

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5008 – 21 Avenue NW, LOC2022-0052

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 0.06 hectares \pm (0.14 acres \pm) located at 5008 – 21 Avenue NW, (Plan 4994GI, Block, 50, Lot 2) 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, would allow 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 Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of the existing infrastructure and nearby amenities.
- Why does this matter? The proposed land use district 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, in the northwest community of Montgomery, was submitted by Synergy Custom Homes and Renovations on behalf of the landowners, Douglas Stewart Pleysier and Corinna Julie Pleysier, on 2022 March 30. No development permit has been submitted at this time, however as noted in the Applicant Submission (Attachment 3), the applicant intends to develop two dwelling units on the site. The subject site is located mid-block with rear lane access and is currently developed with a single detached dwelling and a detached garage.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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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 respective community associations was appropriate. In response, the applicant contacted the Montgomery Community Association by email, hand-delivered letters, and spoke to adjacent and other neighbours on the block. 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.

Administration received one letter of opposition from the public. The letter did not mention specific areas of concern other than the statement that no applications such as this one should be approved.

The Montgomery Community Association did not provide any comments or respond to follow-up communications.

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 MDP 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 height, landscaping, site design, vehicle access and on-site parking will be reviewed at subsequent development approval stages.

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 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 designation 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 *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 development approval stages.

Economic

The ability to develop up to two dwelling units on site 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.

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