

Applicant Submission



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November 20, 2024

Summary

Address: 4840 Montana Crescent NW

Current Zoning: R-CG

Proposed Zoning: R-CG – Policy amendment

This is an applicant's planning overview detailing specific information about this parcel, the proposed use of the parcel, the intended zoning, and other pertinent information with regards to a Policy Amendment proposal at 4840 Montana Crescent NW.

Ellergodt Design is submitting this application for a Policy Amendment on behalf of the owner, Rob Whittaker. The existing zoning is R-CG and the intended use of this project aligns with the current zoning. At this point in time however the Area Redevelopment Plan highly encourages low density development and does not align with the Cities density goals.

Subject Parcel

This proposed Policy Amendment is for a rectangular parcel of land in the community of Montgomery in Calgary's North West. The parcel is relatively flat in nature, rectangular in shape, and approximately 17.60 x 36.54m in dimension. This property is only 1 parcel south of 32nd Ave and close proximity to Market Mall. Currently existing on the land is a single bungalow with a detached garage and access to a rear lane. There is currently some fencing, mature trees, and landscaping within the property.

Transit: There are several bus routs available at stops within (53, 422, 65 and 31). There are direct routes to the Brentwood C-train, Dalhousie C-train, University and Downtown.

Road Networks: 32nd Ave has direct access to highway 1A as well as Shaganappi Trail NW.

Public Green Spaces: Within approximately 1km, are several parks including Montalban Park and Bowmont Park that overlooks the river valley and provides access to the Bow River Pathway system. There is also the Montgomery Community Garden and playground within a block of the site.

With proximity to good road networks, excellent public transit access, various green spaces and public amenity sites, schools, and employment centers nearby, this site is in a great location for densification in line with MDP principals. This supports a zoning specifically targeted at "missing middle" housing to help build more housing alternatives and options for Calgarians as the city grows.



Local Context

While located in the community of Montgomery the adjacent neighborhood of Varsity to the North is of immediate interest to this site. Adjacent to the mall are several high density apartment style complexes which provide a variety of housing solutions and price points. We feel the northern edge of Montgomery has the potential to be a density transition point between the M-C2 zoning to the NW and the existing established single family homes to the south.

Local Area Redevelopment Plan / Area Redevelopment Plan

The Montgomery Area Redevelopment Plan is due for an update to align with the new City zoning direction. We are requesting a Policy Amendment for this parcel until the ARP can be brought into alignment.

Calgary's Growth and Housing

Housing availability and affordability have been increasing challenges that the city is facing in recent years. Modest densification to established areas is one solution to help ease housing supply issues, by replacing older single dwellings on individual parcels of land with multiple dwellings. City-wide plans such as the Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) are encouraging the development and redevelopment of communities that will make better and more efficient use of existing infrastructure, services, and limited land. Council-approved documents such as the Guidebook for Great Communities offer urban planning solutions and guidelines for redevelopment in existing communities. There are currently other communities that are receiving new Local Area Plans that will be approved by council in upcoming months and years.

This Policy Amendment will be used to support 4 units with 4 suites and will by no means solve housing shortages. However, by following council-approved frameworks such as the MDP, CTP, and LAPs under review and in progress, this development will be one of many throughout several communities and areas throughout the City which will help contribute to bringing more housing units to the market. With the growing population, more residential units are needed in all areas of the city and in a variety of forms and sizes.

Allowing modest densification within established communities rich in existing infrastructure means a more efficient use of that existing infrastructure, as opposed to requiring new infrastructure to be built to support housing in new communities. More dense housing in areas like Montgomery and neighbouring communities which are close to Main Streets, amenities, and transportation networks allows future occupants use of existing transit options, existing schools and recreation areas, and existing community services.

Conclusion

The approval of this land-use policy amendment will follow previous council-approved policy with the MDP, CTP, and the Guide for Local Area Planning (formerly Guidebook for Great Communities). This will lead to small-scale densification through the development of a new 4- unit and 4-Suite development that will aid in bringing housing options for a growing Calgary in an amenity and infrastructure rich community. On behalf of the property owner, Ellergodt Design respectfully requests support of this land-use amendment.

Regards,

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