

Policy Amendment in Montgomery (Ward 7) at 4932 – 21 Avenue NW, LOC2024-0090

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

HIGHLIGHTS

- This application seeks a policy amendment to the *Montgomery Area Redevelopment Plan* 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 has been submitted and is under review.
- On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This policy amendment, in the northwest community of Montgomery, was submitted by Andrew Pun on behalf of the landowners Yidi Liu and Zewei Zhang on 2024 March 25. The original application included a land use redesignation to the Residential – Grade-Oriented Infill (R-CG) District. However, the land use redesignation is no longer required with Council’s approval of the citywide rezoning. A policy amendment to the ARP is required to allow for the development permit (DP2024-02680) for two semi-detached dwellings with secondary suites which is under review, as noted in the Applicant Submission (Attachment 3).

The 0.06 hectares (0.14 acre) mid block parcel is located along 21 Avenue 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).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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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 delivered letters to nearby residents and emailed the Montgomery Community Association for comments. 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 and notice posted on-site. Notification letters were also sent to adjacent landowners.

Administration received nine public submissions in opposition. The submissions included the following areas of concern:

- increased density and building height with shadowing impacts;
- increased traffic congestion and on-street parking with pedestrian safety concerns;
- increased strain on existing infrastructure;
- increased noise pollution and debris;
- decreased privacy;
- inappropriate location being a mid-block parcel;
- loss in community character;
- loss of mature trees and vegetation; and
- increased issues about rainwater run-offs to neighbouring lots.

The Montgomery Community Association (CA) provided a response in opposition to this application on 2024 April 25 (Attachment 5). The CA indicated the reason of opposition is that surrounding residents are not supportive of the proposed development on this site.

Administration considered the relevant planning issues specific to the application and determined the proposal 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, notification for a Public Hearing of Council for the policy amendment application will be posed 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 policy amendment would allow for additional housing types and accommodate site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

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

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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
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform