

**Planning and Development Services Report to
Calgary Planning Commission
2024 July 18**

**ISC: UNRESTRICTED
CPC2024-0810
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Policy Amendment in Montgomery (Ward 7) at 4423 – 22 Avenue NW, LOC2023-0325

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).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JULY 18:

That Council give three readings to **Proposed Bylaw 70P2024** 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.
- No development permit has been submitted at this time.
- 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 application, in the northwest community of Montgomery, was submitted by Synergy Custom Homes & Renovations on behalf of the landowner Gerald Frank Alexander on 2023 October 22. The original application included a land use redesignation to 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 still required to construct more than a single detached dwelling on this parcel.

The 0.06 hectare (0.14 acre) corner parcel is located on the intersection of 44 Street NW and 22 Avenue NW. The site is currently developed with a single detached house and detached garage 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 knocked on the doors of nearby residents to discuss the proposal and spoke to a Montgomery Community Association representative. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with the 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 12 public submissions in opposition. The submissions included the following areas of concerns:

- 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;
- loss in community character; and
- loss of mature trees and vegetation.

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

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.

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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 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 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 Bylaw 70P2024**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform