

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Montgomery, located mid-block along the south side of 21 Avenue NW between 45 Street NW and 46 Street NW. It is currently developed with a single detached dwelling and a rear detached garage with rear lane access. The site is approximately 0.06 hectares in size and approximately 15 metres wide by 36 metres long.

The surrounding land uses are primarily R-C1 District and R-C2 District development with single and semi-detached homes.

Community Peak Population Table

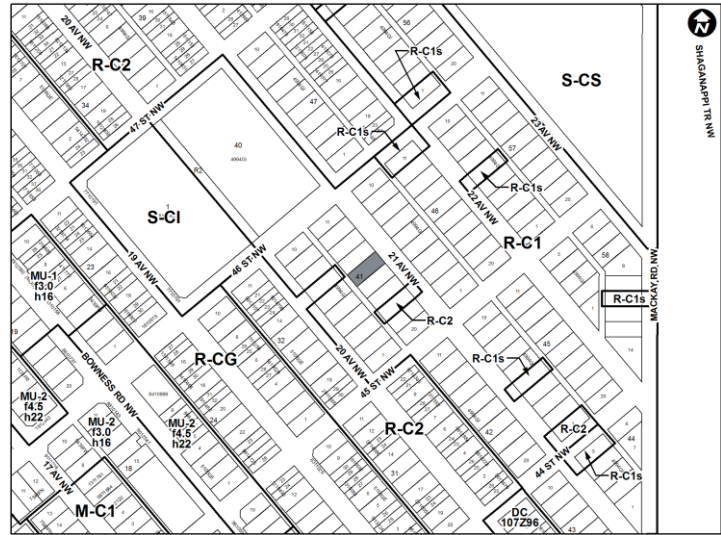
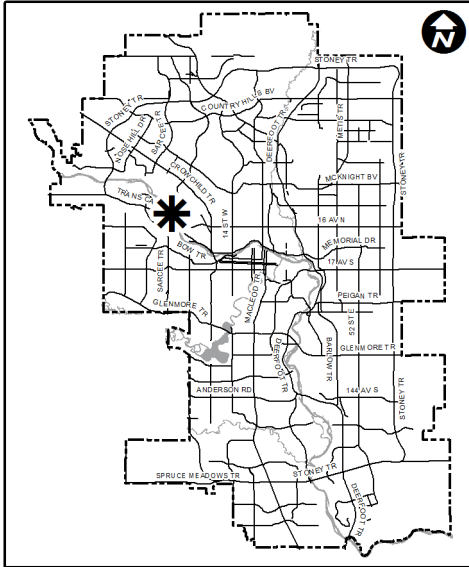
As identified below, the community of Montgomery reached its peak population in 1969.

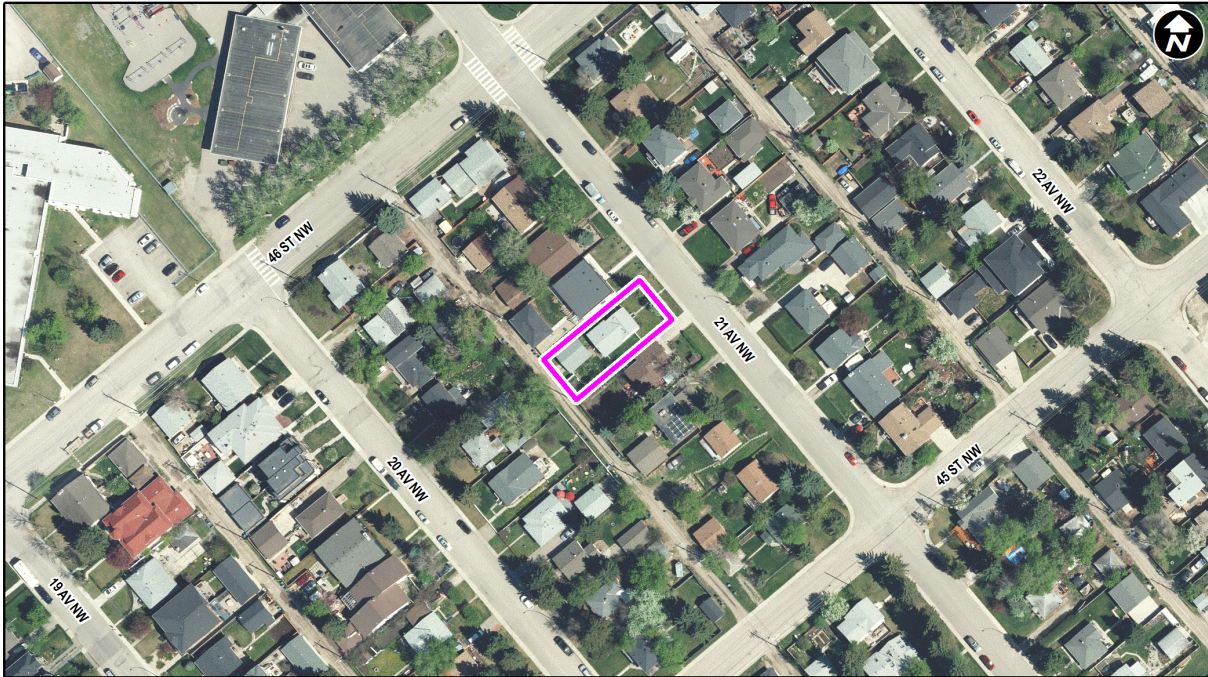
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

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 accommodates for single detached homes. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit.

The proposed R-C2 District is a low-density residential designation that allows for a slightly wider range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

Development and Site Design

If this application is approved by Council, rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building height, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to, the mitigation of shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 21 Avenue NW. Street parking is available on 21 Avenue NW. Future vehicular access is to be directed to the lane only. The site is serviced by Calgary Transit with bus stops located approximately 280 metres

away on Bowness Road NW. The nearest existing primary transit stop (MAX Orange) is at the Alberta Children's Hospital, approximately 800 metres away.

The subject site has access to on-street parking, and there are currently no parking restrictions.

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 mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

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 [development/land use amendment/policy amendment] builds on the principles of the IGP by means of 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 - Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers 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 neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-C2 District is a low-density district and provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objective of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at the subsequent development approval stages.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The parcel is subject to the Residential policies of the [Montgomery Area Redevelopment Plan](#) (ARP). The ARP itself anticipates a planning timeframe of 10 to 15 years and was established prior to the [Municipal Development Plan](#) (2009) and [Land Use Bylaw 1P2007](#). These policies

are designed to preserve Montgomery's small-town character by ensuring residential development contributes to preserving its predominantly low-density land use. R-C2 is considered a low-density district with a built form very similar to the existing R-C1 District.

Figure 1.3 of the *Montgomery ARP* identifies this site as Low Density Residential. The Low Density Residential Area policies generally discourage redesignation of residential parcels to higher densities but note the importance of increasing and stabilizing Montgomery's population, which has declined significantly since its peak in the 1960s. Minor text amendments to the ARP are required to accommodate this land use amendment (Attachment 2).