

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4515 – 22 Avenue NW, LOC2022-0118

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 4515 – 22 Avenue NW (Plan 4994GI, Block 45, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- The proposal 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 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 more 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.
- A development permit has not 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 Vista Geomatics on behalf of the landowner, Nicoletti Homes Inc., on 2022 July 05. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant identified the intent to subdivide the parcel and develop two dwellings in the future. The approximate 0.06-hectare parcel is located along the southwest side of 22 Avenue NW between 44 Street NW and 45 Street NW. The site is currently developed with a single detached dwelling and detached garage with rear lane access.

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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PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Relevant public groups 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 relevant public groups and respective community association was appropriate. In response, the owner met with neighbours to discuss the proposal. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, 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 of opposition included the following areas of concern:

- increased density;
- increased parking issues; and
- loss of community character.

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 and is compatible with the existing character of the neighbourhood. The building height, landscaping, site design, number of units, and on-site parking will be reviewed and determined at the subsequent development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 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 Residential – Contextual One

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Dwelling (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 *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 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