

Planning & Development Report to
Calgary Planning Commission
2020 September 17

ISC: UNRESTRICTED
CPC2020-0912

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1920 Home Road NW, LOC2020-0058

EXECUTIVE SUMMARY

This application was submitted by the landowner, Shi Liang, on 2020 May 05. The application proposes to change the designation of the subject site from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- semi-detached and duplex homes in addition to 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 is required to the *Montgomery Area Redevelopment Plan* to accommodate the proposed land use redesignation. This 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.

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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 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 1920 Home Road NW (Plan 5439FW, Block 21, Lot 9) 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 SEPTEMBER 17:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed amendments to the Montgomery Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 46P2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 1920 Home Road NW (Plan 5439FW, Block 21, Lot 9) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
4. Give three readings to **Proposed Bylaw 139D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by the landowner Shi Liang on 2020 May 05. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit for a semi-detached dwelling in the near future.

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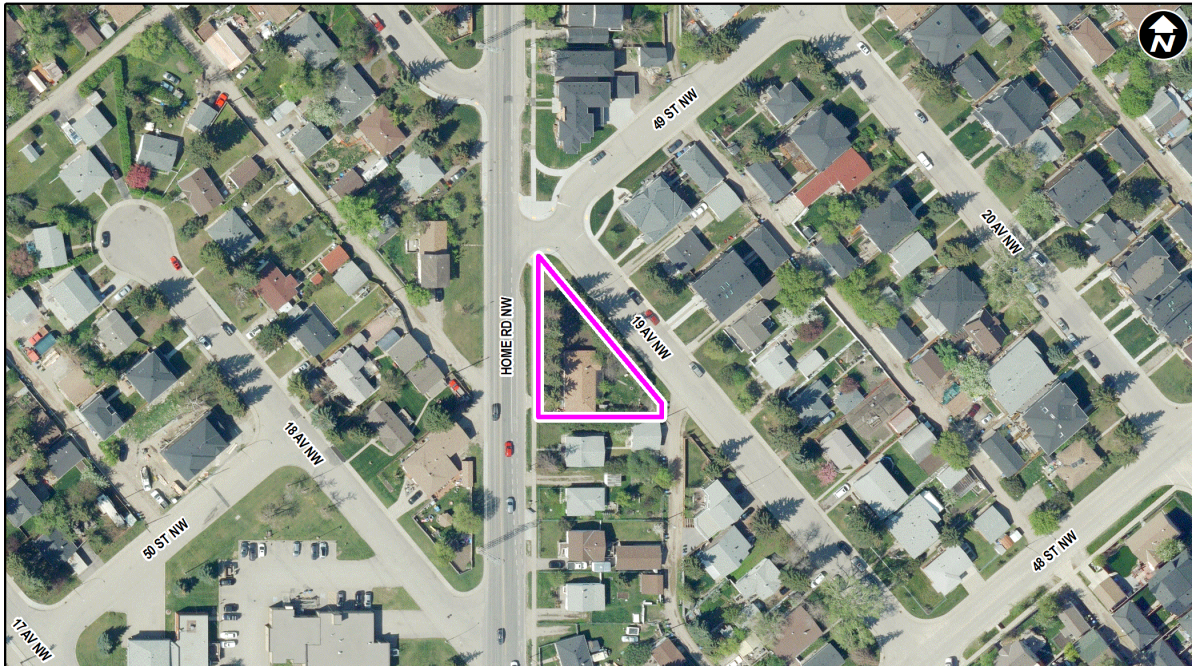
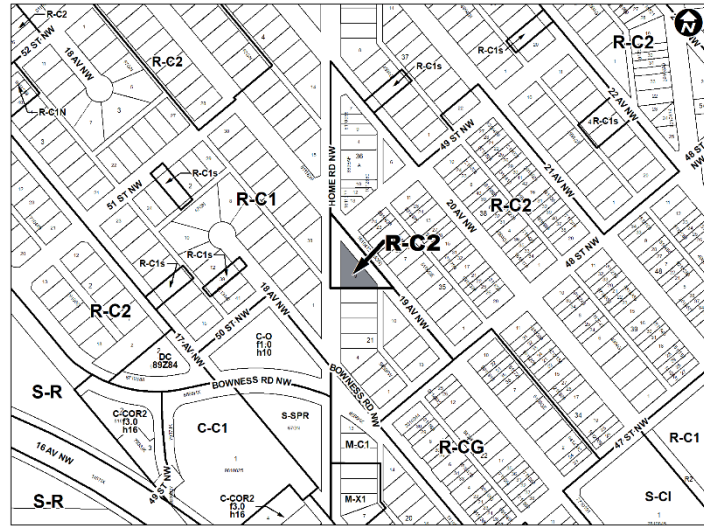
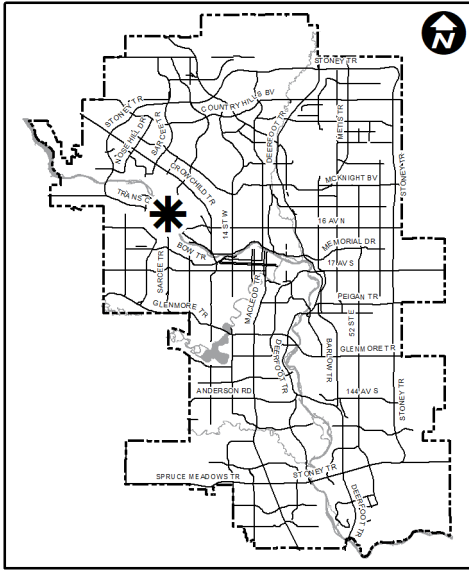
There have been a number of R-C2 zoning applications in Montgomery along 20 and 21 Avenue NW that have been approved by Council since 2019. These sites are in close proximity to the subject site. A previous land use proposal (LOC2017-0137) to redesignate the site from R-C2 to R-CG to allow for a three-unit rowhouse was refused by Council on 2018 February 20. Although some members of Council felt that R-CG was an appropriate Land Use designation for the subject site, the rationale behind the refusal stemmed from the fact the applicant had failed to adequately engage the community regarding the project. Questions were also raised regarding the design, as the consensus opinion amongst Council was that the applicant's vision did not contextually align with the area. This was a result of the applicant failing to produce a clear vision of what the final development would entail. Finally, the inability to access the subject site from a lane also played a part in the application being refused.

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Location Maps



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Site Context

Located in the northwest quadrant of Calgary, the subject parcel is within the community of Montgomery on the corner of Home Road NW and 19 Avenue NW. The subject parcel is triangular shaped, and has a total area of approximately 950 square metres and approximate dimensions of 27 metres in width and 36 metres in depth at its deepest side. The site currently contains a one-storey single detached dwelling with attached garage that is accessed directly from Home Road NW. A rear lane exists along the southern boundary of the site, however, there is no access to the parcel from the lane as the parcel is too narrow for an access at the lane. The site is relatively flat. The triangular shape of the parcel and location along Home Road, a major north-south collector, makes it unique in comparison to other parcels within the community.

Montgomery shopping centre is the nearest commercial centre and is located 500 metres south of the parcel. Similarly, the commercial area along the TransCanada Highway and Bowness Road / 46 Street NW are located less than one kilometre away, respectively.

The community is characterized by a mix of single and semi-detached homes with the predominant land use being Residential – Contextual One Dwelling (R-C1) District. However, there are pockets of development which contain a higher mix of residential densities in close proximity to the subject site. An R-C2 zoned parcel is located to the north while an R-CG and M-C1 parcels are located to the east and south respectively. There is also development which contain a higher mix of residential densities along the commercial and main street corridors of 16 Avenue NW and Bowness Road/ 46 Street NW. The community contains schools, retail

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services and recreational amenity in the form of Shouldice Athletic park located within its boundaries and in close proximity of the subject site. As shown in *Figure 1*, the community of Montgomery has seen its population decrease from its peak in 1969.

Figure 1: Community Peak Population

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 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 proposes to redesignate the subject parcel from the R-C1 District to the R-C2 District to facilitate a further variety of low density residential uses. The current proposal meets the intent and objectives of all applicable planning policies as described in the Strategic Alignment portion of this report.

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 some of the allowable uses within this District.

The proposed R-C2 District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Secondary Suites are a permitted use within this district. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. The intent of the R-C2 District is to accommodate existing development and contextually sensitive redevelopment in a nature that generally aligns with the overall character of the community. It is unlikely given the parcel size and configuration that further subdivision of the site, beyond that which could include two semi-detached dwellings would be permitted while meeting the parcel size requirements.

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Development and Site Design

If the application is approved by Council, the rules of the proposed R-C2 District will provide basic guidance for the future site subdivision and development, including appropriate building height, massing setbacks, access location, land uses and parking.

Transportation

Pedestrian access to the subject site is available from Home Road NW and 19 Avenue NW. The area is well served by Calgary Transit. Base service is provided along 19 Avenue NW as the Route 53, 408 and 422 has a stop located less than 50 metres from the property; providing a direct connection from the community to the larger Primary Transit Network. The nearest Bus Rapid Transit (BRT) route is located 500 metres south of the subject site along 16 Avenue NW.

A Transportation Impact Assessment was not required as part of this application.

Vehicular access to the parcel is currently available from Home Road NW. Street parking is not permitted along Home Road NW. As identified by Map 3: Road and Street Network of the *Municipal Development Plan*, Home Road NW is classified as a Collector Road. The nearest skeletal roadway is 16 Avenue NW (TransCanada Highway), which is located less than 500 metres south of the subject site.

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal nor site at this time. As such, an environmental site assessment was not deemed required.

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 stormwater management will be considered and reviewed at the development permit stage.

Climate Resiliency

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.

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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 and expressed a mixed review to the application (Attachment 2). They raised concerns in regards to spot rezoning and how the ARP does not support this type of action. However, the Community Association believes that exceptions can be made and that a rezoning for this parcel is warranted.

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

- increase in traffic, noise and parking issues;
- increase in height, density, and lot coverage;
- reduced privacy for neighbouring properties; and
- general concern about higher density residential developments within the neighbourhood.

One letter of support for the application was also received by Administration in regards to this application.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is transitioning an existing low-density land use to another low-density which is compatible with the surrounding neighborhood. Design and parking requirements will be reviewed at the development permit stage.

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](#) (SSPR) which directs population growth in the region to the Cities and Towns and promotes efficient use of land

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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 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 within established communities that 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 proposed R-C2 District is a low density residential district that provides for a modest increase in density that is sensitive to existing residential development in the form of duplex dwellings, semi-detached dwellings and single detached dwellings within an established community.

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.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The [Montgomery Area Redevelopment Plan](#) (ARP) is the community's guiding local policy. Figure 1.3: Future Land Use Plan indicates the site as Low Density Residential. Current policies in the ARP 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). A minor text amendment is required to allow for the proposed land use redesignation.

Social, Environmental, Economic (External)

The proposed land use district will provide a wider range of housing types than the existing R-C1 District and as such, the proposed changes 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.

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Current and Future Capital Budget

The proposed amendment does 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 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 represents a modest increase in density in an inner-city 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. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 46P2020**
4. **Proposed Bylaw 139D2020**