

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Montgomery, and is a corner parcel located on the southeast corner of the intersection of 22 Avenue NW and 52 Street NW. The site is approximately 0.05 hectares (0.14 acres) in size. Site dimensions are approximately 15 metres wide by 36 metres deep. A single detached dwelling and detached garage exist on the parcel.

Surrounding development consists of a mix of single and semi-detached dwellings designated as R-C1 District, Residential – Contextual One Dwelling with Secondary Suite (R-C1s) District and R-C2 District, including multiple sites which have recently undergone a similar land use amendment from R-C1 to R-C2. The site is well situated in a community that provides services and amenities to meet the day-to-day needs of residents, with major commercial and institutional uses within a short commute.

Local amenities include Dale Hodges Park 60 metres to the west, Montalban Park and the Montgomery Community Association Community Garden 255 metres (three-minute walk) to the northeast, and Shouldice Athletic Park approximately 605 metres (six-minute walk) to the southwest. The Foundations for the Future Charter Academy North High School Campus is 1.5 kilometres (17-minute walk) to the southeast, and Terrace Road Elementary School is 900 metres (10-minute walk) to the southeast.

The main street of Bowness Road NW, which provides the community with services and retail stores is 560 metres (six-minute walk) to the south and Market Mall is 750 metres (10-minute walk) to the northeast.

Community Peak Population Table

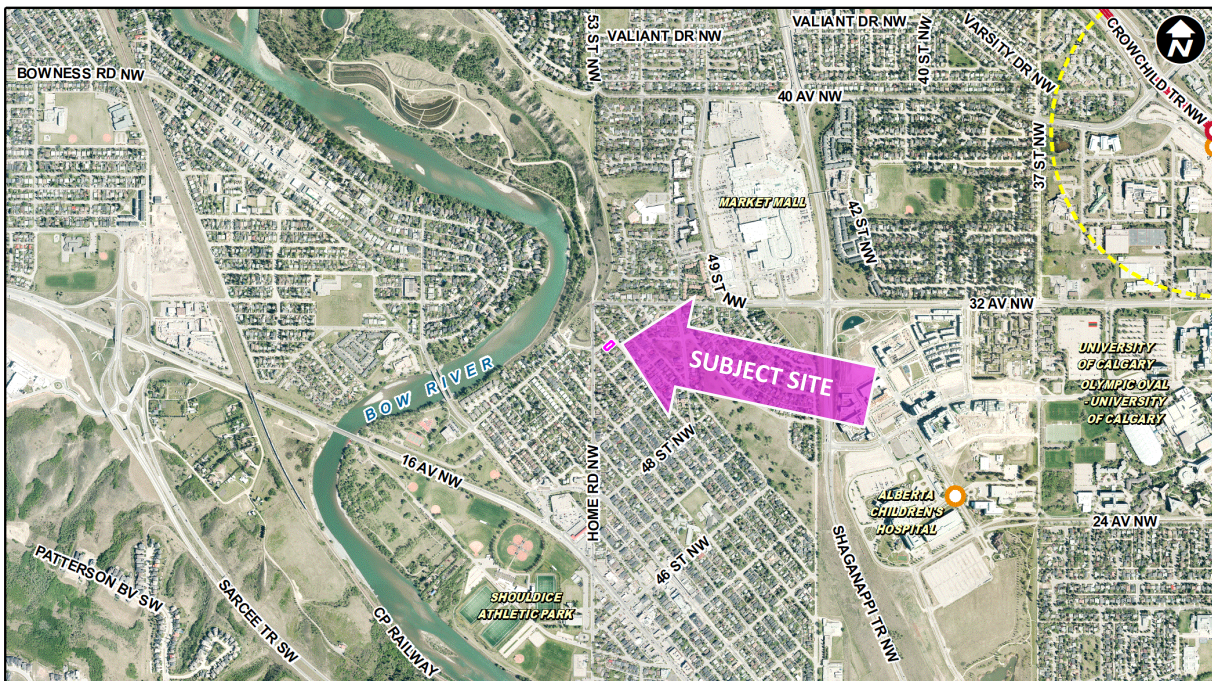
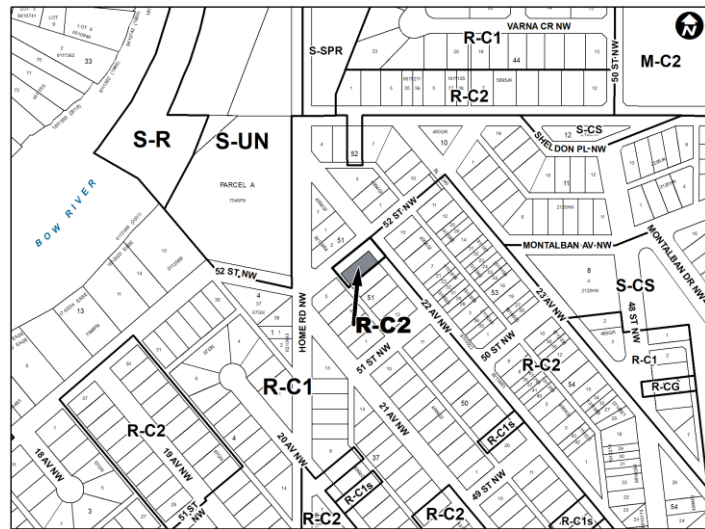
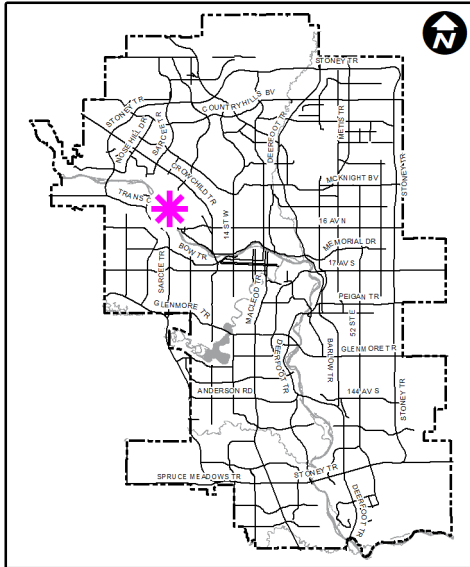
As identified below, the community of Montgomery reached its peak population in 1969.

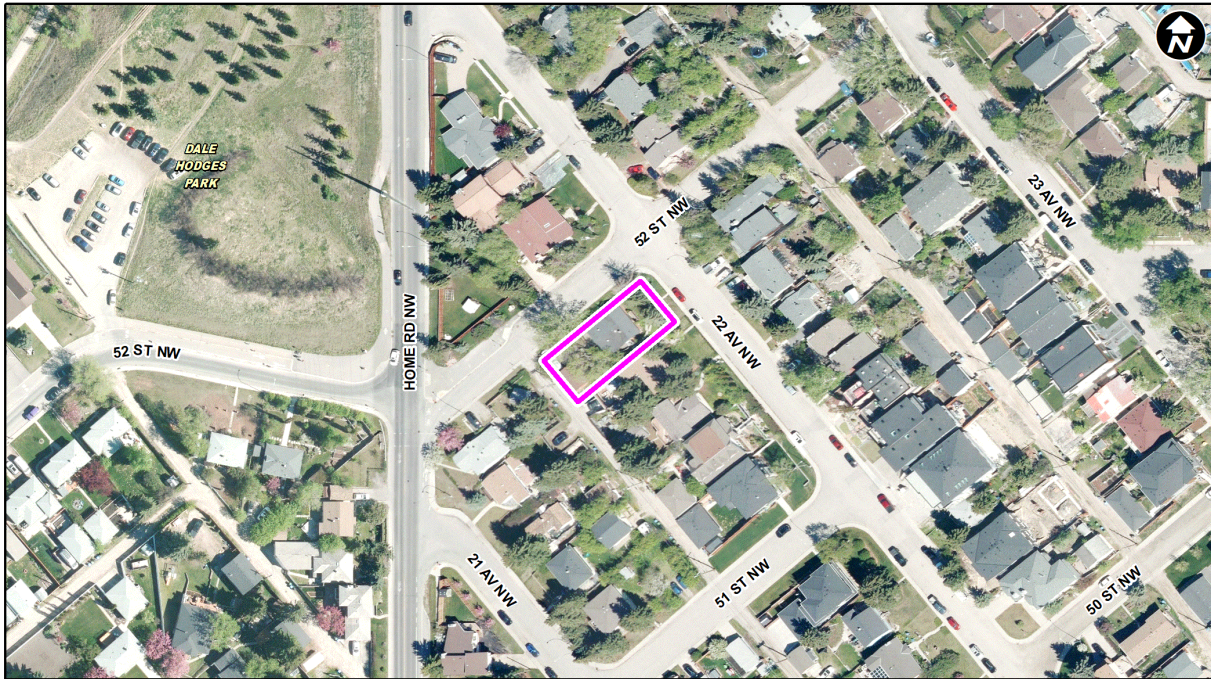
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-722
Difference in Population (Percent)	-14.6%

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 in 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. A maximum of one secondary suite per parcel is allowed in the R-C1 District.

The proposed R-C2 District is a low density residential designation in 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.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are allowed in the R-C2 District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls if two motor vehicle parking stalls are provided for each dwelling unit as per Section 443 (3) of Land Use Bylaw 1P2007.

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, parcel coverage, vehicle access, and parking.

Transportation

The site's access to the rear lane is blocked by existing overhead powerline guide wires and vegetation. Re-establishing rear lane access will be addressed at the development permit stage.

The site is located close to the Local Transit Network on Home Road NW, and is approximately 180 metres (2-minute walk) to northbound and 270 metres (4-minute walk) to southbound transit stops on Home Road NW (Routes 53, 408, 422). The site is located close to the Local Transit Network on Bowness Road NW, and is approximately 600 metres (8-minute walk) to westbound and 600 metres (8-minute walk) to eastbound transit stops on Bowness Road NW (Routes 1, 40, 53, 305).

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 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 deliver small and incremental benefits to climate resilience. Redevelopment is intended to be of a similar scale and built form to existing development.

The proposal is in keeping with relevant MDP policies as the rules of the R-C2 District provide for a development form that is low density in nature and sensitive to existing residential development in terms of height and built form.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will 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 of the [Montgomery Area Redevelopment Plan](#) (ARP). The Low Density Residential policies of the ARP discourage redesignation of parcels from R-C1 to R-C2 to secure the stability and maintain the character of the community, while the general Residential Objectives encourage a variety of housing forms to accommodate a range of household types and tenures. The ARP was created prior to the adoption of the MDP in 2009 which encourages modest intensification of inner-city communities, and with which this proposal is well aligned.

Minor text amendments to Policy R4 and R5 within the ARP are proposed to accommodate the land use redesignation (Attachment 2). The R-C2 District allows for contextually sensitive building forms that are compatible with the character of the community.