

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4623 - 21 Avenue NW, LOC2020-0208

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 \pm (0.14 acres \pm) located at 4623 - 21 Avenue NW (Plan 4994GI, Block 41, Lot 15) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 MARCH 04:

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 15P2021** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 51D2021** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4623 - 21 Avenue NW (Plan 4994GI, Block 41, Lot 15) 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).
- The proposal represents a modest increase in density and allows for development that may be compatible with the character of the existing neighbourhood, and aligns with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The R-C2 District allows for a greater choice of housing types in established areas close to amenities and services.
- Why does this matter? Providing a modest increase in density within existing developed area promotes more efficient use of existing infrastructure.
- An amendment to the *Montgomery Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- There is no previous Council direction in relation to 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, Daniel A Jorgensen, on 2020 December 21.

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The subject site is a midblock parcel near the intersection of 21 Avenue NW and 46 Street NW, and is currently developed with a single detached dwelling with rear lane access.

The proposed R-C2 District allows for an additional dwelling unit (a total of two units) to be developed on the site in the form of a semi-detached or duplex dwelling.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to pursue a development permit application for a semi-detached dwelling 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.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part 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 did not undertake community outreach given the minor nature of the application and previous Council support for similar applications in the neighbourhood.

City-Led Outreach

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

Administration received six letters of opposition from the public. The letters of opposition focused on the following areas of concern:

- Increased traffic, parking and noise;
- Violation of the *Montgomery Area Redevelopment Plan* and spot rezoning;
- Housing affordability; and
- Increased lot coverage of new homes.

The Montgomery Community Association provided comments on 2021 January 16 (Attachment 3) stating that they object to the proposal because it does not align with the existing ARP.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The number of units, and on-site parking will be reviewed and determined at the development permit stage.

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Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council 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 allows for additional housing types, and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application has not identified any actions that specifically meet policies in this plan. 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 an additional dwelling unit with the option to include secondary suites or backyard suites would allow for a 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 Bylaw 15P2021**
3. Community Association Response
4. Applicant Submission
5. **Proposed Bylaw 51D2021**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform