

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery, west of the intersection of 48 Street NW and 23 Avenue NW. The site is larger than many surrounding parcels and is approximately 0.08 hectares (0.20 acres) in size. The site is a trapezoidal shape 27 metres wide at the eastern property line shared with 48 Street NW, 17 metres wide at the western property line shared with the rear lane and 36 metres deep. The site is currently developed with a single detached dwelling and a detached garage and has rear lane access.

Surrounding development is characterized by a mix of single and semi-detached dwellings. One property on 48 Street NW and located approximately 60 metres north of the site is designated as R-CG District. The site is located approximately 100 metres (a two-minute walk) from Montalban Park, 1.3 kilometres (a 15-minute walk) from Shouldice Athletic Park, and 650 metres (an eight-minute walk) from the Bow River pathway system. Terrace Road School, University Heights Preschool and a playground are located within 650 metres (a seven-minute walk of the site). Two areas identified in the *Municipal Development Plan* (MDP) as “Major Activity Centres” are located within 2.0 kilometres (a 24-minute walk or a four-minute drive) from the site: the main University of Calgary campus and the currently developing University District. The site is also located approximately 600 metres (an eight-minute walk) from Market Mall, which is identified in the MDP as a “Community Activity Centre”.

Community Peak Population Table

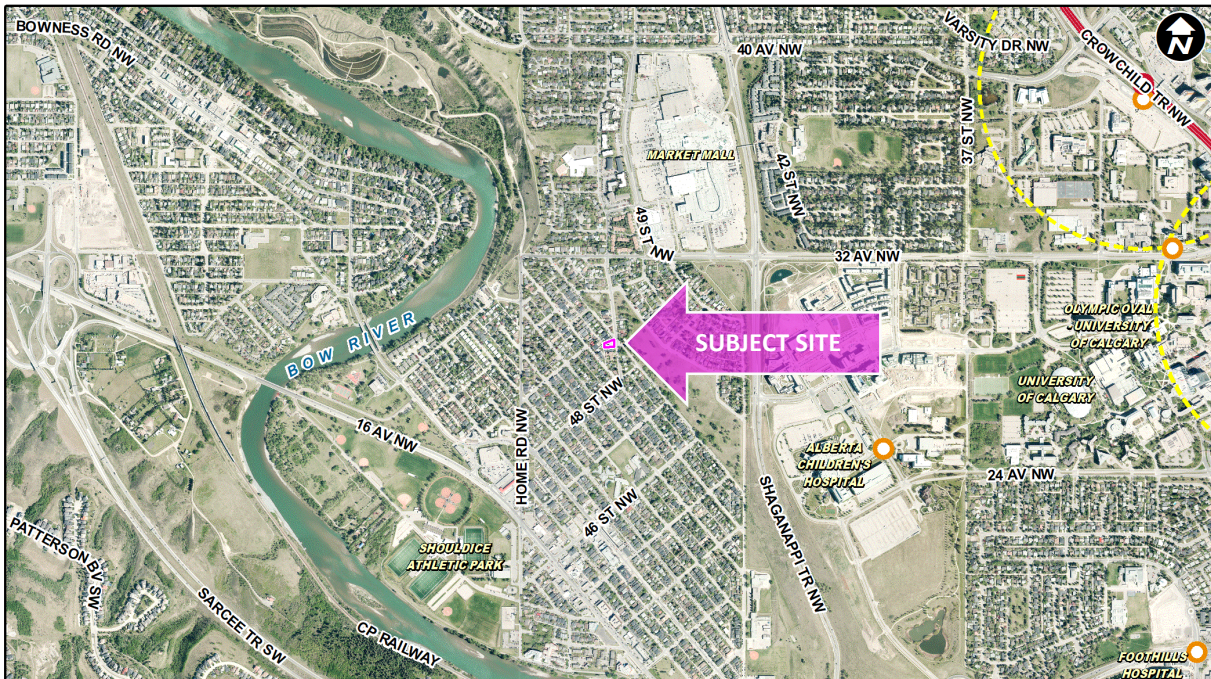
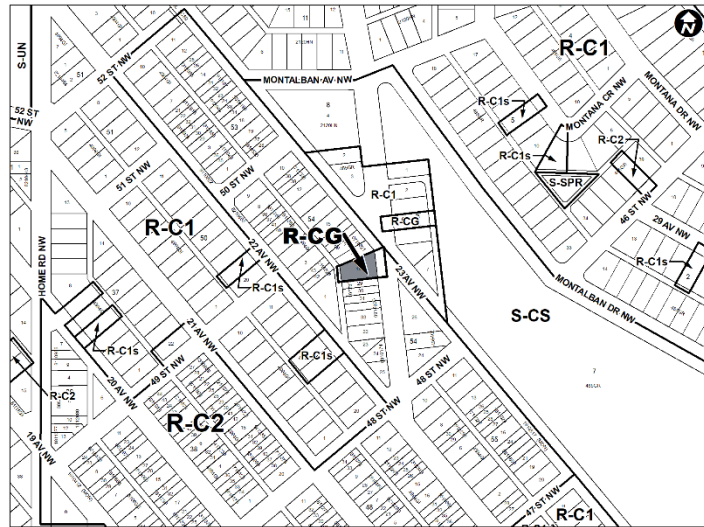
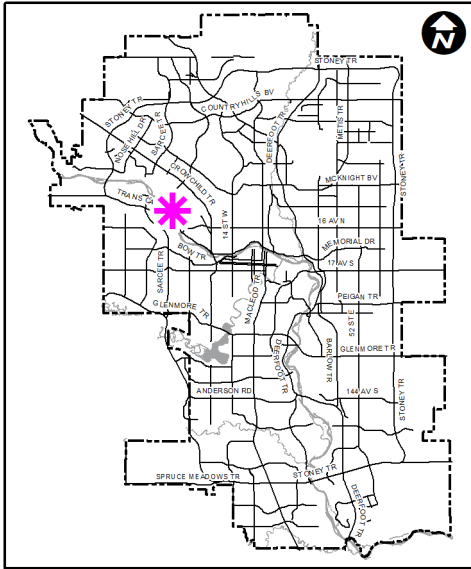
As identified below, the community of Montgomery reached its peak population in 1969.

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-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached, duplex homes and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units per parcel.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouse buildings, including secondary suites. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based simply on the parcel area, this would allow an overall maximum of six dwelling units on the subject site. The exact number of units feasible on the site will be determined during the future development permit process, which will consider the rules for the R-CG District and the specific characteristics of the site.

Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density. The subject parcel would require one parking stall per suite as the site location does not meet the rules of Section 546(2) of the Land Use Bylaw.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Given the specific context and features of this site, additional items that

would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along the street frontage;
- access and parking provisions;
- mitigation of shadowing, privacy, and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

The site is located in proximity to transit and amenities. A bus stop on 48 Street NW is located approximately 80 metres (a two-minute walk) from the site, providing service for Route 422 (Dalhousie/Montgomery). Another bus stop on 20 Avenue NW is located approximately 600 metres (a nine-minute walk) from the site, providing service for Route 53 (Brentwood Station/Greenwood) and Route 408 (Valley Ridge).

As per requirement of the Land Use Bylaw, all vehicular access shall be provided through the lane. Parking shall be provided on site. All vehicular access shall be taken via the rear lane. There are no parking restriction on 23 Avenue NW and on 48 Street NW adjacent to the parcel.

At time of development permit, the proposed number and configuration of stalls will be reviewed relative to the number of units and development concept to ensure right-sized parking for the residences.

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. Separate service connections to a public main shall be provided for each proposed lot (including strata lots). Water, sanitary and storm sewer are available for connection from 48 Street NW. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review 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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site 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-CG 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.

Calgary Climate Strategy – Pathways to 2050 (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). 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 within the [Montgomery Area Redevelopment Plan](#) (ARP). 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 since its peak in the 1960s. The R-CG District is a low-density district that allows for an appropriate modest increase in density and contextually sensitive building forms compatible with the character of the community.

The ARP was created prior to the adoption of the MDP in 2009 which encourages modest intensification of inner-city communities. A minor map amendment to Figure 1.3 within the ARP changing the subject site from 'Low Density Residential' to 'Low Density Residential/ Townhouse' is proposed to accommodate the land use redesignation (Attachment 2). The 'Low Residential/ Townhouse' category is the best category within the ARP to accommodate the rowhouse built form, which would be allowed through the land use redesignation to the RC-G district.

South Shaganappi Communities Local Area Planning Project (Area 13)

Area 13 (South Shaganappi Communities), which includes Montgomery and surrounding communities, has been identified on the [City Planning and Policy Roadmap](#) and is currently planned to launch in 2022. Planning applications will be accepted for processing throughout the local area planning process.