

Policy and Land Use Amendment in Montgomery (Ward 7) at 5011 – 21 Avenue NW, LOC2023-0058

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 5011 – 21 Avenue NW (Plan 3898AF, Block 37, Lot 20) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 3:

That Council:

1. Give three readings to **Proposed Bylaw 67P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 167D2023** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 5011 – 21 Avenue NW (Plan 3898AF, Block 37, Lot 20) 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 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 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 proposed land use.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application, in the northwest community of Montgomery, was submitted by Tricor Design Group on behalf of the landowner, Rupinder Jandu, on 2023 March 10. No development permit has been submitted at this time. The Applicant Submission (Attachment 3) indicates the intention to apply for a development permit for a semi-detached building in the future.

The approximately 0.06 hectare (0.14 acre) mid-block site is located along the south side of 21 Avenue NW between 49 Street NW and Home Road NW. The site is currently developed with a one-storey single detached dwelling with vehicular access from 21 Avenue NW and access from the lane is available. Transit options exist in the area.

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 respective community association was appropriate. In response, the applicant determined that the project's outreach toolkit score warranted a direct approach to outreach. The applicant delivered letters to the adjacent neighbours and contacted the Montgomery Community Association. 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 no letters from the public in support or opposition.

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 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 for the policy and land use amendment application will be posted on-site and mailed to adjacent

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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 a semi-detached or duplex dwelling, with the option of secondary suites. This would allow for a wider range of housing types and may better accommodate the housing needs of different age groups, lifestyles, and demographics which contributes to a more inclusive community.

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 Bylaw 67P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 167D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform