

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 2327 - 48 Street NW LOC2022-0040

RECOMMENDATIONS:

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 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.20 acres \pm) located at 2327 – 48 Street NW, (Plan 4994GI, Block 54, Lot 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the uses already allowed (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) 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-CG District would allow for greater 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 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, located in the northwest community of Montgomery, was submitted by one of the landowners, Karim Shaarbafi, on 2022 March 18. No development permit has been submitted at this time; however, the Applicant Submission (Attachment 3) indicates that the landowner is looking to develop a rowhouse in the future.

The approximately 0.08-hectare (0.20-acre) parcel is developed with a single detached dwelling and a rear detached garage. The parcel is larger than many nearby and has a wider street frontage, therefore it is considered well suited to accommodate the low-density residential development enabled by the R-CG District.

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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 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. The applicant reached out to the Montgomery Community Association and contacted neighbours on the block and across 48 Street NW, inviting them to a meeting at the Montgomery Community Association. Concerns such as density, a loss of community character, loss of property value and negative traffic impacts were raised. The applicant addressed the concerns during the meeting and stated that they will be considered during the design process. More information can be found in the Applicant Outreach Summary (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.

Administration received six letters from the public in opposition to the proposal. The most common areas of concern were:

- higher density and loss of community character;
- negative traffic impacts and street congestion;
- concerns regarding drivers sight lines due to on-street parking;
- back lane safety and accessibility; and
- location for garbage bins given the lot's shape;

No response was received from the Montgomery Community Association. A follow-up email was sent on 2022 July 29, however no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. 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.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use 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.

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IMPLICATIONS

Social

The proposed land use would allow a wider range of housing types than the existing R-C2 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 [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent develop permit stage.

Economic

The ability to develop up to six dwelling units, plus possible secondary suites, would allow for 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 Amendment to the Montgomery Area Redevelopment Plan
3. Applicant’s Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform