

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5023 – 21 Avenue NW, LOC2022-0060

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 (0.14 acres \pm) located at 5023 – 21 Avenue NW (Plan 4994GI, Block 37, Lot 17) 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 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 (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 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 application 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, in the northwest community of Montgomery, was submitted by Tricor Design Group on behalf of the landowner, Richard A. Wittner, on 2022 April 07. No development permit has been submitted at this time.

The approximately 0.06-hectare parcel is located along the southwest side of 21 Avenue NW between Home Road NW and 49 Street NW. The site is currently occupied by a single detached dwelling with rear lane access to a detached garage.

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 the respective community association was appropriate. In response, the applicant emailed the Montgomery Community Association on two occasions and sent letters to adjacent neighbours. The applicant did not receive any comments in response to the outreach. 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 and published [online](#). Notification letters were sent to adjacent landowners.

Administration received seven letters of opposition from the public. Common concerns included:

- increased density;
- loss of existing community character;
- on-street parking availability;
- traffic impacts; and
- decreased privacy to adjacent parcels.

The Montgomery Community Association did not provide a letter in response to the circulation package for this application. Administration contacted the community association to follow up but did not receive a response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The amendment is deemed acceptable as it is consistent with the policies of the *Municipal Development Plan* regarding modest intensification of existing neighbourhoods. The proposal is for a low-density residential district compatible with the existing character of the neighbourhood. The building and site design, as well as on-site parking, will be reviewed and determined at the development permit stage.

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, all with the option of secondary suites. 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.

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

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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.

ATTACHMENTS

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