dwelling (R-C2) District will provide guidance for future site development including appropriate building height, massing and setbacks, land uses and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to the following:

- respecting the immediate context and privacy of adjacent residential developments;
- providing the minimum number of motor vehicle parking for all dwelling units; and
- ensuring direct vehicle access from the rear lane.

Environmental

An Environmental Site Assessment was not required. There are no known environmental contamination concerns on the parcel or in the immediate area.

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Transportation

Vehicular access to the parcel is available from the rear lane. Motor vehicle street parking on 20 Avenue NW requires a parking permit from 8:00 to 16:00 on weekdays. Vehicular access and parking will be reviewed during the development permit application process to ensure the parcel is adequate to accommodate future redevelopment of the site.

The subject site is located approximately 300 metres from the Bowness Road Primary Transit Network.

A Transportation Impact Assessment and parking study were not required for this application.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

The application was circulated to the Montgomery Community Association and they oppose the amendments. They do not support the proposed land use or policy amendment, as they consider it to not be in alignment with the ARP. Concerns are detailed in their response letter (Attachment 3).

Administration received seven letters of opposition to this application. Reasons stated for opposition are summarized as follows:

- shadowing and the loss of views from surrounding properties;
- increase of density;
- provision of motor vehicle parking; and
- higher vehicle traffic flows.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design is considered low-density and a very moderate density increase. Compatibility of discretionary uses with respect to the surrounding neighbourhood, design and parking requirements will be reviewed at the development permit stage.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Town and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land and 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 in the 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 the relevant MDP policies aligning with the rules of the R-C2 District, which provides for a modest increase in density that is sensitive to the existing residential development in terms of height, built-form.

The subject parcel is located two blocks northeast of the Bowness Road Neighbourhood Main Street. Neighbourhood Main Streets intend to provide high levels of residential and employment intensification.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The parcel is also subject to the Residential policies of the *Montgomery Area Redevelopment Plan* (ARP). The ARP itself anticipates a planning timeframe of 10-15 years and it is now 14 years old. The ARP was created and implemented before the current MDP or Land Use Bylaw. These policies are designed to preserve Montgomery's small-town character by ensuring residential development contributes to preserving its predominantly low-density land use. R-C2 is a low-density district with a built form very similar to the existing R-C1 District.

Figure 1.3 of the Montgomery ARP identifies this site as Low Density Residential. The Low Density Residential Area policies generally discourage redesignation of residential parcels to

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higher densities but note the importance of increasing and stabilizing Montgomery's population, which has declined significantly since its peak in the 1960s. A minor amendment to the ARP is required to accommodate this land use amendment (Attachment 1).

Social, Environmental, Economic (External)

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed land use and policy amendment also encourage creating housing diversity and housing options for the citizens of Calgary, close to a Main Street and good transit connections.

Financial Capacity

Current and Future Operating Budget

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

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.

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 proposal represents a low-density building form and modest increase for 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. Proposed Amendment to the Montgomery Area Plan
2. Applicant's Submission
3. Community Association Response