

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5124 – 17 Avenue NW, LOC2023-0040**

**RECOMMENDATION:**

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 ± (0.14 acres ±) located at 5124 – 17 Avenue NW (Plan 67GN, Block 2, Lot 20) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:**

That Council:

1. Give three readings to **Proposed Bylaw 38P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 106D2023** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 5124 – 17 Avenue NW (Plan 67GN, Block 2, Lot 20) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses 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 is 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 for Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) 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-CG 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.

**DISCUSSION**

This land use amendment application in the northwest community of Montgomery was submitted by Marcel Design Studio on behalf of the landowner, Marjorie Brooks, on 2023 February 21. No development permit has been submitted at this time; however, as noted in the

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Applicant Submission (Attachment 3), a four-unit development comprised of two semi-detached buildings is proposed on the site. The subject site is approximately 0.06 hectares (0.14 acres) in area and is located midblock on 17 Avenue NW, between 50 Street NW and 51 Street NW. The site is currently developed with a single detached dwelling. There is a front parking pad off of 17 Avenue NW. There is currently an accessory residential building in the rear of the property, and there is 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).

**ENGAGEMENT AND COMMUNICATION**

- 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 the public/interested parties and the Community Association was appropriate. In response, the applicant sent a letter to approximately 100 homes in the surrounding area, including the neighbours between 50 Street NW and 52 Street NW, plus Bowness Road NW and both sides of 18 Avenue NW. The applicant requested responses on 2023, from March 1 to March 12. 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 letters on 2023, from March 08 to May 08, two letters in support, seven letters of opposition and one letter in neither support nor opposition. The letters of opposition included the following areas of concern:

- increased density;
- increased height;
- increased traffic;
- increased shadowing;
- loss of parking;
- loss of privacy; and
- loss of community character.

No comments from the Montgomery Community Association were received. Administration contacted the Community Association to follow up, and no response was received.

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 neighborhoods. The building

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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.

### **IMPLICATIONS**

#### **Social**

The proposed application enables the continuation of the development in the community of Montgomery and provides a future framework for residential development. This would allow for a wider range of housing types than the existing designation, enabling a more efficient use of land and infrastructure. This may further 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 four 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 Bylaw 38P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 106D2023**
6. **CPC Member Comments**

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 June 08**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform