

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4515 – 23 Avenue NW, LOC2021-0127

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 4515 – 23 Avenue NW (Plan 4994GI, Block 58, Lot 6) 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 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* (MDP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District is a low-density district that allows 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 more 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, in the northwest community of Montgomery, was submitted by Tricor Design Group on behalf of the landowner, Danny Roha, on 2021 August 12. Although no development permit application has been submitted, the Applicant Submission (Attachment 3) indicates an intention to build a semi-detached dwelling containing two dwelling units.

A detailed planning evaluation of this 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)

- 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 performed a mail drop of two different letters to adjacent residents and communicated with the Montgomery Community Association. 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 the adjacent landowners.

Administration received one response in support and 10 responses in opposition from the public. Those in opposition noted the following concerns:

- future building form and design;
- increased parking and traffic demands;
- impact on housing values, and
- the application is inconsistent with the *Montgomery ARP*.

During the review, Administration circulated the application and contacted the Montgomery Community Association. No comments were received at the time of writing this report.

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. Overall, the proposal is consistent with the low density residential context, and the building and site design, number of dwelling units, vehicle access, and on-site parking will be further reviewed 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 the adjacent landowners. In addition, the Planning 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 a semi-detached dwelling or duplex dwelling, which would offer 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 the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the subsequent development approval stage.

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks with this proposal.

ATTACHMENT(S)

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform