

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0415

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190

EXECUTIVE SUMMARY

This land use amendment application was submitted by Dimao Rong, one of the landowners on 2019 December 11 on behalf of himself and the other land owner, Runxian Su. The application proposes to change the land use designation of the subject site from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

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

Minor text amendments are required to the *Montgomery Area Redevelopment Plan* to accommodate the proposed land use redesignation. The proposal conforms to the ARP, as amended, and is in keeping with the applicable policies of the *Municipal Development Plan*.

No development permit 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 0.05 hectares \pm (0.14 acres \pm) located at 5003 - 21 Avenue NW (Plan 4994GI, Block 37, Lot 22) from 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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BACKGROUND

The land use amendment application was submitted by the landowner Dimao Rong on 2019 December 11 on behalf of himself and the other landowner, Runxian Su.

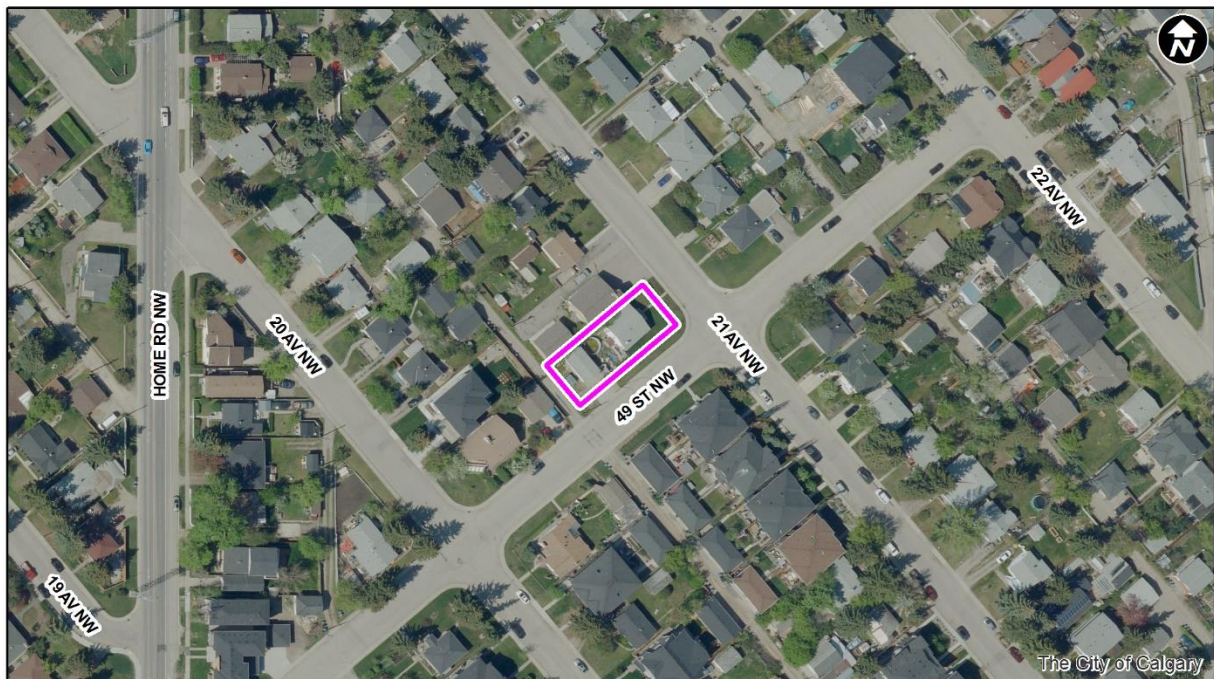
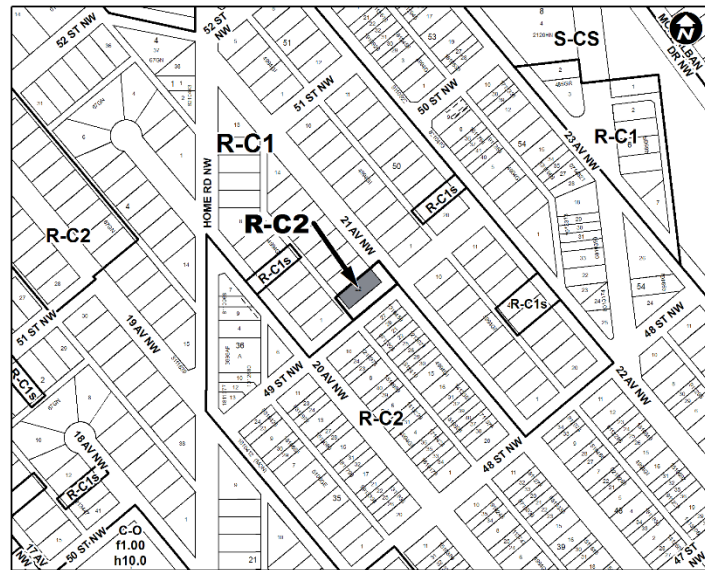
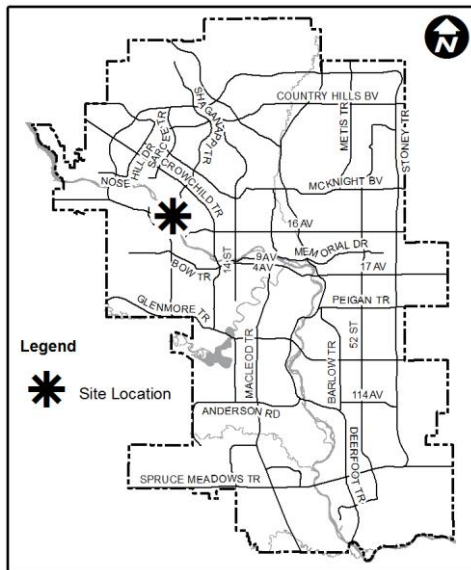
No development permit application has been submitted at this time, however, as per the Applicant's Submission (Attachment 1), indicated that the intent for the application is to construct a semi-detached dwelling in the future.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

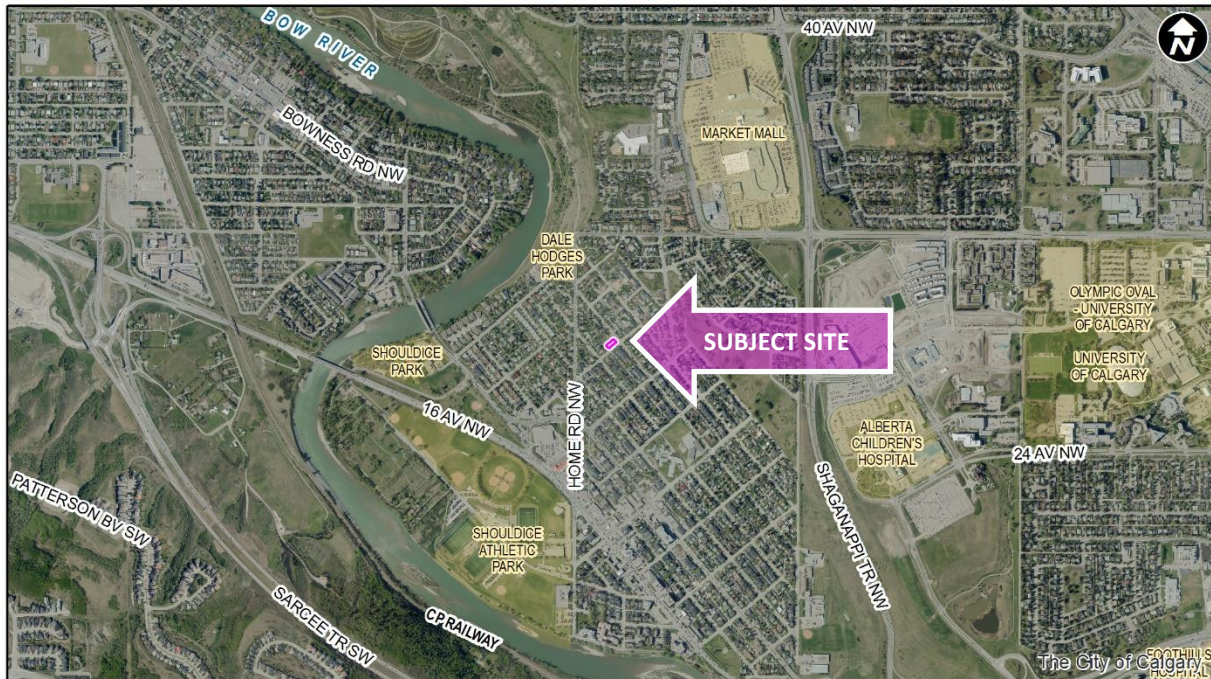
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CPC2020-0415

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Location Maps



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Site Context

The subject site is located in the northwest community of Montgomery on the corner of 21 Avenue NW and 49 Street NW. The site is approximately 0.05 hectares (0.14 acres) in area with approximate dimensions 15 metres by 36 metres. A rear lane exists along the southern edge of the property. The existing use on the site is a single detached dwelling and a detached garage that is accessed off 49 Street NW. The site is relatively flat.

Montgomery is mainly characterized by 1940's style bungalows (single detached dwellings) and semi-detached dwellings. Townhomes and multi-residential buildings are generally located adjacent to the commercial concentration along the major roadway of 16 Avenue NW. Redevelopment is slowly occurring in the community in various forms.

The immediately surrounding neighbourhood consists of single detached dwellings with the predominant land use being Residential – Contextual One Dwelling (R-C1) District. The larger community of Montgomery is characterized by a mix of other residential land use districts, including Residential – Contextual One / Two Dwelling (R-C2) and Multi-Residential – Contextual Low Profile (M-C1) District as well as others. The community also has a public elementary school, other schools, Shouldice Athletic Park and Shouldice Aquatic Centre, the Bow River and many other amenities and personal and retail services.

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Figure 1 shows that Montgomery reached peak population in 1969.

Figure 1: Community Peak Population

Montgomery	
Peak Population year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percentage)	-14.6%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal is fairly limited in scope, as it proposes to include one additional building type (Semi-Detached Dwelling) from the existing building types allowed. The proposal meets the objectives of applicable policies 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 that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit with a secondary suite.

The proposed land use of Residential – Contextual One / Two Dwelling (R-C2) District allows for the use of Semi-Detached Dwelling in addition to uses already allowed (e.g. single-detached dwelling, and suites), a maximum building height of 10 metres (no change), and a maximum two units (an increase from the current maximum of one unit) with the potential of two secondary suites.

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Development and Site Design

The rules of the proposed R-C2 District will provide guidance for future site development including uses, building massing, building interface with the street and individual front door accesses, height, on-site parking, grading, and landscaping. A development permit has not been submitted at this time.

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 an existing sidewalk along 21 Avenue NW and 49 Street NW. Upon redevelopment all vehicular access will be via the rear lane that is accessed from 49 Street NW.

The site is serviced by Calgary Transit with local standard transit bus stops located approximately 150 metres away (less than a five-minute walking distance).

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the site without the need for offsite improvements. Individual servicing connections as well as necessary stormwater management will be considered and reviewed as part of a future development permit application.

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 was advertised online.

The Montgomery Community Association responded that they do not support the redesignation citing misalignment with the *Montgomery Area Redevelopment Plan* (Attachment 2). The Community Association prefers the retention of the R-C1 District uses in this area and the preservation of the existing character of R-C1 areas.

Three letters were submitted from surrounding neighbours who oppose the land use as they had concerns with parking availability, increased traffic, housing forms that deviate from the existing predominantly single-detached dwellings in their neighbourhood.

In response to the feedback received, the applicant dropped off contact information where he could be reached to answer questions and receive feedback.

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2020 April 16

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Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is considered to be a low-density increase that is compatible with the surrounding neighbourhood. The subject parcel is on a corner lot directly across the street from existing semi-detached housing. Design and parking requirements will be reviewed at the development permit stage and will be guided by the design policies of the *Montgomery ARP* as well as the Land Use Bylaw.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commissions 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 Towns and promotes 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 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 [Municipal Development Plan](#) (MDP) is The City's broad vision for how Calgary grows and develops over the next 30 to 60 years with an emphasis on planning and building compact communities. Diversity in land uses, intensities, and housing generates more choice, so that residents have the opportunity to live and remain in their own neighbourhood as their housing needs change.

The subject parcel is located within the Residential – Developed – Inner City area as identified on [Map 1: Urban Structure](#) in the MDP. The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form that respects the scale and neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-C2 District provides for a modest increase in a low-density form that is contextually sensitive and consistent with the existing surrounding residential development.

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Montgomery Area Redevelopment Plan (Statutory – 2005)

The [Montgomery Area Redevelopment Plan](#) (ARP) is the Montgomery community's guiding local policy. The future Land Use Plan for this site is Low Density Residential however there are several policies in the ARP that speak to the desire to separate single-detached housing forms from semi-detached forms stating that R-1 (R-C1 under the current Land Use Bylaw) District areas should not be redesignated to R-2 (R-C2 under the current Land Use Bylaw). The *Montgomery ARP* was created prior to the *Municipal Development Plan* adoption in 2009, which identifies single, semi-detached and rowhousing as low-density housing forms. A text amendment for an exception to this parcel has been included for the ARP. Given that R-C2 is a low-density housing form, and that there is an existing cluster of R-C2 designated sites directly south of this parcel, Administration deems this amendment to be minor.

Social, Environmental, Economic (External)

The recommended represents a minor increase to density, and allows for an additional building form option in an established area of the city. As such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics. Further, the ability to develop a semi-detached dwelling will make more efficient use of existing land, infrastructure, and services.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

There are no growth management impacts to capital budgets.

Risk Assessment

There are no risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies in the *Municipal Development Plan*. The proposed R-C2 District is a low-density district intended for development that is grade oriented in proximity to and adjacent to other low-density residential development. The proposal is a modest increase in density in an established area of the city that contains the infrastructure and services to accommodate the increase. The development can be designed to be compatible with the character and context of the existing neighbourhood.

ATTACHMENT(S)

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