

## Land Use Policy Amendment LOC2024-0225

We are respectfully requesting the approval of a Land Use Policy Amendment for a proposed 4 plex (4 residences +4 suites for a total of 8 units) at 4840 Montana Crescent NW.

### Community Engagement Summary

- July 2024 – The Initial letter drop was limited to directly adjacent neighbors (4518, 4811, 4807, 4803, 4844 and 4836). This was completed prior to the Development Permit application on September 9th. No inquiries or responses were received in response to the notifications.
- October 30<sup>th</sup>, 2024 – The Community Association invited us to a public engagement meeting. This was held at the Montgomery Community Association and had 19 attendees. We utilized this review to gather more detailed comments and concerns. Much of this feedback was incorporated into the set of plans used for resubmission.
- November 9<sup>th</sup> - A postcard drop to the closest 50+ neighbours informing them of an open meeting on the proposed development was completed. This flyer included some basic information on the zoning, the property in question, the proposed public location for review and comments, and contact information for Ellergodt Design.



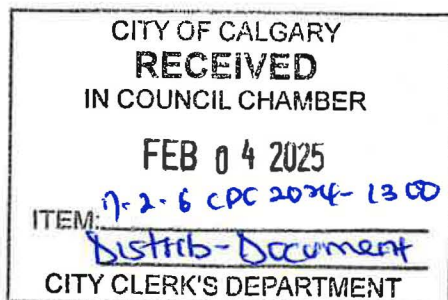
*Fig 1: Image indicates the extent of the letter drop*



Fig 2: Flyer as circulated to the community for review.

- Nov 12<sup>th</sup> - A public engagement session was made to inform the adjacent neighbors of adjustments made to the plans. The Architectural Designer (Jessica Willsie of Ellergodt Design), Builder (SNG Developments represented by Nick Sherby) and the Owner (Rob Whittaker) were in attendance as well as over 50 residents. No significant new comments were received during this session.
- November 13<sup>th</sup> – The Plans being used for resubmission were released to the community association for dissemination through their mailing list.

Note: The Montgomery Community Association should be commended for their extensive mailing list that helped ensure an extremely high level of public engagement.





## Local Amenities and Site Suitability

This site is ideal for higher density redevelopment as it is strongly supported by existing community amenities and employment opportunities.

### Supporting Infrastructure and Amenities:

- Grocery Store: Safeway at market Mall – 500m walking distance. (7 Minutes)
- Shopping:
  - Market Mall – 500m walking distance (6-10 Minutes)
  - University District amenities: 1.2km walking distance (17 minutes)
- Public Parks:
  - Montalban Park – 150m walking distance (3 minutes)
  - Bow River pathway & Riverwalk – 500m walking distance (7 minutes)
  - University District Off Leash park – 600m walking distance (8 minutes)
  - Dale Hodges Park – 1.4km walking distance (17 minutes)
- Educational Facilities
  - University of Calgary Campus – Approx 2.2 Km (30 min walk, 9 min cycle)
- Medical Facilities
  - Alberta Children's Hospital – Approx 1.3 Km (17 min walk, 5 min cycle)

### Supporting Transit and Transportation Options:

- Transit routes: 19, 53, 65, 422, 108 – Within 300m walking distance. (4 minutes)
- 32nd Avenue NW has been identified for cycling and pedestrian updates. This will build stronger connections to the University District and the University of Calgary.

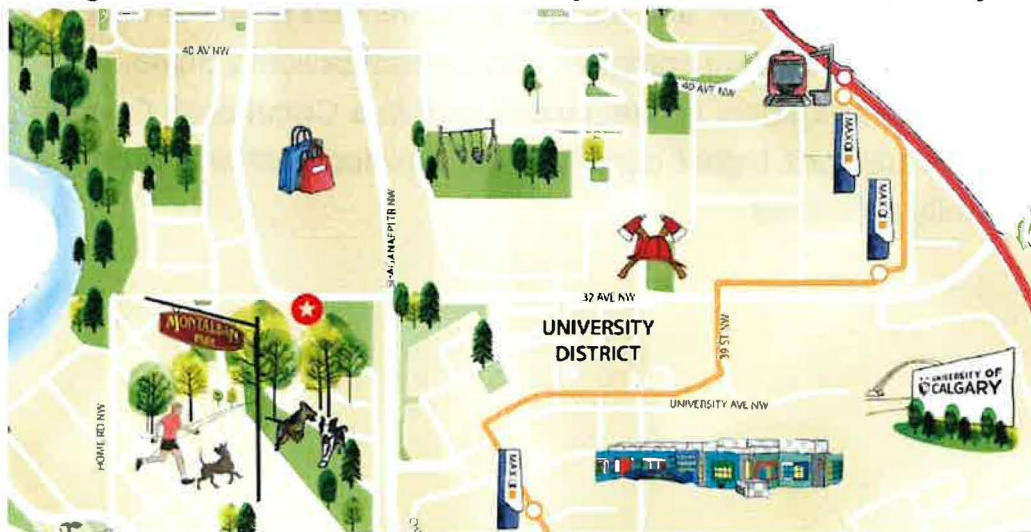


Fig 3: Area amenities excerpt from South Shaganappi Communities proposed ARP

## Montgomery Area Redevelopment Plan (Statutory 2005)

This Area Redevelopment Plan was Approved & Adopted July 18, 2005 and identifies a planning horizon of 10-15 years. It has been addended several times during that timeline however it is now nearing the end of its effective lifespan. The proposed Development was designed with the current ARP in mind and will help provide and additional variety of housing types and forms within the Montgomery community.

The current ARP encourages a Low Density approach to residential development. Our proposal is zoned and complies with the R-CG Bylaw requirements with no relaxations. While the proposed development (4 residences +4 suites for a total of 8 units) represents an increase to the current existing density it still falls within the current definition of Low Density. We respectfully ask that the LOC amendment to Low Density Townhouse be approved as such.

## South Shaganappi Communities – Local Area Plan

The Proposed South Shaganappi Communities Plan was brought forward on January 30<sup>th</sup> 2025 for review. It has undergone 3 public engagement and refinement session and has a Vision outlook of 30 years. It is not currently in effect but is worth consideration.

We feel it supports the proposed development:

- The location is identified as “Neighborhood Local” and is directly adjacent to “Neighbourhood Connector” and fits within the defined scope of those descriptors.
- The Proposed Development complies with Limited Building Scale.
- The proposed development is directly adjacent to a Community Corridor (32<sup>nd</sup> Avenue.) This supports higher density in our development and strong connection to the community amenities.

## Conclusion

We respectfully request that the Land Use Policy Amendment be allowed for the proposed development at 4840 Montana Crescent NW. The proposed development is contextually sensitive and strongly supported by surrounding amenities and infrastructure. Strong arguments exist both under the existing Area Redevelopment Plan and the potential South Shaganappi Communities Plan to allow the additional density.

Thank you to administration for processing this application in a professional and timely manner and Thank you Council for allowing me to speak, your time and your consideration.