

# Background and Planning Evaluation

## Background and Site Context

The subject site is a midblock parcel in the community of Montgomery near the intersection of 21 Avenue NW and 45 Street NW. It is currently developed with a single detached dwelling and a detached garage with rear lane access. The site is approximately 0.06 hectares in size and approximately 15 metres wide by 36 metres long.

The surrounding land uses are primarily R-C1 District and R-C2 District developed with single and semi-detached homes.

## Community Peak Population Table

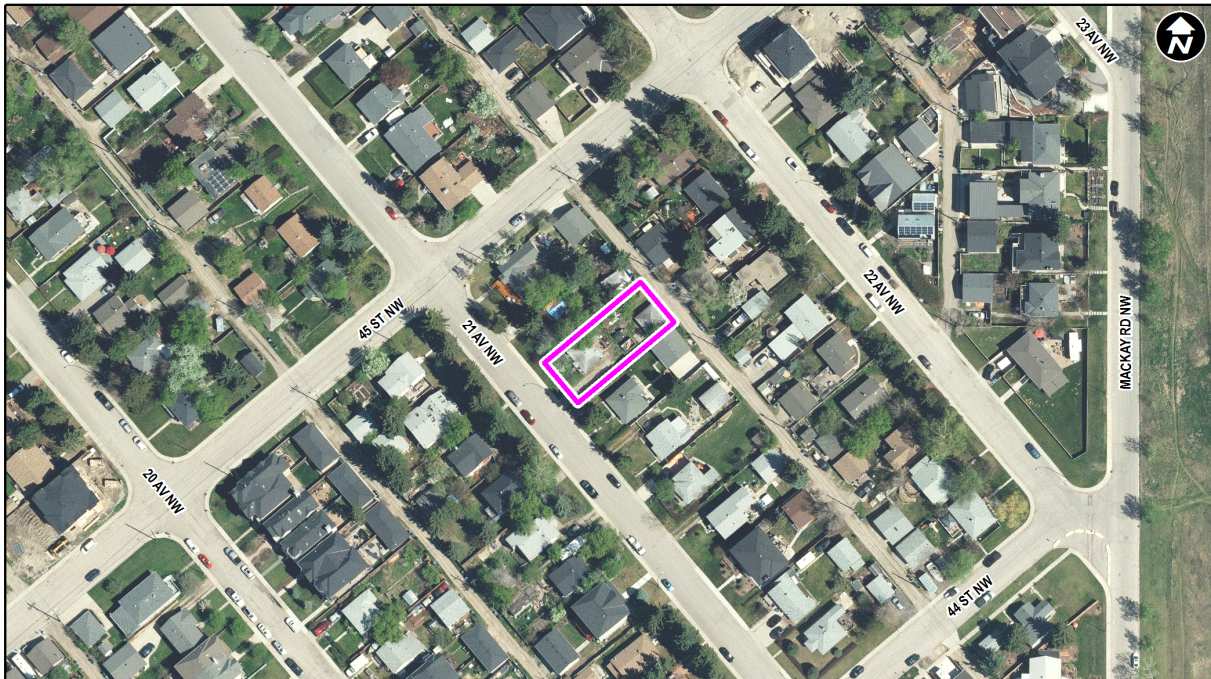
As identified below, the community of Montgomery reached its peak population in 1969.

<b>Montgomery</b>	
Peak Population Year	1969
Peak Population	5,287
2019 Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Montgomery community profile](#).





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C1 District is a low-density residential designation applied to developed areas that accommodates for single detached homes. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit.

The proposed R-C2 District is a low-density residential designation that allows for a slightly wider range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

### Development and Site Design

The rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building height, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to, the mitigation of shadowing, overlooking, and privacy concerns.

### Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian and vehicular access to the site is available from 21 Avenue NW and the rear lane.

The subject site is approximately 400 metres (a 5-minute walk) from eastbound and westbound Route 1 bus stops. The westbound route provides service through Bowness ending at Bowness

Park. The eastbound route provides service through Kensington to Downtown, and then on through Inglewood to 17 Avenue SE (International Avenue), ending at the Penbrook bus loop.

The site is also approximately 450 metres (a 6-minute walk) from westbound and eastbound Max Orange BRT stops (Primary Transit). The westbound route provides service to the Foothills Medical Centre, Alberta Children's Hospital, University of Calgary and Brentwood LRT Station. The eastbound route provides service to Southern Alberta Institute of Technology, along 16 Avenue N and up 52 Street NE to Saddletowne LRT Station.

The subject site has access to on-street parking, and there are currently no parking restrictions.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

### **Interim Growth Plan (2018)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Residential - Developed - Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-C2 District is a low-density district and provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address objective of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

**Montgomery Area Redevelopment Plan (Statutory – 2005)**

The parcel is subject to the Residential policies of the [Montgomery Area Redevelopment Plan](#) (ARP). The ARP itself anticipates a planning timeframe of 10 to 15 years and was established prior to the *Municipal Development Plan* (2009) and [Land Use Bylaw 1P2007](#). These policies are designed to preserve Montgomery's small-town character by ensuring residential development contributes to preserving its predominantly low-density land use. R-C2 is considered a low-density district with a built form very similar to the existing R-C1 District.

Figure 1.3 of the *Montgomery ARP* identifies this site as Low Density Residential. The Low Density Residential Area policies generally discourage redesignation of residential parcels to higher densities but note the importance of increasing and stabilizing Montgomery's population, which has declined significantly since its peak in the 1960s. Minor text amendments to the ARP are required to accommodate this land use amendment (Attachment 3).