

**Policy Amendment in Montgomery (Ward 7) at 4908 Bowness Road NW,
 LOC2024-0305**

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).

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 choices 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 currently 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 Marcel Design Studio on behalf of the owner Gurmeet Mann, on 2024 December 12. 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 development permit application (DP2024-06534) 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 Bowness Road 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).

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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 land use amendment application, the applicant was encouraged to use the [Applicant 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. As noted in the Applicant Outreach Summary (Attachment 4), the applicant chose to rely on the city notification processes for this application.

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 did not receive public feedback. No comments from the Montgomery Community Association were received. Administration contacted the community association to follow up and no response was received.

Following Calgary Planning Commission, notifications for a 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.

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.

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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Montgomery Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform