

Policy and Land Use Amendment in Montgomery (Ward 7) at 4603 – 22 Avenue NW, LOC2023-0267

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 $\pm$ (0.14 acres $\pm$) located at 4603 – 22 Avenue NW (Plan 4994GI, Block 46, Lot 20) 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) is required to accommodate the proposal.
- A development permit for a four-unit rowhouse with secondary suites has been submitted and is under review.
- 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 Tricor Design Group on behalf of the landowner, Chandan Homes Ltd. on 2023 September 12. As indicated in the Applicant Submission (Attachment 3) the proposed R-CG District will provide a modest increase in density to the corner lot. A development permit (DP2024-01672) for a rowhouse building with four dwelling units and four secondary suites was submitted on 2024 March 9 and is under review.

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

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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 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 five letters of opposition. The letters of opposition included the following areas of concern: increased traffic, increased height of the future development and potential loss of mature trees and effects on the tree canopy.

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

- loss of privacy for adjacent properties;
- increased massing and height of the future development;
- the increased density; and
- preference for redevelopment of property with single or semi-detached building.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to building design, privacy, potential for mature tree retention, and traffic 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 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.

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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 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform