

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4919 – 22 Avenue NW, LOC2022-0139

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 4919 – 22 Avenue NW (Plan 4994GI, Block 49, Lot 16) from Residential – Contextual One Dwelling (R-C1s) 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 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 – 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 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 proposal.
- 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 land use amendment was submitted by Tricor Design Group on behalf of the landowner, HBC Custom Homes Inc. on 2022 July 27. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant identified the intent to build two dwelling units on the site. The subject site is approximately 0.06 hectares \pm (0.14 acres \pm) in area and is located mid-block on 22 Avenue NW between 48 Street NW and 49 Street NW. The site is served by a rear lane and is currently developed with a single detached dwelling.

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 applicant sent an email to the Montgomery Community Association and delivered letters to the neighbouring addresses as noted in the Application Outreach Summary, which 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 four letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- increased density;
- increase in height;
- increased traffic and parking issues;
- scale of lot coverage and development;
- loss of mature trees and green canopy;
- loss of community character;
- increased pollution and garbage; and
- loss of privacy.

The Montgomery Community Association did not provide any comments or respond to any 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 building height, landscaping, site design, vehicle access and on-site parking will be reviewed at the subsequent development permit stage.

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

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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.

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 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