

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery, midblock on the south side of 32 Avenue NW and two parcels east of Home Road NW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 15 metres wide by 36 metres deep. The parcel is currently undeveloped with mature trees occupying the rear and eastern portions of the site. The parcel slopes down to the rear lane.

Surrounding development is characterized primarily by a mix of single and semi-detached dwellings designated as either the R-C1 District or the R-C2 District. Directly across 32 Avenue NW are semi-detached dwellings, while the southern block face is developed with single detached homes. Access to Dale Hodges Park is located across the street to the north at the corner of Home Road NW and 32 Avenue NW. Market Mall is approximately 550 metres (7-minute walk) to the east. Local transit routes are approximately 400 metres (5-minute walk) from the site located on Home Road NW (Route 53).

Community Peak Population Table

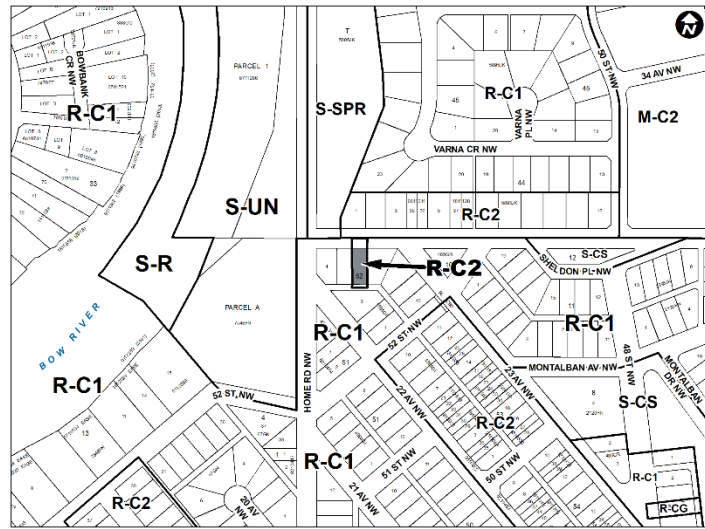
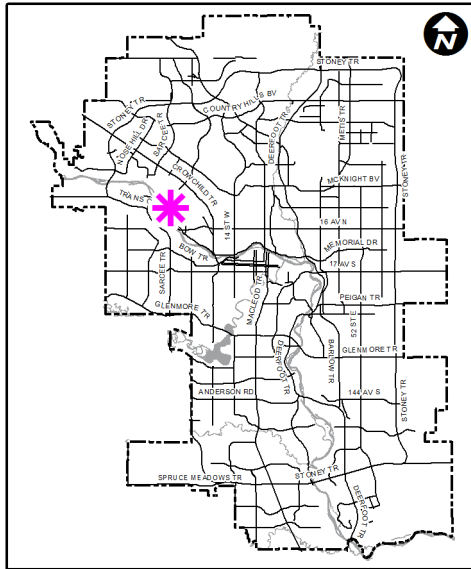
As identified below, the community of Montgomery reached its peak population in 1969.

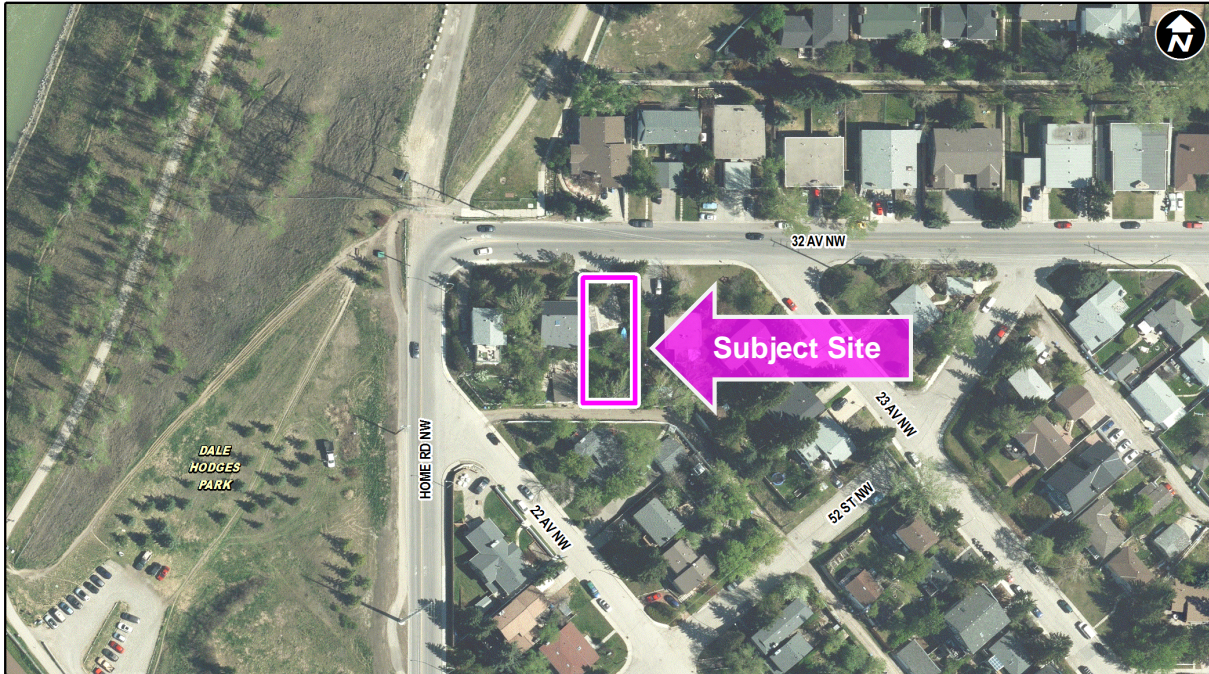
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6 %

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

The proposed R-C2 District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached, and duplex homes and may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. The minimum parcel width is 7.5 metres for a parcel containing a single detached home or 13.0 metres for a parcel developed with a semi-detached or duplex dwelling. As the subject parcel is 15.24 metres wide it could accommodate either two single detached homes through a subdivision, or a semi-detached or duplex dwelling. Either scenario allows for a maximum of two dwelling units.

Development and Site Design

If approved by Council, the rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this mid-block site, additional items that may be considered through the development permit process include, but are not limited to:

- Improving pedestrian connections along 32 Avenue NW by encouraging vehicle access and parking from the rear lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 32 Avenue NW. Future direct vehicular access to the parcel is encouraged to be from the lane and will be reviewed through the development permit process. The site is serviced by Calgary Transit with standard service bus stops (Routes 58-Erinwoods, 408-Valley Ridge and 422-Dalhousie/Montgomery) located approximately 400 metres southwest (5-minute walk) on Home Road NW.

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

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. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed as part of a future 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 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 parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city 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 proposed R-C2 District is a low density district that 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 objectives of the [Climate Resilience Strategy](#). Further 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 subject parcel is located within the Low Density Residential area as identified on Figure 1.3: Future Land Use Plan within the [Montgomery Area Redevelopment Plan](#) (ARP). 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 since its peak in the 1960s. The R-C2 District is a low-density district with a built form very similar to the existing R-C1 District and is considered compatible with the site context.

Minor text amendments to Policy R4 and R5 within the ARP are proposed to exempt the site from restrictions on land use redesignations and can be seen in Attachment 2.