

Policy Amendment and Land use Amendment in Montgomery (Ward 7) at 5011 – 22 Avenue NW, LOC2022-0038

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 ± (0.13 acres ±) located at 5011 – 22 Avenue NW (Plan 4994GI, Block 50, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed land use amendment 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*.
- 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 existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for 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 proposal.
- 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, located in the northwest community of Montgomery, was submitted by Tricor Design Group on behalf of the landowner, Laura Mammel, on 2022 March 18. No development permit application has been submitted at this time. The Applicant submission is included as Attachment 3.

This 0.06 hectare (0.13 acre) midblock parcel is located on the southwest side of 22 Avenue NW and is between 49 and 51 Street NW. It is currently developed with a single detached dwelling and two rear detached garages. Vehicle access is provided from the rear lane.

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 contacted the Montgomery Community Association and delivered letters to adjacent neighbours. 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 also sent to adjacent landowners.

The Montgomery Community Association provided a response stating they did not support the application as they felt it was a spot rezoning and only support density in the locations outlined in the ARP (refer to Attachment 5).

Administration received sixteen responses in opposition from the public. The letters of opposition included the following areas of concern:

- a loss of parking space on the public roadway;
- inappropriate density increase in the area;
- privacy and shadowing concerns for adjacent properties; and
- lower property values for the area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The rules for landscaping and parking are the same in the existing and proposed land use districts and will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment and policy amendment will be posted on site and mailed out 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 either two single detached homes, a semi-detached dwelling or a duplex dwelling. This would allow for a wider range of housing types than the existing Residential – Contextual One Dwelling (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 subsequent development permit stages.

Economic

The ability to develop up to two dwelling units on the subject site 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
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform