

Planning & Development Report to
Calgary Planning Commission
2020 September 03

ISC: UNRESTRICTED
CPC2020-0973

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4611 – 21 Avenue NW, LOC2020-0035

EXECUTIVE SUMMARY

This application was submitted by Tricor Design Group on 2020 March 04 on behalf of the landowner Chandan Homes Ltd. 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 the building types already allowed (e.g., single detached homes and secondary suites);
- 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 \pm (0.14 acres \pm) located at 4611 - 21 Avenue NW (Plan 4994GI, Block 41, Lot 18) 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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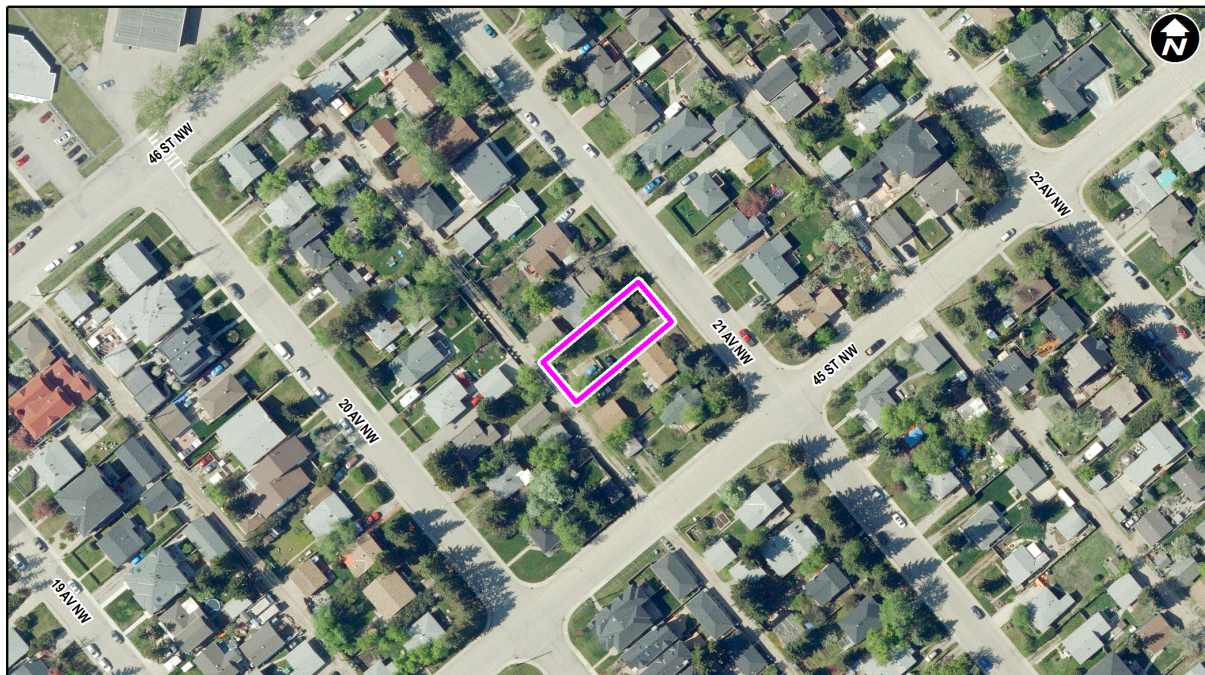
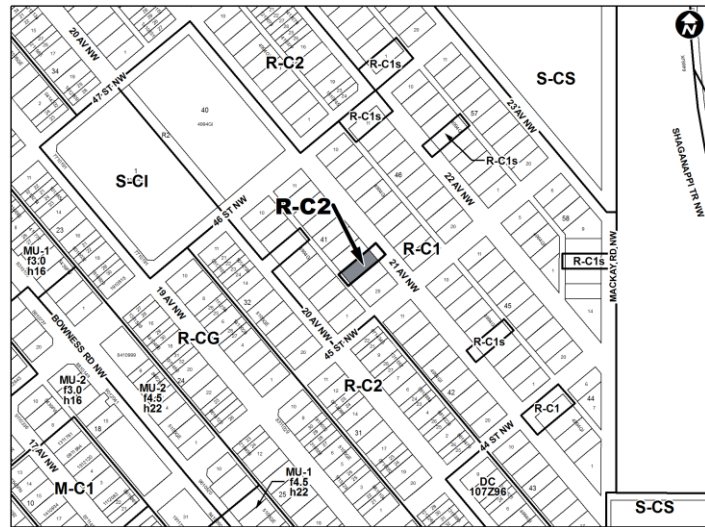
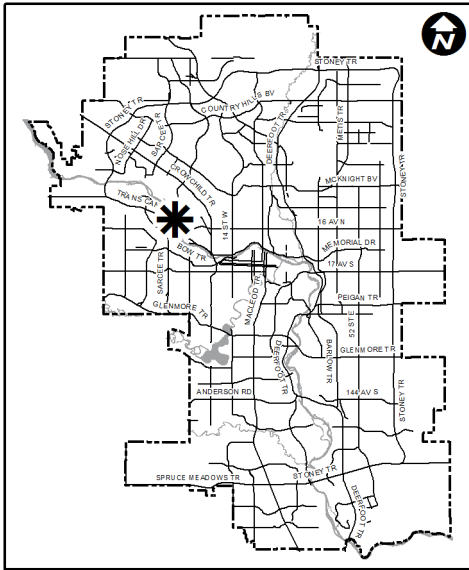
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BACKGROUND

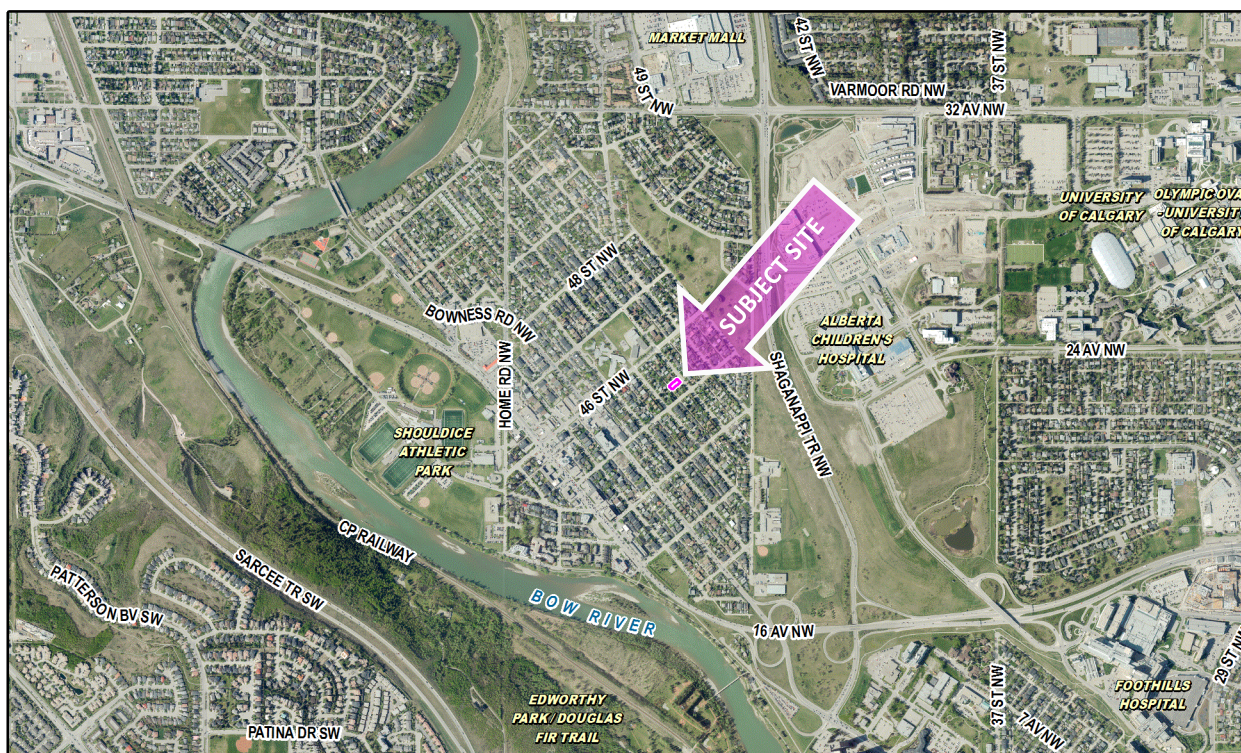
This application was submitted by Tricor Design Group on behalf of the landowner Chandan Homes Ltd on 2020 March 04. While no development permit has been submitted at this time, the applicant has indicated their intent to develop a semi-detached dwelling (Attachment 2).

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Location Maps



**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4611 –
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Site Context

The subject parcel is located on 21 Avenue NW between 45 Street 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 metres by 15 metres. The parcel abuts a lane along the south side and there is a one-storey single detached dwelling that currently exists on the parcel.

It is surrounded by low density residential development in the form of single detached dwellings in all directions. The parcel is located one block southeast of Terrace Road Elementary School and two blocks north of the Bowness Road Neighbourhood Main Street. Neighbourhood Main Streets intend to provide high levels of residential and employment intensification.

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

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Figure 1: Community Peak Population

Montgomery	
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	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 application was submitted to redesignate the parcel to the 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.

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

Land Use

The existing 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 the allowed uses within this District.

The proposed 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 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.

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Environmental

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

Transportation

Vehicular access to the parcel is available from the rear lane. Motor vehicle street parking is available on 21 Avenue NW. 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 350 metres from bus stops for Route 1 along Bowness Road.

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.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged 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.

No public meetings were held by the applicant or Administration in relation to this application.

The Montgomery Community Association responded to the circulation (Attachment 3). They indicated that they do not support the application as proposed. Their letter identified the following concerns:

- “spot rezoning” which is not supported by the ARP;
- increasing density outside of the areas envisioned in the ARP; and
- setting a precedent for future applications on that block.

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Administration received 14 citizen responses in opposition to the application noting concerns related to the proposed land use redesignation and potential future development. The citizen concerns are generally summarized as follows:

- increase in height and density;
- reduced privacy and shadowing impacts on neighbouring properties;
- increase traffic and parking issues;
- pedestrian safety due to increased traffic;
- lack of neighbourhood fit; and
- loss of small, affordable inner city bungalows.

Administration considered the relevant planning issues specific to the proposed re-designation and has determined the proposal to be appropriate given the site specific context and location. The proposed R-C2 District is a low-density district intended for development on sites that are located in close proximity and adjacent to low density residential development within inner city communities. Furthermore, development can be contextually sensitive in terms of height and setback. Based on these criteria, R-C2 is considered appropriate as it would result in a moderate increase in density that would be compatible with the surrounding neighbourhood.

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.

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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](#). 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 and built-form.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The parcel is subject to the Residential policies of the [Montgomery ARP](#). The ARP was adopted prior to the *MDP* (2009) and [Land Use Bylaw 1P2007](#). The subject site's residential policies are designed to preserve Montgomery's small-town character by ensuring residential development contributes to preserving its predominantly low-density land uses. R-C2 is considered 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 higher densities but note the importance of increasing and stabilizing Montgomery's population, which has declined significantly since its peak in the 1960s. Minor text amendments to the ARP are required to accommodate this land use amendment (Attachment 1).

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any specific actions that address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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 the creation of housing diversity for the citizens of Calgary, in an area supported by a variety of services, two Main Streets, and good transit connections.

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