

Policy and Land Use Amendment in Montgomery (Ward 7) at 5015 – 22 Avenue NW, LOC2023-0200

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 ± (0.14 acres ±) located at 5015 – 22 Avenue NW (Plan 4994GI, Block 50, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 OCTOBER 19:

That Council:

1. Give three readings to **Proposed Bylaw 85P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 243D2023** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 5015 – 22 Avenue NW (Plan 4994GI, Block 50, Lot 17) 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 it 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 it 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.

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DISCUSSION

This land use amendment application, in the northwest community of Montgomery, was submitted on 2023 July 18 by Tricor Design Group on behalf of the landowner, Bertha Alice Baron. No development permit application has been submitted at his time; however, as indicated in the Applicant Submission (Attachment 3), the proposed land use district enables the development of semi-detached dwellings on the subject site.

The approximately 0.06 hectare parcel is located on 22 Avenue NW between 49 Street NW and 51 Street NW. The site is currently developed with a single detached dwelling and is approximately 1.0 kilometre (a 16-minute walk) from Market Mall Shopping Centre. The site is well serviced by public transit along Bowness Road NW and the 16 Avenue NW Urban Main Street (an eight-minute walk).

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 owner distributed letters to adjacent residents and contacted the Montgomery Community Association via email. 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 six letters of opposition from the public. The letters of opposition included concerns about increased density, increased traffic and parking issues.

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. Details of the development will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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.

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IMPLICATIONS

Social

The proposed R-C2 District would allow for additional housing types than the existing Residential – Contextual One Dwelling (R-C1) District and may better accommodate the housing needs of different age groups, demographics and lifestyles.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to align future development on this site with applicable climate strategies will be encouraged at the development permit stage.

Economic

The proposed land use amendment would enable a development of up to two dwelling units on the site which would provide more housing opportunities and 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 85P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 243D2023**
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform