

Planning and Development Services Report to
 Calgary Planning Commission
 2024 December 12

ISC: UNRESTRICTED
 CPC2024-1266
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Policy Amendment in Montgomery (Ward 7) at 2823 Mackay Road NW, LOC2024-0208

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
 DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 13P2025** 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.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This policy amendment application, in the northwest community of Montgomery, was submitted by Horizon Land Surveys on behalf of the landowner Nitinkumar Bhatt on 2024 August 19. The subject site is designated Residential – Grade-Oriented Infill (R-CG) District, which supports the development of rowhouses and townhouses. A policy amendment is required to align the ARP with the current land use. As indicated in the Applicant Submission (Attachment 3), the applicant is seeking to align the ARP with the R-CG District for possible redevelopment in the future.

The approximately 0.06 hectare (0.14 acre) mid-block parcel is located on the west side of Mackay Road NW. The site is currently developed with a single detached house with vehicular access from the street. A rear lane is also present.

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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

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 delivered post cards to residents within 100 metres. The applicant also contacted the Montgomery Community Association (CA) and Ward Councillor's Office. The main concerns heard by the applicant were increased traffic, increased density and height, shadowing impacts, and safety. 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, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one public submission in opposition. The concerns received were potential negative impacts of more density and that Montgomery has already accepted intensification and more should not be allowed.

The CA provided a response on 2024 November 19 (Attachment 5). The CA indicated they are opposed to the proposed density, citing concerns with land use compatibility, lack of sufficient parking, lack of amenity space and shadowing impacts.

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 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 proposed policy amendment allows for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households 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 Bylaw 13P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform