

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5127 – 19 Avenue NW, LOC2021-0109

RECOMMENDATIONS:

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 \pm (0.15 acres \pm) located at 5127 – 19 Avenue NW (Plan 67GN, Block 2, Lot 32) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed land use and policy amendments seek 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 a low-density proposal and is an appropriate density increase of the residential site, allows for redevelopment that is compatible with the character of the existing neighbourhood, and aligns with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (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 proposed R-C2 District would allow for increased housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- Amendments to the *Montgomery Area Redevelopment Plan (ARP)* are required to accommodate the proposed land use redesignation.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the northwest community of Montgomery, was submitted by Tricor Design Group on the behalf of landowners, Chandhan Homes and the Canadian Imperial Bank of Commerce, on 2021 June 30. No development permit application has been submitted at this time. However, as noted in the Applicant Submission (Attachment 3), the applicant intends to pursue a development permit for a semi-detached dwelling in the near future.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

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. In response, the applicant reached out to the Montgomery Community Association to discuss details of the application. The Applicant Outreach Summary can be found in Attachment 4.

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 did not receive any responses from the public with regards to this application.

The Montgomery Community Association provided a letter of opposition on 2021 August 09 (Attachment 5) with the following concerns:

- the application is inconsistent with the ARP; and
- inconsistent approach with spot redesignations.

Administration considered the relevant planning issues specific to the application, and given the low-density nature of the proposal, has determined the proposal to be appropriate. A minor amendment to the *Montgomery ARP* will be required to facilitate the proposal. However, Administration has deemed this appropriate due to the fact the ARP was approved prior to adoption of the MDP and the proposed land use is also a low-density district. The building and site design, number of dwelling units, vehicle access, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment and policy amendment 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 the development of two single detached homes with a subdivision, or a semi-detached or duplex dwelling. This would allow for a wider range of housing types than the existing R-C1 District and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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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 will be explored and/or implemented at the development permit and building permit stages.

Economic

The ability to develop up to two dwelling units would make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform