

**Policy Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW,
 LOC2024-0225**

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* (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 (DP2024-05750) for a four-unit townhouse with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the northwest community of Montgomery, was submitted by Ellergodt Design on behalf of the landowner, 904164 Alberta Ltd. (Robert Whittaker), on 2024 September 9. A policy amendment is required in order to support the development permit (DP2024-05750) for a four-unit townhouse with secondary suites, which is under review, as indicated in the Applicant Submission (Attachment 3).

The approximately 0.06 hectare (0.16 acre) mid-block site is located along Montana Crescent NW. The site is currently developed with a single detached dwelling and detached garage with vehicle 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

**Policy Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW,
LOC2024-0225**

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/interest parties and respective community association was appropriate. In response, the applicant distributed letters to nearby residents. The applicant also reached out to the Montgomery Community Association (CA) to arrange community engagement meetings. Two in-person community engagement meetings were held by the applicant. 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 eight submissions in opposition regarding the policy amendment. The submissions included the following areas of concern:

- traffic congestion and lack of parking, including safety concerns due to increased traffic;
- increased density;
- loss of community character;
- loss of existing mature trees and lack of green space;
- alignment with the MDP;
- reduced privacy and sunlight for neighbouring lots;
- impact on existing infrastructure; and
- number of on-site waste and recycling bins.

The CA provided a response on 2024 November 19 (Attachment 5). The CA indicated they are not in support of the proposal, citing concerns of incompatibility with the surrounding land uses, amenity spaces and density of the surrounding area. The CA also indicated concerns with limited parking availability, increased traffic congestion, shadowing effects on neighbouring properties, excessive height and massing of the proposed building.

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, notifications for a Public Hearing of Council for the policy 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 Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW,
 LOC2024-0225**

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.

Environmental

The 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 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