

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

ISC: UNRESTRICTED
Corrected CPC2024-1238
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Policy Amendment in Montgomery (Ward 7) at 1812 – 51 Street NW, LOC2024-0239

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 16P2025** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 December 12:

“A Revised Cover Report was distributed with respect to Report CPC2024-1238.”

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.
- A development permit has been submitted for a townhouse with secondary suites 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 Ryan G Cairns Residential Design on behalf of the owner 2647026 Alberta Ltd. (Maria Celeste Cabansag) on 2024 September 18. 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 R-CG District and support a

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development permit application (DP2024-06428) for a townhouse with secondary suites, which is under review, and noted in the Applicant Submission (Attachment 3).

The approximately 0.06 hectare (0.14 acre) mid-block parcel is located along 51 Street NW. The site is currently developed with a single detached dwelling and accessory residential building 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).

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. They determined that no outreach would be undertaken. Refer to the Applicant Outreach Summary (Attachment 4) for rationale why outreach was not conducted.

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 a total of two letters in opposition from the public, which included the following areas of concern:

- density;
- parking;
- bicycle stalls;
- traffic and congestion;
- privacy;
- community character and aesthetics;
- property value;
- environmental impact (impervious surfaces, water management issues);
- strain on infrastructure;
- increased crime; and
- construction nuisance.

No feedback was received from the Montgomery Community Association.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate for the following reasons:

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- the MDP encourages moderate intensification, more efficient use of existing infrastructure, public amenities and transit within the Developed Residential – Inner City area;
- the proposal meets the purpose statement criteria of the R-CG District;
- the R-CG District is designed to support development compatible with existing, adjacent low-density residential development; and
- some of the specified public concerns may be managed at the development permit stage and addressed through setbacks, building design and enforcement of Land Use Bylaw rules.

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 would allow for additional housing types and accommodate 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 16P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform