

**Policy and Land Use Amendment in Montgomery (Ward 7) at 4903 – 20 Avenue NW,
 LOC2023-0112**

RECOMMENDATIONS:

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 \pm (0.14 acres \pm) at 4903 – 20 Avenue NW (Plan 5106GE, Block 35, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to allow for rowhouses and townhouses in addition to the building types listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (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.
- A mapping 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 regarding this proposal.

DISCUSSION

This application, located in the northwest community of Montgomery, was submitted by Horizon Land Surveys on behalf of the landowner Joyce S Macalpine on 2023 April 25. No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 3), the proposal is to obtain land use amendment approval to accommodate four dwelling units and four secondary suites.

The approximately 0.06 hectare \pm (0.14 acre \pm) site is a single parcel located on the west corner of the 48 Street NW and 20 Avenue NW intersection. The proposed R-CG District would allow for grade-oriented development primarily in the form of rowhouses, townhouses, but may also accommodate duplex and semi-detached dwellings, as well as secondary and/or backyard suites.

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1). A map amendment to the Future Land Use Plan (Figure 1.3) of the *Montgomery ARP* is required to accommodate low density townhouse/rowhouse style development (such as the R-CG land use district) in the Low Density Residential area as identified on the ARP's Future Land Use Plan (Attachment 2).

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:

- conducted a postcard drop to residents within a 90 metre radius of the subject site; and
- addressed individual concerns raised in person and via email during outreach campaign.

A more comprehensive summary is contained in the Applicant Outreach Summary that can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received nine responses from the public in opposition of the proposed land use amendment noting the following areas of concerns:

- this parcel was not redesignated R-CG in the 2016/2017 City initiated Main Streets program, and therefore should not be allowed to redesignate now;
- impacts of future building height allowed by R-CG District and shadow impacts;
- townhouse/rowhouse building form does not "fit in" to established streetscape, consisting primarily of single detached and semi-detached residences;
- significant density increase; and
- increased traffic and impact on availability of street parking.

Administration contacted the Montgomery Community Association directly requesting feedback, but no response was received.

Administration considered the relevant planning issues specific to the application and have determined the proposal to be appropriate. The appropriate uses, building and site design, onsite parking and other development details 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 application allows for the development of a variety of grade-oriented development which can increase the diversity of housing options in the area. The R-CG district encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. 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 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 would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Montgomery Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform