

Policy and Land Use Amendment in Montgomery (Ward 7) at 4440 – 20 Avenue NW, LOC2024-0040

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 4440 – 20 Avenue NW (Plan 4994GI, Block 43, Lot 9) from Direct Control (DC) District to Housing – Grade-Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Housing – Grade-Oriented (H-GO) District to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- 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 H-GO 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.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide. As this site is currently designated as Direct Control (DC) District, it was not included in bylaw.

DISCUSSION

This land use amendment application in the northwest community of Montgomery was submitted by Horizon Land Surveys on behalf of the landowner, Gurdeep Basra, on 2024 February 14. 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 grade-oriented housing on the site in the future.

The approximately 0.06 hectare (0.14 acre) site is located on the corner of 20 Avenue NW and 44 Street NW. The site is currently developed with a single detached dwelling and detached garage with vehicular access from the lane.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**Policy and Land Use Amendment in Montgomery (Ward 7) at 4440 - 20 Avenue
NW, LOC2024-0040**

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 door knocked and delivered postcards to neighbours within a 100 metre radius of the site and contacted the Montgomery Community Association (CA). 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 four letters of opposition from the public noting the following areas of concern:

- increased height compared to rest of block;
- increased density, shadowing impacts, lot coverage;
- reduced parking availability considering the parking limits on 44 Street NW and nearby high school;
- fear of increased traffic, increased collisions and people shortcutting;
- perceived disruption in neighbour's investments; and
- feared loss of mature trees.

The CA 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 and in alignment with the applicable MDP policies and location criteria for the H-GO District in the Land Use Bylaw. The building 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 for the land use amendment 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.

**Policy and Land Use Amendment in Montgomery (Ward 7) at 4440 - 20 Avenue
NW, LOC2024-0040**

IMPLICATIONS

Social

This land use amendment would enable the development of more housing in a variety of housing types to cater to different age groups, lifestyles, and demographics, which may contribute to a more inclusive community.

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform