

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4532 –  
 21 Avenue NW, LOC2020-0206**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acre  $\pm$ ) located at 4532 - 21 Avenue NW (Plan 4994GI, Block 45, Lot 8) 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 16P2021** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 52D2021** for the redesignation of 0.06 hectares  $\pm$  (0.14 acre  $\pm$ ) located at 4532 - 21 Avenue NW (Plan 4994GI, Block 45, Lot 8) 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 a modest increase in density in an established neighbourhood, is compatible with the surrounding development, 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 land use redesignation in the northwest community of Montgomery was submitted on 2020 December 17 by Synergy Custom Homes and Renovations, on behalf of the landowner, Sukhwinder Grewal.

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The subject site is a midblock parcel near the intersection of 21 Avenue NW and 45 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's Submission (Attachment 2), 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, published [online](#), and notification letters were sent to adjacent landowners.

Three public comments were received; two opposed to the application and one in favour. Reasons for opposing the application included concerns about the loss of tree canopy, and frustration that land use amendments for R-C2 were taking place outside of the designated areas envisioned in the ARP. One neighbour supported the application, noting that the lot is large enough to support two dwelling units.

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 has reviewed the relevant policies and supports this application as it represents a modest increase in density close to transit and amenities, while respecting the low density residential context.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, 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 the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

**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 encouraged at subsequent development approval stages.

**Economic**

The ability to develop an additional unit with the option to include the additional uses of secondary suites or backyard suites will 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. Applicant Summary
- 3. Proposed Bylaw 16P2021**
4. Community Association Response
- 5. Proposed Bylaw 52D2021**
- 6. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform