

Planning & Development Report to
Calgary Planning Commission
2020 November 05

ISC: UNRESTRICTED
CPC2020-1159

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5104 – 17 Avenue NW, LOC2020-0104

EXECUTIVE SUMMARY

This application was submitted by Tricor Design Group on behalf of the landowner Chandan Homes Ltd on 2020 July 20. This application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single-detached dwellings 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 aligns with the applicable policies of the *Municipal Development Plan* (MDP).

No development permit application 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 amendment to the Montgomery Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed land use redesignation of 0.06 hectares ± (0.15 acres ±) located at 5104 – 17 Avenue NW (Plan 67GN, Block 2, Lot 15) 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 NOVEMBER 05:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed amendment to the Montgomery Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 54P2020**
3. Adopt, by bylaw, the proposed land use redesignation of 0.06 hectares ± (0.15 acres ±) located at 5104 – 17 Avenue NW (Plan 67GN, Block 2, Lot 15) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to **Proposed Bylaw 160D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

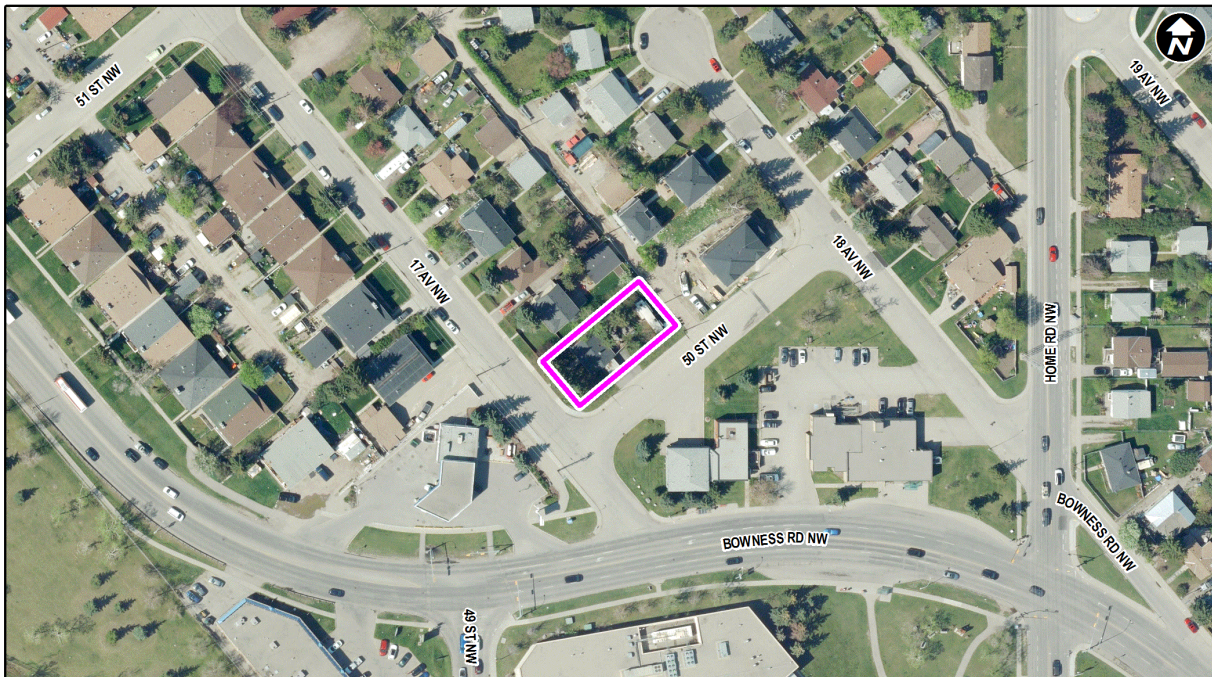
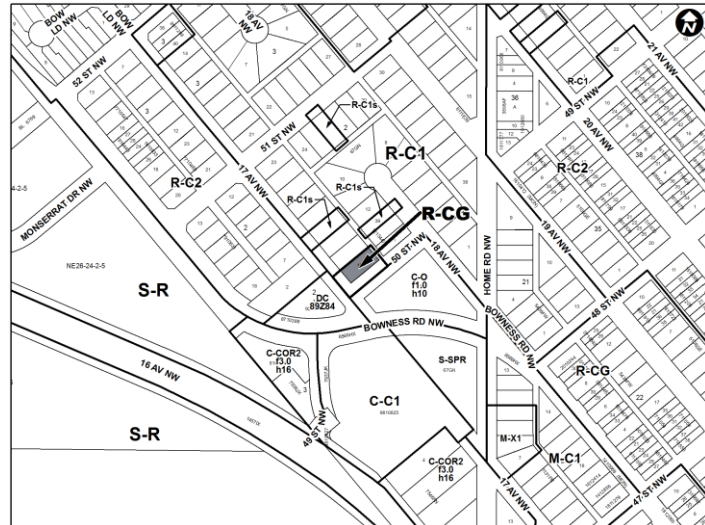
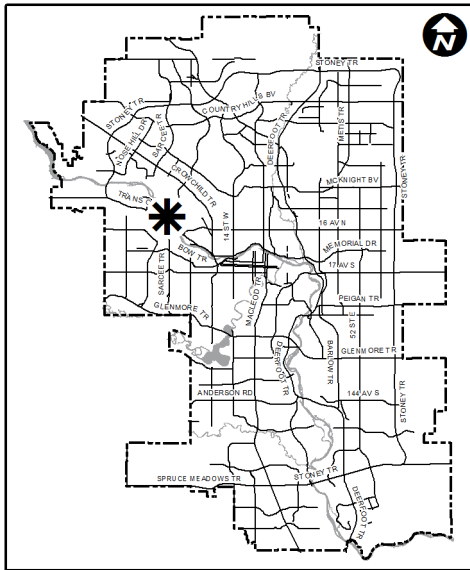
This application was submitted by Tricor Design Group on behalf of the landowner Chandan Homes Ltd on 2020 July 20. As indicated in the Applicant Submission (Attachment 1), the applicant intends to redevelop the site with a maximum of four dwelling units. No development permit has been submitted at this time.

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Location Maps



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Site Context

The subject site is located in the community of Montgomery at the north corner of 17 Avenue NW and 50 Street NW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 17 metres wide by 36.5 metres long. The site is currently developed with a single detached dwelling which has vehicular access from 50 Street NW. A rear lane is located northeast of the subject site.

Surrounding development is characterized by a mix of low-density residential, commercial and emergency service uses. To the northwest and northeast of the site, single detached dwellings are designated R-C1 District. Semi-detached dwellings are located across the road on the southwest side of 17 Avenue NW and designated Residential – Contextual One / Two Dwelling (R-C2) District. To the southwest of the site, a gas station is designated with a DC Direct Control District ([Bylaw 89Z84](#)). To the southeast of the site, an emergency medical services (EMS) station is designated Commercial – Office (C-Of1.0h10) District. Bowness Road NW is located approximately 40 metres to the south and includes commercial development. Montgomery Safeway and Montgomery Town Square are located in close proximity.

The site is approximately 180 metres (a three-minute walk) from the intersection of Bowness Road NW and Home Road NW which serves multiple bus routes such as Route 1 (Bowness/Forest Lawn), Route 40 (Crowfoot/North Hill), and Route 53 (Brentwood-Greenwood).

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As identified in *Figure 1*, the community of Montgomery reached its peak population in 1969, and since then it has lost population.

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 (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

The proposal represents a modest increase in density for a corner parcel of land in an inner-city area. The proposed R-CG District is a low-density residential land use that allows for a range of building forms that respect the scale and character of the existing neighbourhood. The proposal meets the objectives of the applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a low-density 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.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) low-density rowhouse developments, where one façade of each dwelling unit must 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. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, and duplex dwellings and secondary suites.

The R-CG District allows for a modest density increase 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.

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Development and Site Design

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

- ensuring an engaging built interface along both 17 Avenue NW and 50 Street NW; and
- mitigating shadowing, overlooking, and privacy concerns.

Environmental Site Considerations

There are no environmental concerns associated with this proposal.

Transportation

Pedestrian access is available from existing sidewalks on 17 Avenue NW and 50 Street NW. Vehicular access to the site will be determined at the development permit stage but is generally available from 50 Street NW and from the rear lane. On-street parking is available in this area.

The site is approximately 180 metres (a three-minute walk) from the intersection of Bowness Road NW and Home Road NW which serves multiple bus routes such as Route 1 (Bowness/Forest Lawn), Route 40 (Crowfoot/North Hill), and Route 53 (Brentwood-Greenwood).

A Transportation Impact Assessment was not required for this land use proposal.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on these sites with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

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

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No public meetings were held by the applicant or Administration for this application. As part of applicant-led engagement, applicant delivered letters to houses located on the same block. The letter explained the nature of the application, clarified R-CG land use bylaw regulations, included conceptual site plan, and example photographs of other rowhouse developments. The Applicant did not receive any additional public feedback as of 2020 October 15.

The Montgomery Community Association provided a letter of support for this application (Attachment 3).

Administration received a petition signed by 13 nearby residents opposing the proposed redesignation. No specific concerns were mentioned in the petition. Administration also received seven public responses in opposition of this application. Concerns focused on the following areas:

- lack of policy support from *Montgomery Area Redevelopment Plan* (ARP);
- availability of other appropriate R-CG areas within ARP boundary;
- potential decrease in property values;
- increase in height, density, and lot coverage;
- parking and traffic congestion;
- privacy and shadow impacts;
- loss of mature trees; and
- changing the character of the neighborhood.

Alberta Health Services (AHS) Emergency Medical Services (EMS) commented on this application and mentioned their ambulances use 50 Street NW for accessing Bowness Road NW and Home Road NW. EMS requested ensuring safe access to 50 Street NW and providing sufficient off-street parking for the additional dwelling units.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate given the site specific context and location. The proposed R-CG 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, the R-CG District is considered appropriate as it would result in a moderate increase in density that would be compatible with the surrounding neighbourhood. Parking, access and design considerations 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.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2019)

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 site is located within the Residential – Developed - Inner City area as identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). Both City-Wide policies and Inner City area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

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 actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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 residential 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 objectives of the ARP encourage a variety of housing types that can accommodate a range of ages, household sizes, household types and incomes. The ARP is older than the *Municipal Development Plan* and Land Use Bylaw which recognize rowhouse-style development as low-density residential.

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A minor amendment to the ARP (Attachment 2) is required to support the land use redesignation application. Figure 1.3 of the ARP, which illustrates the land use plan, will be required to change the subject site from Low Density Residential to Low Density Residential/Townhouse to enable the proposed redesignation.

The Montgomery ARP will be reviewed by Administration as part of the multi-community local area planning process starting at the end of 2021. The local area planning process does not prohibit applications from being submitted.

Social, Environmental, Economic (External)

The proposed land use district will provide a further range of housing types than the existing R-C1 District. The proposed land use district allows for a wider range of low-density housing types and as such, the proposed change can better accommodate the housing needs of different demographics and lifestyles.

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 amendment does not trigger capital infrastructure investment and therefore 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 *Municipal Development Plan* and the *Montgomery Area Redevelopment Plan*, as amended. 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 density increase 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 Bylaw 54P2020**
3. Community Association Letter
4. **Proposed Bylaw 160D2020**
5. **Public Submissions**
6. **Confidential Opinion Poll**