

Background and Planning Evaluation

Background and Site Context

Located in the northwest quadrant of Calgary, the subject site is a midblock parcel located within the community of Montgomery near the intersection of 19 Avenue NW and 51 Street NW. The subject parcel is approximately 0.06 hectares in size and is approximately 16 metres in width and 36 metres in length. The site currently contains a single detached dwelling with detached garage that is accessed directly from a rear lane.

Montgomery shopping centre is the nearest commercial centre and is located 350 metres south of the parcel. Similarly, the commercial area along the TransCanada Highway and Bowness Road / 46 Street NW is located less than 650 metres away, respectively.

The community is characterized by a mix of single and semi-detached homes with the predominant land use being Residential – Contextual One Dwelling (R-C1) District. There are pockets of development which contain a higher mix of residential densities near the subject site. A pocket of Residential – Contextual Two Dwelling (R-C2) zoned parcels is located to the north while a Residential – Contextual Grade (R-CG) and Multi – Residential Contextual Low Profile (M-C1) parcel are both located to the southeast. There are also developments which contain a higher mix of residential densities along the commercial and Main Street corridors of 16 Avenue NW and Bowness Road / 46 Street NW. In close proximity to the subject site, the community also provides schools, retail services and recreational amenities (Shouldice Athletic Park).

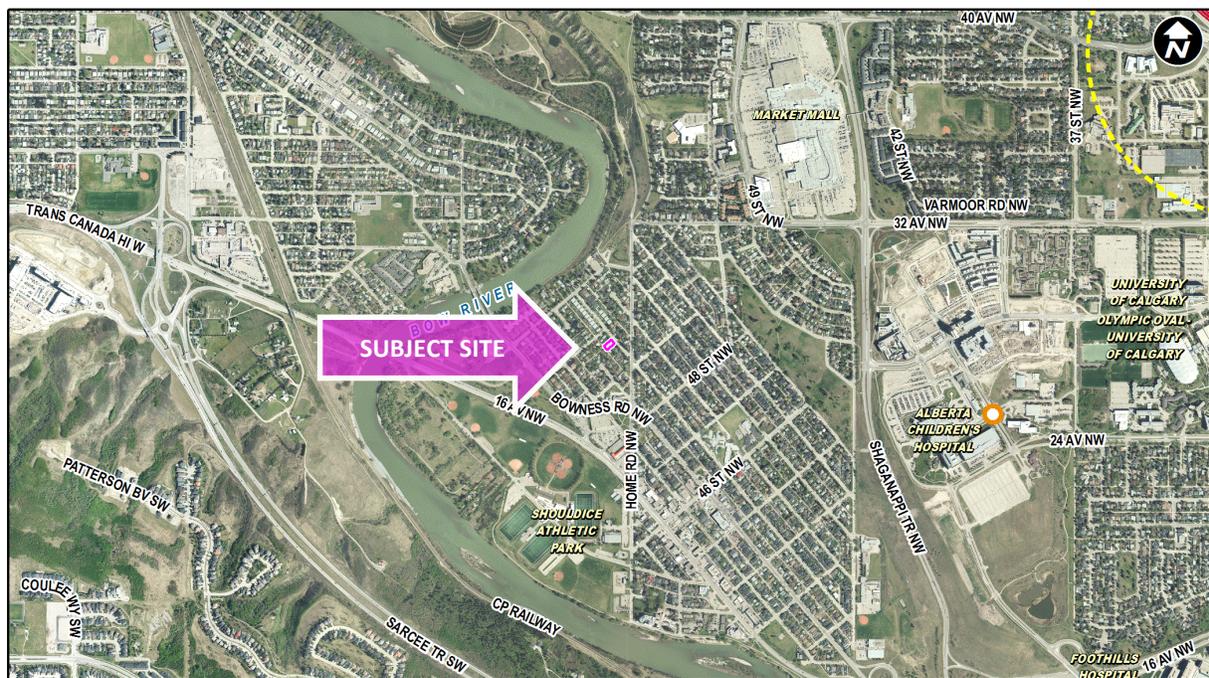
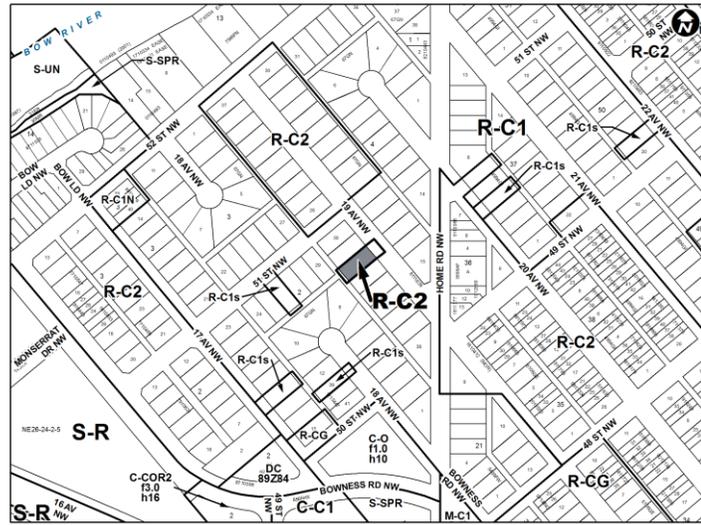
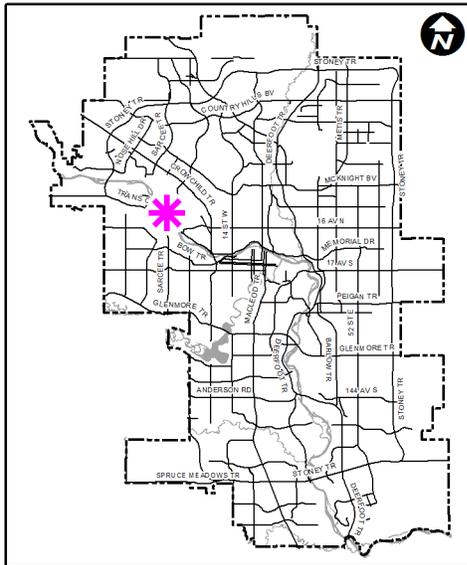
Community Peak Population Table

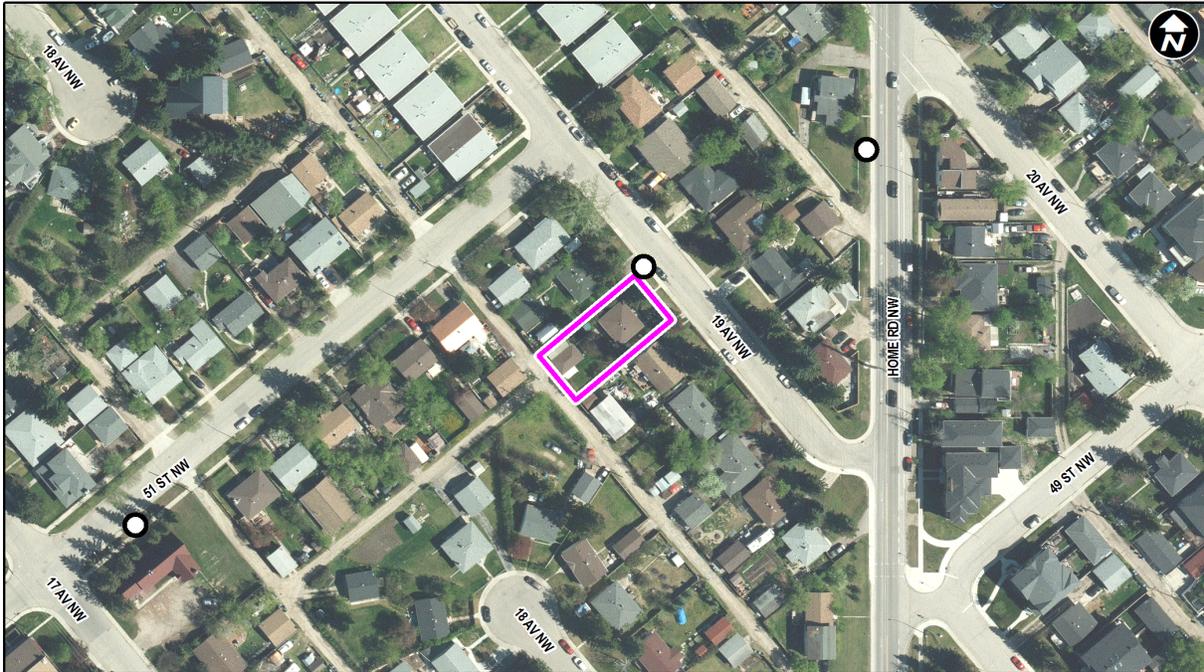
As identified below, the community of Montgomery has seen its population decrease from its peak in 1969.

Montgomery	
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*

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District allows for low density residential developments with a maximum of one dwelling unit and a maximum building height of 10 metres. Single detached dwellings and secondary suites are some of the allowable uses within this District.

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. Secondary suites are a permitted use within this District. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. The intent of the R-C2 District is to accommodate existing development and contextually sensitive redevelopment in a nature that generally aligns with the overall character of the community. It is unlikely given the parcel size and configuration that further subdivision of the site, beyond that which could include two semi-detached dwellings would be permitted while meeting the parcel size requirements.

Development and Site Design

If the application is approved by Council, the rules of the proposed R-C2 District will provide basic guidance for the future site subdivision and development, including appropriate building height, massing, setbacks, access location, and parking.

Transportation

Pedestrian access to the subject site is available from 19 Avenue NW. The area is well served by Calgary Transit. Base service is provided along 19 Avenue NW as Routes 53, 408 and 422 have a stop located less than 200 metres from the property providing a direct connection from the community to the larger Primary Transit Network. The nearest Bus Rapid Transit route is located 500 metres south of the subject site along Bowness Road NW.

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

Vehicular access to the parcel is currently available from a rear lane that is accessible from Home Road NW and 51 Street NW. Street parking is currently restricted along 19 Avenue NW.

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment is not required.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of the servicing and stormwater management will be reviewed in detail at the development permit stage.

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 Interim Growth Plan \(IGP\)](#). The proposed policy and land use amendment builds on the principles of the IGP by 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-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 within established communities that 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 residential district that provides for a modest increase in density that is sensitive to existing residential development in the form of duplex dwellings, semi-detached dwellings and single detached dwellings within an established community.

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 are being explored and encouraged during the development permit stage.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The [Montgomery Area Redevelopment Plan](#) (ARP) is the community's guiding local policy. Figure 1.3: Future Land Use Plan indicates the site as Low Density Residential. Current policies in the ARP speak to the desire to separate single-detached housing forms from semi-detached forms stating that R-1 (R-C1 under the current Land Use Bylaw) District areas should not be redesignated to R-2 (R-C2 under the current Land Use Bylaw). A minor text amendment is required to allow for the proposed land use redesignation.

An amendment to the ARP is appropriate as the proposed R-C2 District is a low-density district intended for development that is grade oriented in proximity to and adjacent to other low-density residential development (some of which already has the same land use as is proposed here, and is located on the same block as this proposed land use). The proposal is a modest increase in density in an established area of the city that contains the infrastructure and services to accommodate the increase. The development can be designed to be compatible with the character and context of the existing neighbourhood.