

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Montgomery, mid-block on the north side of 46 Street NW between Montana Drive NW and Montalban Drive NW. The site is approximately 0.06 hectares (0.15 acres) in size. Site dimensions are approximately 16 metres wide by 36 metres long. A single detached dwelling exists on the parcel. Direct lane access is provided along the northwest side of the site.

Surrounding development consists of single detached dwellings designated as R-C1 District. R-C2 District land uses exist approximately 245 metres southeast of the subject site adjacent to 23 Avenue NW. Terrace Road Public Elementary School is approximately 520 metres southeast of the site. The subject parcel is approximately 500 metres (7-minute walk) from local transit located on 48 Street NW.

Community Peak Population Table

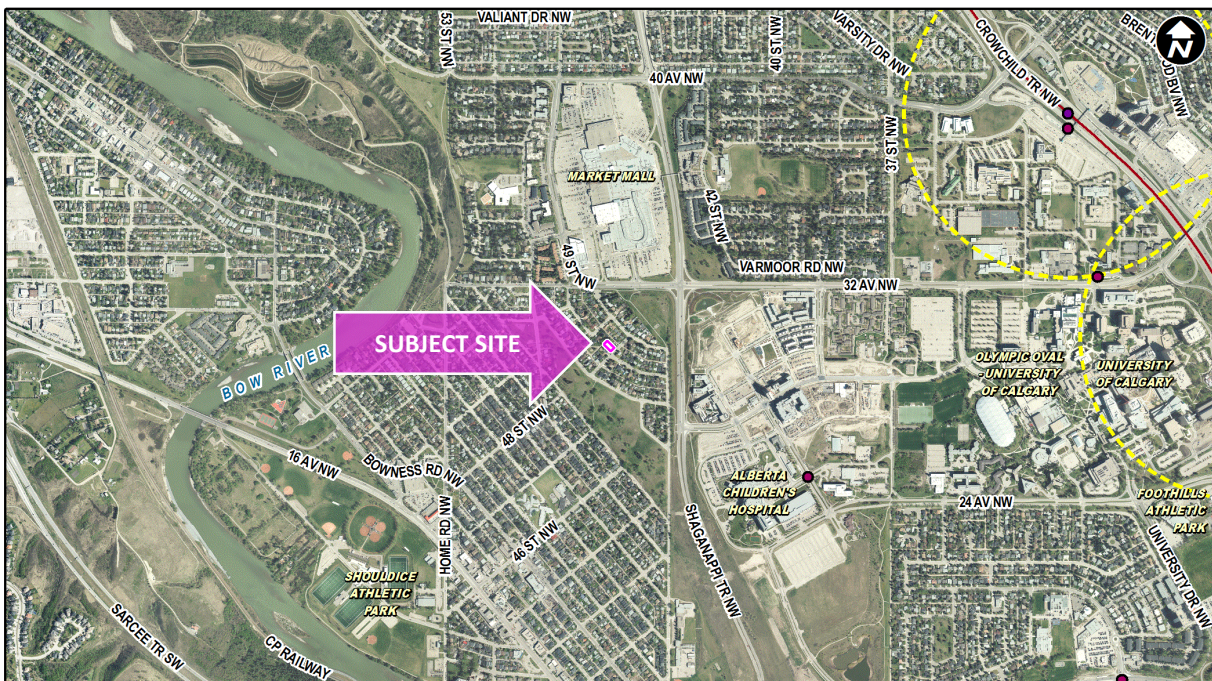
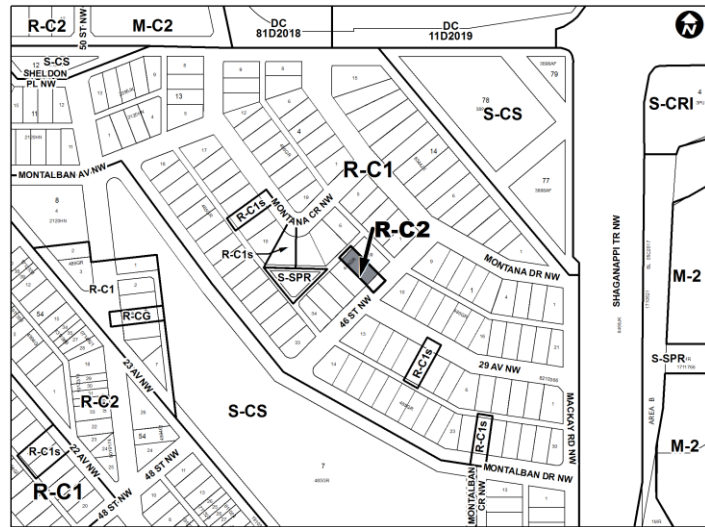
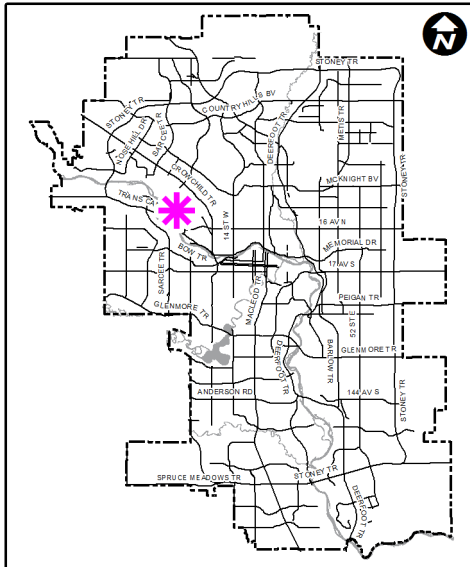
As identified below, the community of Montgomery reached its peak population in 1969.

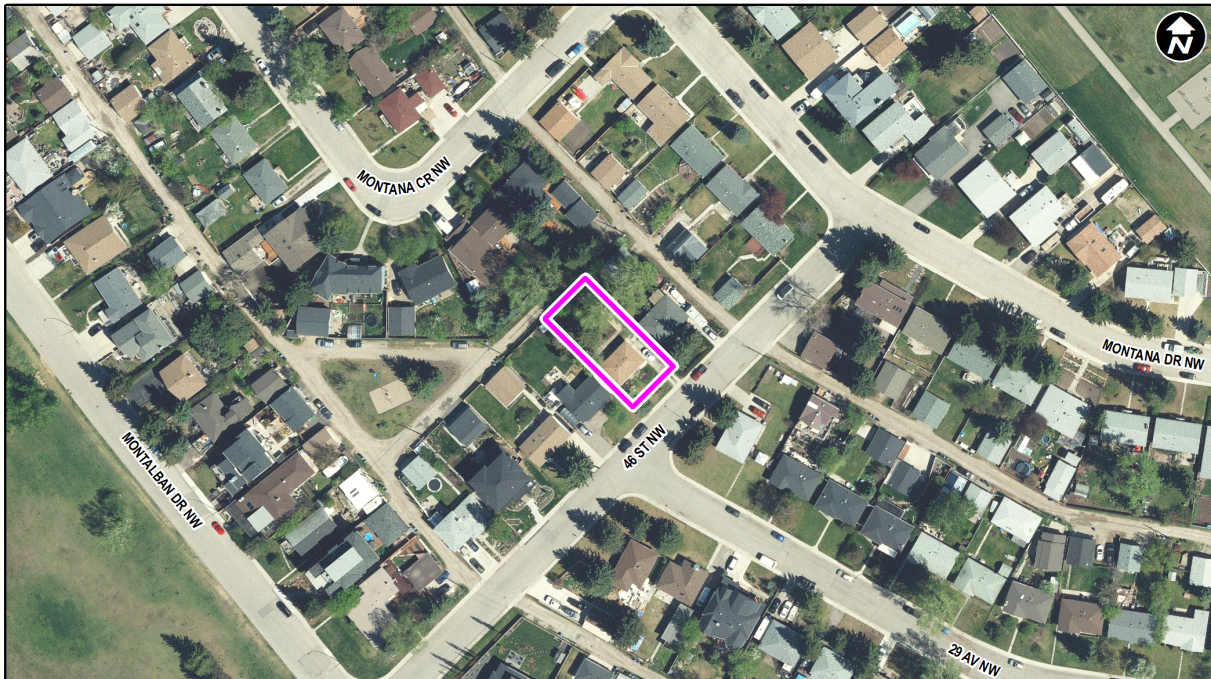
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a residential designation applied to developed areas that is primarily for single detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres, a maximum density of one unit with a secondary suite and a minimum parcel width of 12 metres.

The proposed R-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres, a maximum density of two dwelling units, and a minimum parcel width of 7.5 metres for parcels containing a single detached dwelling or 13 metres for parcels containing a duplex dwelling or semi-detached dwelling.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-C2 District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls subject to the rules of the R-C2 District.

Development and Site Design

If approved by Council, the rules of the R-C2 District and policies of the *Montgomery ARP*, as amended, would provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 46 Street NW. Direct vehicular access for new development shall be from the rear lane. The subject parcel is approximately 500 metres (7-minute walk) from local transit located on 48 Street NW.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

There are no environmental concerns associated with the site or this proposal.

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. Individual servicing connections, 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](#) (SSRP) 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 and policy amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Both City Wide policies and Inner City area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan; however, opportunities to align development of this site with applicable climate resilience strategies may 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 ARP](#). The ARP was adopted prior to the MDP (2009) and Land Use Bylaw 1P2007. The subject site's residential policies are designed to preserve Montgomery's small-town character by ensuring residential development contributes to preserving its predominantly low-density

land uses. 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 2).