

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery, located on the south-east corner of 23 Avenue NW and 45 Street NW. The site is approximately 0.06 hectares (0.15 acres) in area size and is approximately 15 metres wide by 36 metres in depth. The parcel currently contains a single detached dwelling and abuts a laneway along the south side. Motor vehicle access is currently located via a driveway along the west connecting to 45 Street NW. Several mature trees are located along the north and west portions of the site.

Surrounding developments are characterized primarily by a mixture of both single and semi-detached dwellings designated as either the R-C1 District or R-C2 District towards the east, south and west. Montalban Park is located directly north across 23 Avenue NW. The subject site is located approximately 40 metres west of MacKay Road and 115 metres from Shagannapi Trail NW. The Alberta Children’s Hospital is located approximately 270 metres to the east. The nearest transit route (Route 40) is approximately 1 kilometre (13-minute walk) south from the site that operates along the 16 Avenue NW Primary Transit Network.

Community Peak Population Table

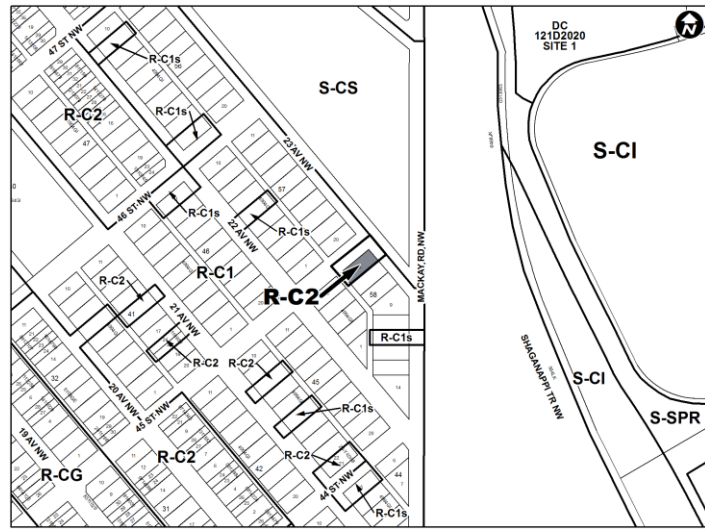
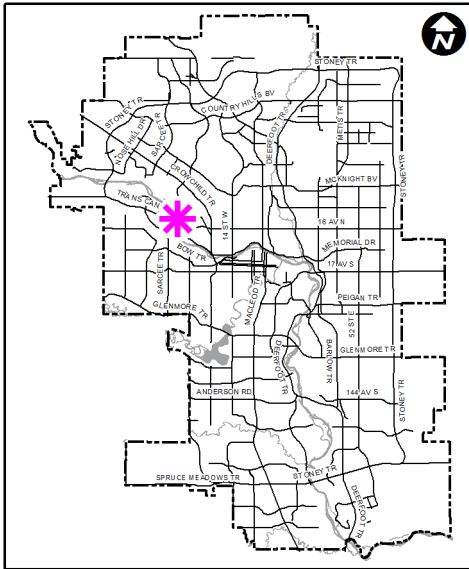
As identified below, the community of Montgomery reached its peak population in 1969.

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 dwellings 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 dwelling or 13 metres for a parcel developed with a semi-detached or duplex dwelling. As the subject parcel is approximately 15 metres wide, it could accommodate either two single detached homes through a subdivision or a single semi-detached or duplex dwelling.

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, privacy and parking. Given the surrounding context, additional elements that may be considered at the development permit review stage would include the following but are not limited to:

- building depth;
- parking and access;
- building height; and
- mitigating potential overlooking and other privacy concerns.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 23 Avenue NW. Future vehicular access to the parcel can be from either west along 45 Street NW or from the south rear laneway. The nearest public transit service (Route 40) from the site is located approximately 1 kilometre south along 16 Avenue 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 sewer mains are available to service the subject site. Storm water management for the subject site will be reviewed 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 Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment and policy 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 in 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 deliver 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 low-density residential neighbourhood context.

Climate Resilience Strategy (2018)

This application does not include specific actions that address objections of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at a subsequent development review stage.

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 of the [Montgomery Area Redevelopment Plan](#) (ARP). The Montgomery ARP was created prior to the adoption of the Municipal Development Plan in 2009. The Low Density Residential Area policies generally discourage redesignation of residential parcels to higher densities but notes 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 immediate context. Minor text amendments to Policy R4 and R5 within the ARP are proposed to exempt the subject site from restrictions on land use redesignations (Attachment 2).