

Policy and Land Use Amendment in Montgomery (Ward 7) at 4932 – 21 Avenue NW, LOC2023-0111

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 4932 – 21 Avenue NW (Plan 4994GI, Block 49, Lot 8) 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 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 the existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation 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.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application is located in the northwest community of Montgomery and was submitted by Horizon Land Surveys on behalf of the landowners Darlene Lynn Unruh and Ronald George Unruh, on 2023 April 25. No development permit application has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 3), the proposal is to obtain land use amendment approval to allow for redevelopment and minor intensification of the property.

The 0.06 hectare (0.14 acre) midblock site has rear lane access 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
- ☒ Public/interested parties 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/interested parties and respective community association was appropriate. In response, the applicant contacted the Montgomery Community Association, hand-delivered post cards and spoke to residents within a 90-metre radius of the site. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received three letters of opposition from the public. Areas of concern included increased density, increased traffic and parking impacts, building height, shadowing, loss of privacy and loss of community character.

The Montgomery Community Association did not comment on the land use amendment application; however, they provided comments for consideration at the future Development Permit stage (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The amendment to the ARP is consistent with the policies of the MDP regarding modest intensification of existing neighbourhoods. The building and site design, number of units and on-site parking will be reviewed and determined at development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for 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 two single detached homes, or a semi-detached or duplex dwelling, with 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
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform