

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Montgomery, and is a mid-block parcel located northwest of the intersection of 21 Avenue NW and 49 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size. Site dimensions are approximately 15 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 development consists of mainly single detached dwellings designated as the R-C1 District. There is also a cluster of R-C2 District designated sites directly southeast and north of the subject parcel which consist mainly of semi-detached dwellings. The site is situated in a community that provides ample services and amenities to meet the daily needs of residents, with major commercial, recreational, and institutional uses within walking distance.

Montalban Park is 200 metres (two-minute walk) to the north and Shouldice Park is one kilometre (fifteen-minute walk) to the west. The Foundation for the Future Charter Academy North High School Campus is 200 metres (two-minute walk) to the southeast, and Terrace Road Elementary School is 400 meters (five-minute walk) to the northwest. The main street of Bowness Road NW is 500 metres (seven-minute walk) to the southwest. Alberta Children's Hospital is 850 metres (eleven-minute walk) to the northeast, and Market Mall is 1.5 kilometres (seventeen-minute walk) to the north.

Community Peak Population Table

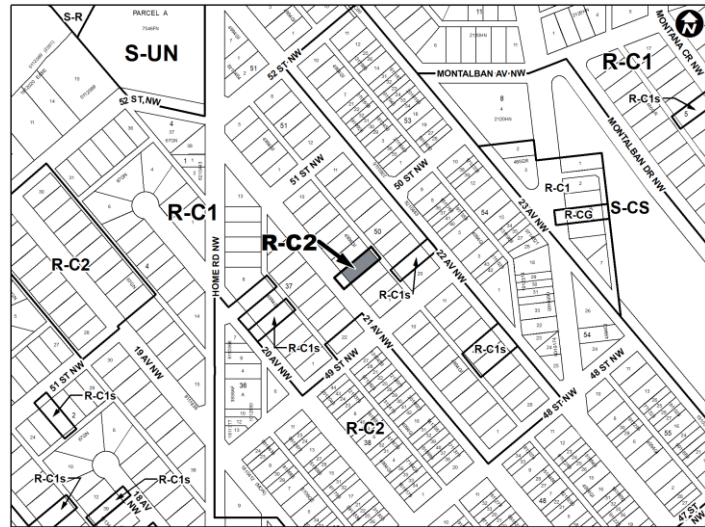
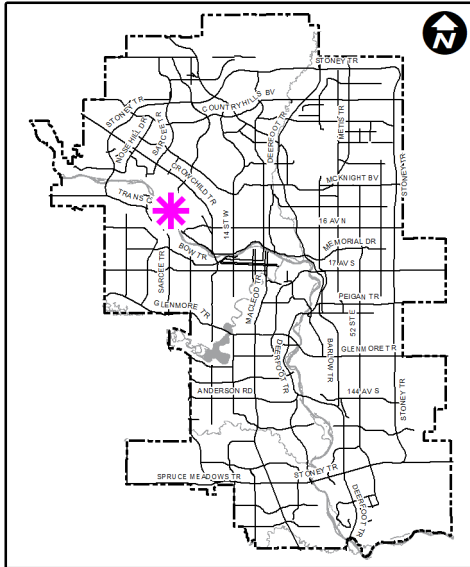
As identified below, the community of Montgomery reached its peak population in 1969.

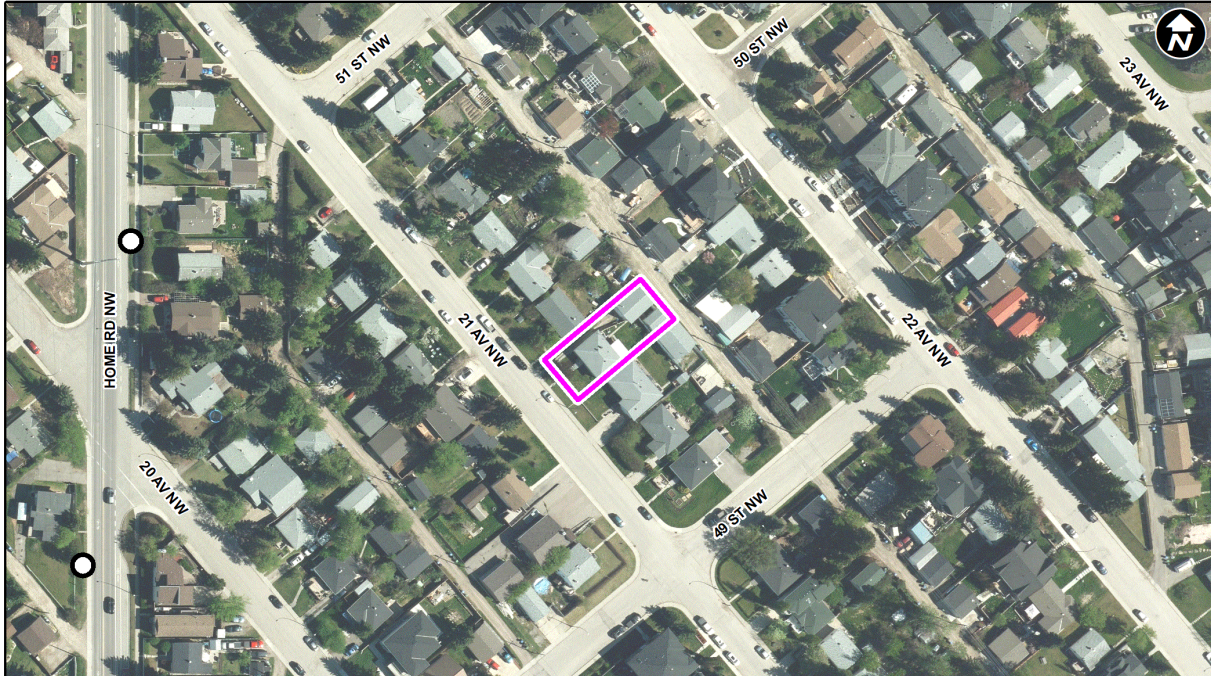
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-722
Difference in Population (Percent)	-14.6%

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 dwelling units and two secondary suites 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, landscaping, parcel coverage, and parking.

Transportation

Transit stops are located within 650 metres walking distance (nine-minute walk) of the site on Bowness Road NW, including stops for Route 1 (Bowness / Forest Lawn), and Bus Rapid Transit Route 305 (Bowness / City Centre). The nearest transit bus stop is 130 metres (two-minute walk) away and includes 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 amendment 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. 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 identifies on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). The Low Density Residential policies of the ARP discourage the redesignation of parcels from the R-C1 District to the R-C2 District to secure stability and maintain character 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 of 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 and low-density in nature.