

Policy and Land Use Amendment in Montgomery (Ward 7) at 5128 – 17 Avenue NW, LOC2023-0279

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for an amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 5128 – 17 Avenue NW (Plan 67GN, Block 2, Lot 21) 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 listed in the existing district (e.g. single detached, semi-detached, duplex 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 – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of 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.
- An amendment to the *Montgomery Area Redevelopment Plan* (ARP) are required to accommodate the proposal. Administration is also including a housekeeping amendment to the ARP to correct an error related to a previous land use amendment on the adjacent site.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use and policy amendment application, in the northwest community of Montgomery, was submitted by ARC1 Design on behalf of the landowner, Emilian Timpea on 2023 September 21. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to develop two, two-storey single detached dwellings.

The 0.06 hectare (0.15 acre) midblock parcel is located on 17 Avenue NW, approximately 150 metres (a two-minute walk) from Bowness Road NW, a Neighborhood Main Street and approximately 350 metres (a four-minute walk) from the Trans-Canada Highway (16 Avenue NW). Both streets provide convenient access to public transit services, retail and other commercial services. Surrounding development consists predominantly of single detached

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dwellings on properties designated Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District. Immediately to the east of the subject site is a parcel designated Residential – Grade-Oriented Infill (R-CG) District.

Administration has also included a housekeeping amendment to Figure 1.3: Future Land Use Plan to correct an error for 5124 – 17 Avenue NW, which is directly adjacent to the subject site. At the 2023 July 25 Public Hearing of Council the adjacent site was redesignated to R-CG. At that time the ARP was not amended properly to include the correct land use category for the site of ‘Low Density Residential/Townhouse’. To align the existing land use with the ARP, an amendment to Figure 1.3 is required.

A detailed planning evaluation of the application, including 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 posted a sign of the proposed development, delivered brochures to neighbors within a one block radius and communicated with 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 one letter of opposition. The letter of opposition included the following areas of concern:

- increased traffic in the area;
- loss of privacy;
- increased height of the future development; and
- parking requirements for the future development.

The Montgomery Community Association provided comments of opposition 2023 October 11 (Attachment 5) identifying the following concerns:

- increased density of the development;
- reduced outdoor space; and
- future challenges related to parking.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to building design, privacy, and parking 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.

IMPLICATIONS

Social

The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities. The R-CG District would allow for a wider range of housing types than the existing land use 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 *Calgary Climate Strategy – Pathways to 2050*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

Economic

The ability to develop up to four dwelling units and secondary suites on this site would allow for a more efficient use of land, existing infrastructure and services, and provide more housing choices in the community.

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 Amendment to the Montgomery Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

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Calgary Planning Commission
2024 January 25**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform