

Background and Planning Evaluation

Background and Site Context

The subject site is in the northwest community of Montgomery, and is a mid-block parcel located on 21 Avenue NW, just east of Home Road NW. The site is approximately 0.06 hectares (0.14 acres) in size with site dimensions of approximately 13 metres wide by 37 metres deep. A single detached dwelling and detached garage exists on the parcel and direct lane access is provided along the northeast side of the site.

Surrounding adjacent development consists of mainly single detached dwellings designated R-C1 District, however there are clusters of R-C2 District designated properties throughout the neighbourhood, comprising mainly of semi-detached dwellings. The site is situated within a community that provides ample services and amenities to meet the daily needs of residents, with major recreational, institutional, and commercial uses within walking distance. Dale Hodges Park and the Bow River are about 65 metres (one-minute walk) northwest and Shouldice Park is about 2 kilometres (ten-minute walk) to the southwest. Other uses include public and private schools, Alberta Children's Hospital and Market Mall.

Community Peak Population Table

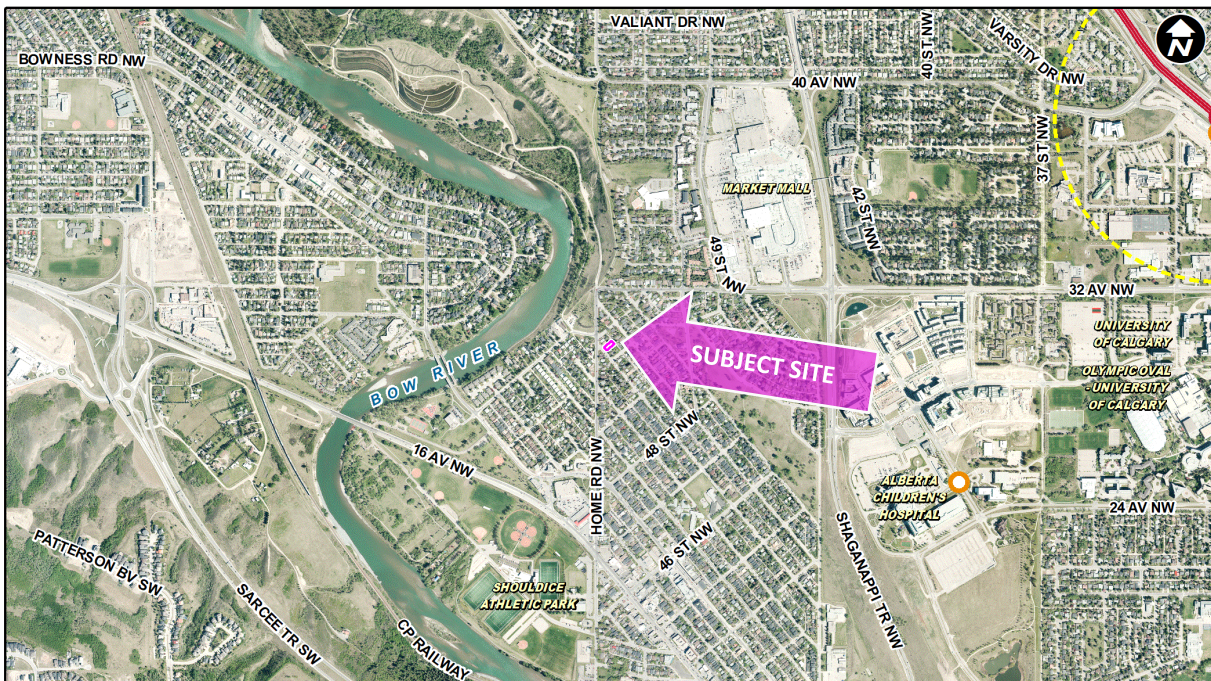
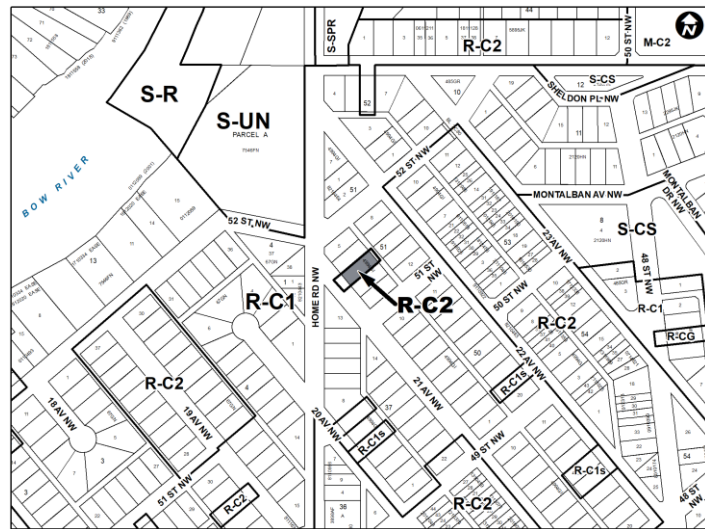
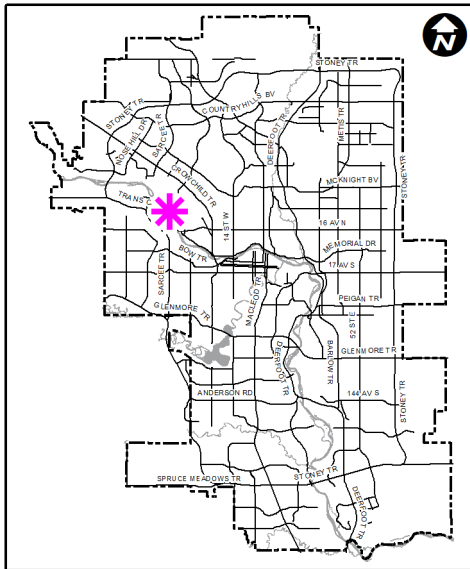
As identified below, the community of Montgomery reached its peak population in 1969.

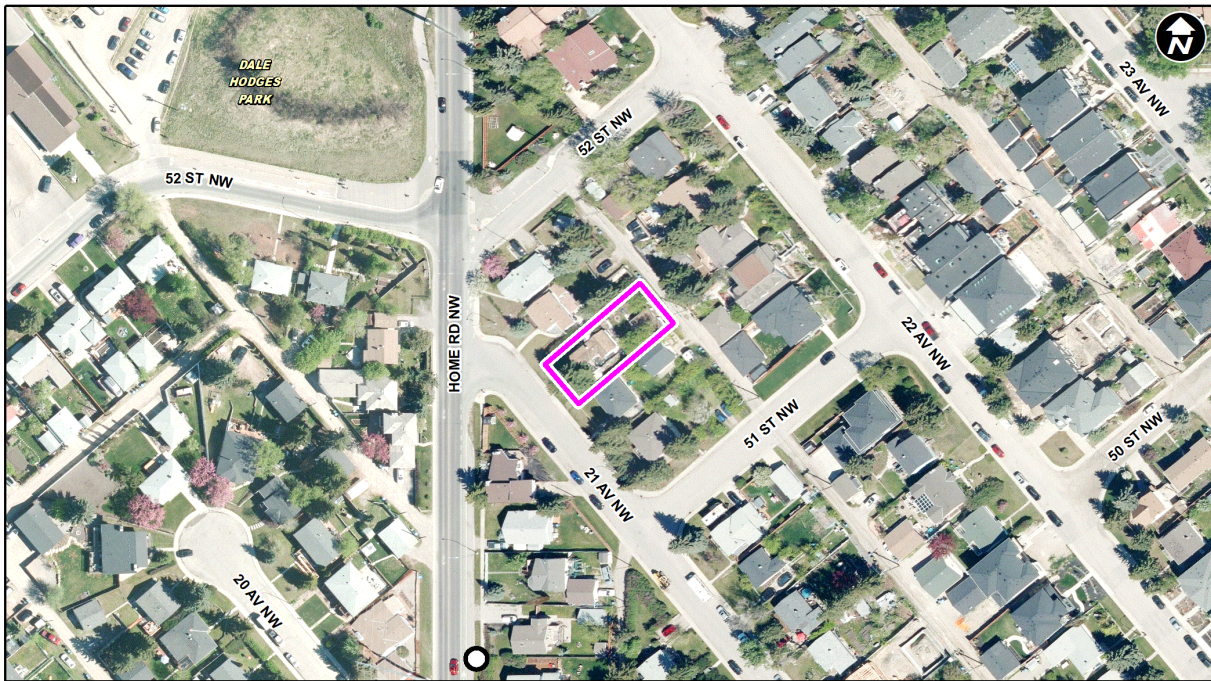
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-722
Difference in Population (Percent)	-14.6%

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 and one secondary suite per parcel.

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 dwellings units and one secondary suite per parcel.

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, parcel coverage and parking.

Transportation

The site is well connected to transit. The nearest bus stop is 60 metres away (one-minute walk) which provides services to Route 1 (Bowness/Forest Lawn), and Bus Rapid Transit Route 305 (Bowness/City Centre). A second bus stop located 130 metres away (two-minute walk), provides access to Routes 53 (Brentwood Station/Greenwood), 408 (Valley Ridge), and 422 (Dalhousie/Montgomery).

Street parking adjacent to the site is unrestricted. A Transportation Impact Assessment was not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and Sanitary 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 delivers small 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 the relevant MDP policies as the rules of the R-C2 District provide for a development 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 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 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 Policies 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.