

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5016 – 21 Avenue NW, LOC2021-0185

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 ± (0.14 acres ±) located at 5016 – 21 Avenue NW (Plan 4994GI, Block 50, Lot 4) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed application would 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 would represent a low-density increase of the residential site, allow for development compatible with the character of the existing neighbourhood, and align 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 the 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 to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application is located in the northwest community of Montgomery and was submitted by Tricor Design Group on behalf of the landowner, Eldon David Hoffman, on 2021 November 08. No development permit has been submitted at this time, however as noted in the Applicant Submission (Attachment 3), the applicant identified the intent to develop two dwelling units in the future.

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)

- 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 respective community association was appropriate. In response the applicant emailed the Montgomery Community Association but did not reach out to adjacent landowners. 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 received three letters of opposition from the public. The letters of opposition included the following areas of concern:

- increase in traffic;
- street parking issues; and
- the *Montgomery ARP* identifies areas for R-C1 and other areas designated R-C2 in community that could be developed instead.

The Montgomery Community Association provided a letter of opposition on 2022 January 06 (Attachment 5) stating that spot redesignations of R-C1 designated properties to the R-C2 District are inconsistent with the *Montgomery ARP*.

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* is 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 (2009) and the proposed land use is also a low-density district. The building and site design, vehicle access, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for the Public Hearing of Council for the land use amendment/policy amendment application will be posted on site and mailed 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

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housing types than the existing R-C1 District and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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 subsequent development approval 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.

ATTACHMENT(S)

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