

**Policy and Land Use Amendment in Montgomery (Ward 7) at 1804 – 51 Street NW,
 LOC2023-0274**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the 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 ± (0.14 acres ±) at 1804 – 51 Street NW (Plan 67GN, Block 2, Lot 24) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 FEBRUARY 8:**

That Council:

1. Give three readings to **Proposed Bylaw 12P2024** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 91D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) at 1804 – 51 Street NW (Plan 67GN, Block 2, Lot 24) 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 the Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouses, townhouses, single detached, semi-detached dwellings, and duplex homes that may include secondary suites.
- The proposal represents an appropriate density increase of a residential site, allows for compatible development 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 R-CG District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Montgomery Area Redevelopment Plan* (ARP) is 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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DISCUSSION

This land use amendment application in the northwest community of Montgomery was submitted by ARC1 Design on behalf of the landowner, Josephine Postrado Sta Ana, on 2023 September 18. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit to build a two-storey, semi-detached building on the site in the future.

The approximately 0.06 hectare (0.14 acre) site is located on the southeast side of 51 Street NW, between 17 Avenue NW and 19 Avenue NW. The site is currently developed with a single detached dwelling and detached garage with vehicular access from the lane.

A map amendment to the Future Land Use Plan (Figure 1.3) of the ARP is required to accommodate low density townhouse/rowhouse style development, such as the R-CG land use district (Attachment 2).

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 relevant public groups and the respective community association was appropriate. In response, the applicant posted a 24" x 36" sign with a colour rendering on the site, delivered brochures to nearby neighbours and emailed a brochure to the Montgomery Community Association in August 2023. 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 from the public noting the following areas of concern:

- impacts of increased height on privacy and shadowing;
- increase in traffic and decrease in parking availability;
- loss of mature trees and large yards containing gardens; and
- lack of community character.

The Montgomery Community Association provided a letter in opposition expressing similar concerns (Attachment 5).

Administration considered the relevant planning issues specific to the application and have determined the proposal to be appropriate because the R-CG District enables development at a scale that is contextually appropriate in an existing low density residential area. The building

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and site design, on-site parking and number of units 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 proposed application allows for a variety of grade-oriented development which can increase the diversity of housing options in the area. 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. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

Environmental

This application does not include any actions that specifically address the *Calgary Climate Strategy – Pathways to 2050* goals. Further opportunities to align future development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure, and services, and provide more housing choice 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 Bylaw 12P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 91D2024**
7. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2024 February 08**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform