

**Policy and Land Use Amendment in Montgomery (Ward 7) at 4767 Montana Crescent NW, LOC2023-0213**

**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 0.07 hectares ± (0.18 acres ±) at 4767 Montana Crescent NW (Plan 485GR, Block 5, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 OCTOBER 19:**

That Council:

1. Give three readings to **Proposed Bylaw 87P2023** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 249D2023** for the redesignation of 0.07 hectares ± (0.18 acres ±) at 4767 Montana Crescent NW (Plan 485GR, Block 5, Lot 17) 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, townhouses, duplexes and semi-detached dwellings, in addition to the building types already listed in the existing district (e.g. single detached and 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 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.
- An amendment to the *Montgomery Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application, located in the northwest community of Montgomery, was submitted by Prime Design Solutions on behalf of the landowners, Tamer Fatouh and Marwa

## **Policy and Land Use Amendment in Montgomery (Ward 7) at 4767 Montana Crescent NW, LOC2023-0213**

---

Hasanen, on 2023 June 26. 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 two semi-detached buildings on the site in the future.

The approximately 0.07 hectare (0.18 acre) site is located on the southwest corner of Montana Crescent NW and Montalban Avenue NW. The proposed R-CG District would allow for grade-oriented development primarily in the form of rowhouses, townhouses, duplexes, and semi-detached dwellings, as well as secondary and/or backyard suites.

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 sent a mass email to the Montgomery Community Association and to a number of community members in June 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 28 letters of opposition from the public noting the following areas of concern:

- impacts of increased height and density;
- increase in traffic and decrease in parking availability;
- previous collisions at the adjacent intersection;
- will result in reduced emergency response times;
- loss of mature trees; and
- lack of community character.

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

## Policy and Land Use Amendment in Montgomery (Ward 7) at 4767 Montana Crescent NW, LOC2023-0213

---

Administration considered the relevant planning issues specific to the application and have determined the proposed to be appropriate. The building and site design, number of units and on-site 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 proposed application allows for 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 *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 87P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 249D2023**
7. **CPC Member Comments**
8. **Public Submissions**

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 October 19**

**ISC: UNRESTRICTED  
CPC2023-1098  
Page 4 of 4**

**Policy and Land Use Amendment in Montgomery (Ward 7) at 4767 Montana  
Crescent NW, LOC2023-0213**

---

Department Circulation

| General Manager<br>(Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
|                           |            |                        |