

Policy Amendment in Montgomery (Ward 7) at 4636 – 20 Avenue NW, LOC2024-0237

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 9P2025** for the amendment to Montgomery Area Redevelopment Plan (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 November 28:

“A revised Cover Report was distributed with respect to Report CPC2024-1242.”

HIGHLIGHTS

- This application seeks to amend 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 related to this proposal.

DISCUSSION

This policy amendment application, in the northwest community of Montgomery, was submitted by Horizon Land Surveys on behalf of the landowner, 2056199 Alberta Ltd. (Ajit Sidhu), on 2024 September 18. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to align the ARP with the current Residential – Grade-Oriented Infill (R-CG) District and allow for rowhouses, townhouses, semi-detached and duplex dwellings in addition to the uses already allowed in the district.

The approximately 0.06 hectares (0.14 acres) mid-block site is located along 20 Avenue NW just east of 46 Street NW. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

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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 delivered letters to homes within a 100-metre radius of the subject site and spoke with the residents at home. Additionally, the applicant contacted the Ward 7 Councillor's Office and the Montgomery Community Association. 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 two letters of opposition and two general comments. The submissions included the following areas of concern:

- loss of community character;
- increased density;
- building height; and
- shadowing impacts on the adjacent properties.

The Montgomery Community Association provided a letter in opposition on 2024 October 28 (Attachment 5) identifying the following concerns:

- not a correct use of land for a mid-block parcel to be developed with a four-plex;
- lack of parking;
- lack of amenity space;
- potential building mass; and
- subsequent shadowing impact.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, shadowing, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy amendment application will be posted on-site and mailed out 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 household 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 will be explored and encouraged through the review of a 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 9P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**
- 7. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform