

Policy and Land Use Amendment in Montgomery (Ward 7) at 5007 – 21 Avenue NW, LOC2023-0313

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for 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 5007 – 21 Avenue NW (Plan 4994GI, Block 37, Lot 21) 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.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Montgomery, was submitted by Horizon Land Surveys on behalf of the landowner, Mandeep Sohal, on 2023 October 16. No development permit has been submitted at this time. The Applicant Submission (Attachment 3) indicates the proposed land use district enables the development of additional low density residential uses.

The approximately 0.06 hectare (0.14 acre) mid-block site is located along the southwest side of 21 Avenue NW between 49 Street NW and Home Road NW. The site is currently developed with a single detached dwelling and detached garage with vehicular access from 21 Avenue NW and rear lane vehicular access available.

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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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 reached out to the Montgomery Community Association and door knocked/delivered post cards to residents within a 90 metre radius of the subject 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.

No public comments were received at the time of writing this report.

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

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 date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed R-C2 District would allow for additional 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 proposed land use amendment would enable a development of up to two dwelling units on site which would provide more housing opportunities and make more efficient use of existing infrastructure and services.

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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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform