

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5232 – 21 Avenue NW, LOC2021-0221

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2022-0512) to the 2022 June 07 Combined Meeting of Council to the Public Hearing portion of the Agenda.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 5232 – 21 Avenue NW (Plan 4994GI, Block 51, Lot 3) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 MAY 5:

That Council:

1. Give three readings to **Proposed Bylaw 33P2022** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 93D2022** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 5232 – 21 Avenue NW (Plan 4994GI, Block 51, Lot 3) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed land use amendment application would allow for semi-detached dwellings and duplex dwellings in addition to the building types already allowed (e.g. single detached dwelling and secondary suites).
- This application represents a modest density increase of the 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 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 proposal would 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.

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- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application is in the northwest community of Montgomery and was submitted by the landowners, Winston Wing Tat Chow and Aimin Chang, on 2021 December 29. No development permit has been submitted at this time, however as noted in the Applicant Submission (Attachment 3), the applicant identified the intent to develop two dwelling units in the future.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 stakeholders and respective community associations was appropriate. In response, the applicant contacted the Montgomery Community Association and adjacent neighbours to collect feedback about the project using a direct approach as recommended. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received four letters of opposition from the public. The letters included the following areas of concern:

- an increase in traffic;
- street parking issues; and
- the *Montgomery ARP* identifies areas for R-C2 District designated properties that could be developed instead.

The Montgomery Community Association did not provide feedback on the application.

Administration considered the relevant planning issues specific to the application, and given the low-density nature of the proposal, has determined the proposal to be appropriate. A minor amendment to the *Montgomery ARP* is required to facilitate the proposed land use. Administration has deemed this appropriate as it is consistent with the policies of the MDP (supporting modest intensification of existing neighbourhoods). The building and site design, vehicle access, and on-site parking will be reviewed through a development permit application which has not yet been submitted.

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Following Calgary Planning Commission, notifications for the Public Hearing of Council for the land use amendment and policy amendment application 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 dwellings with a subdivision, or a semi-detached dwelling or duplex dwelling. This would allow for a wider range of housing types than the existing 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 [Climate Resilience Strategy](#). 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 would 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 33P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 93D2022**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform