

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1608 Home Road NW, 1611 – 46 Street NW and 1619 – 46 Street NW, LOC2021-0110

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 0.30 hectares ± (0.74 acres ±) located at 1608 Home Road NW, 1611 – 46 Street NW and 1619 – 46 Street NW (Plan 7545FN, Block 8, Lots 1, 7, 8, 9 and a portion of Lot 6) from Commercial – Corridor 2 f4.5h22 (C-COR2 f4.5h22) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1h22) District and Mixed Use - General (MU-1h11) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 SEPTEMBER 15:

That Council:

1. Give three readings to **Proposed Bylaw 60P2022** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 161D2022** for the redesignation of 0.30 hectares ± (0.74 acres ±) located at 1608 Home Road NW, 1611 – 46 Street NW and 1619 – 46 Street NW (Plan 7545FN, Block 8, Lots 1, 7, 8, 9 and a portion of Lot 6) from Commercial – Corridor 2 f4.5h22 (C-COR2 f4.5h22) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1h22) District and Mixed Use - General (MU-1h11) District.

HIGHLIGHTS

- This policy and land use amendment application seeks to redesignate the subject site to Mixed Use - General (MU-1h22 and MU-1h11) District to allow for future comprehensive redevelopment of the site with a six-storey mixed-use building and ancillary parking.
- The proposed land use allows for a sensitive transition between new development and the abutting properties to the south, and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More commercial and housing opportunities in the established area of the city within walking distance to transit, that makes more efficient use of existing infrastructure.
- Why does this matter? The proposal would provide additional housing options in this area, with convenient access to transit and a wide range of community amenities.
- An amendment to the *Montgomery Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation (Attachment 2).
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This policy amendment and land use amendment application was submitted on 2021 July 5 by Ground Cubed on behalf of the landowners, Perali Development Corp., and Sarelli Foods Ltd.

No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 3), the proposal is to obtain policy and land use amendment approval to accommodate mid-scale mixed-use development.

The approximately 0.30 hectare (0.74 acre) site is located in the community of Montgomery in the northwest quadrant of the city. The subject site is currently developed with a restaurant, house and parking lot. The Proposed MU-1h22 District accommodates a mix of residential and commercial uses in the same building or in multiple buildings on a site.

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

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 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. The applicant reached out to the Montgomery Community Association and adjacent landowners. 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, published [online](#) and notification letters were sent to adjacent landowners.

This application was circulated to the Montgomery Community Association, who responded with a letter of support for the proposed land use, however expressed concerns about the proposed height (Attachment 5). This application was also circulated to the Montgomery Business Improvement Area (BIA), who responded with support for the proposed land use and concern about the proposed height (Attachment 6). In response to comments from the Community Association, BIA and community the proposed height was lowered from 30 metres to 22 metres on both parts of the site through the planning process.

Administration received six letters of opposition to the proposed land use and policy amendment, identifying concerns with the scale and intensity of the proposed development and impacts related to traffic, parking, construction, noise, safety, views, overlooking, property values and flooding. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The massing, transportation impacts and drainage will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy amendment 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 proposal would allow for additional commercial and housing choices for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

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 strategies will be explored and encouraged at subsequent development approval stages.

Economic

The site is located in an area that has access to employment opportunities along 16 Avenue NW, including a mix of retail, dining, and cultural uses. The development will provide housing opportunities, support local businesses, and provide additional employment opportunities in Montgomery.

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 Bylaw 60P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Business Improvement Area Response
7. **Proposed Bylaw 161D2022**
8. **CPC Member Comments**
9. **Public Submissions**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform