

Policy Amendment in Montgomery (Ward 1) at 2108 Home Road NW, LOC2023-0327

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to Montgomery Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Montgomery Area Redevelopment Plan* (ARP) to allow for semi-detached, duplex dwellings, rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached 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 policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a four-unit townhouse with secondary suites has been submitted and is under review.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This policy amendment application, in the northwest community of Montgomery, was submitted by K5 Designs on behalf of the landowner, Kangster Properties Inc., on 2023 October 22. The original application included a land use redesignation to the Residential – Grade-Oriented Infill (R-CG) District. The land use redesignation is no longer required with Council's approval of the citywide rezoning on 2024 May 14. A policy amendment is still required in order to support the development permit (DP2024-01680) for a four-unit townhouse with secondary suites, which is under review, as indicated in the Applicant Submission (Attachment 3).

The approximately 0.06 hectares (0.14 acres) mid-block site is located along Home Road NW. The site is currently developed with a single detached dwelling with vehicular access from the rear lane.

A detailed planning evaluation of the application, including location 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 policy amendment application, the applicant was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant e-mailed the Montgomery Community Association, distributed letters to nearby residents and placed a sign on the subject property. 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 two submissions in opposition. The submissions included the following areas of concern:

- traffic congestion and lack of parking;
- pollution caused by additional traffic;
- safety concerns during construction periods;
- loss of community character; and
- loss of existing tree canopy.

No comments from the Montgomery Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design and on-site parking are being reviewed and determined through the development permit process.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

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Environmental

The application does not include any actions that specifically address the objectives of *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the review of the development permit.

Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform