

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 3019 – 46 Street NW, LOC2021-0033

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 3019 – 46 Street NW (Plan 485GR, Block 5, Lot 38) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed land use amendment seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- This application represents an appropriate density increase of a residential site, allows for development compatible with the character of the existing neighbourhood, and aligns with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposed R-C2 District would allow for greater housing choice within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would accommodate the evolving needs of different age groups, lifestyles, and demographics.
- Amendments to the *Montgomery Area Redevelopment Plan* (ARP) are required for the proposal.
- No development permit application has been submitted at this time.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The applicant, Synergy Custom Homes and Renovations, submitted this application on behalf of the landowner, RC Capital Consulting Inc, on 2021 February 26, with the intent of developing two single detached homes on the site, as per the Applicant Submission (Attachment 3).

The 0.06 hectare site is located in the community of Montgomery at a mid-block location facing 46 Street NW. The site is currently developed with a single detached dwelling.

To accommodate the proposed R-C2 District, an exception to Policies R.4 and R.5 of the *Montgomery Area Redevelopment Plan* is required (Attachment 2).

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public/Stakeholders were informed

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate.

The applicant undertook community outreach in the form of direct communication with some neighbours, a Montgomery Community Association Planning Committee member and the Ward Councillor's office. Feedback received by the applicant in response to the community outreach included:

- a land use amendment from R-C1 to R-C2 for detached homes considered within allowable zoning for this location but would not be supported by the community association;
- individual opposition to more density/development; and
- support for increased density, less sprawl.

The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received 31 letters of opposition, 2 letters of support, and a petition with 115 signatories from the public. The letters and petition in opposition focused on the following areas of concern:

- impacts on gardening and environmental stewardship;
- crime;
- construction inconvenience/ noise;
- increased density;
- parking and traffic;
- tree loss;
- inconsistent with ARP;
- housing affordability;
- loss of community character; and
- loss of community cohesiveness.

The letters of support focused on the following areas of encouragement:

- reduction of urban sprawl;
- large lot sizes suitable for additional density; and

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- age of existing housing appropriate for redevelopment.

The Montgomery Community Association provided a letter on 2021 April 26 (Attachment 4) stating that the application is not supported. Concerns include:

- inconsistent with ARP; and
- precedent for future R-C1 to R-C2 applications.

Administration considered the relevant planning issues specific to the proposed designation and has determined the proposal to be appropriate. The building and site design, number of dwelling units and suites, and on-site parking will be further reviewed and determined at the development permit stage.

Following the Calgary Planning Commission meeting, 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.

IMPLICATIONS

Social

The proposed land use would allow for subdivision and development to accommodate two single detached dwellings where development of one single detached dwelling is currently permitted.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies would be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to two single detached homes will make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the Montgomery Area Redevelopment Plan
3. Applicant Submission
4. Community Association Response
5. Applicant Outreach Summary

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Department Circulation

General Manager/Director	Department	Approve/Consult/Inform