

Background and Planning Evaluation

Background and Site Context

The subject site, consisting of two mid-block parcels, is located in the community of Montgomery, west of the intersection of 19 Avenue NW and Home Road NW. The site is approximately 0.12 hectares (0.29 acres) in size. Site dimensions are approximately 32 metres wide by 37 metres deep. Two single detached dwellings and detached garages exist on the parcels. Direct lane access is provided along the northeast side of the site.

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. 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.

Shouldice Park is 550 metres (seven-minute walk) to the southwest. The Foundations for the Future Charter Academy North High School Campus is 1.3 kilometres (16-minute walk) to the southeast, and Terrace Road Elementary School is 800 metres (nine-minute walk) to the southeast.

The main street of Bowness Road NW, which provides the community with services and retail stores, is 250 metres (three-minute walk) to the south and Market Mall is 1.5 kilometres (17-minute walk) to the northeast.

Community Peak Population Table

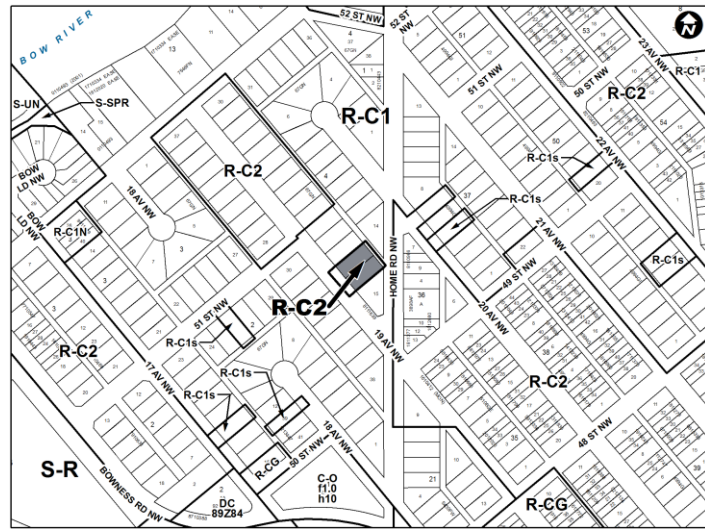
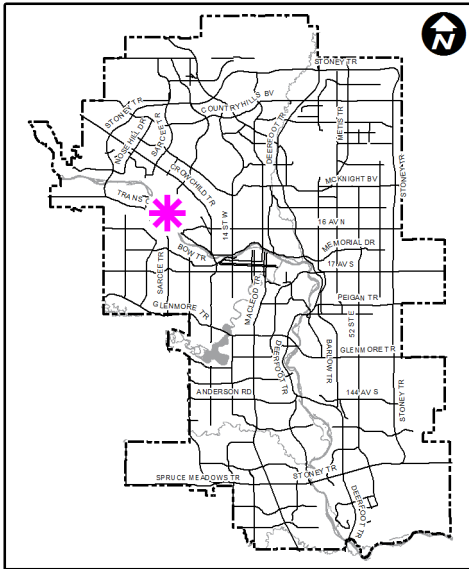
As identified below, the community of Montgomery reached its peak population in 1969.

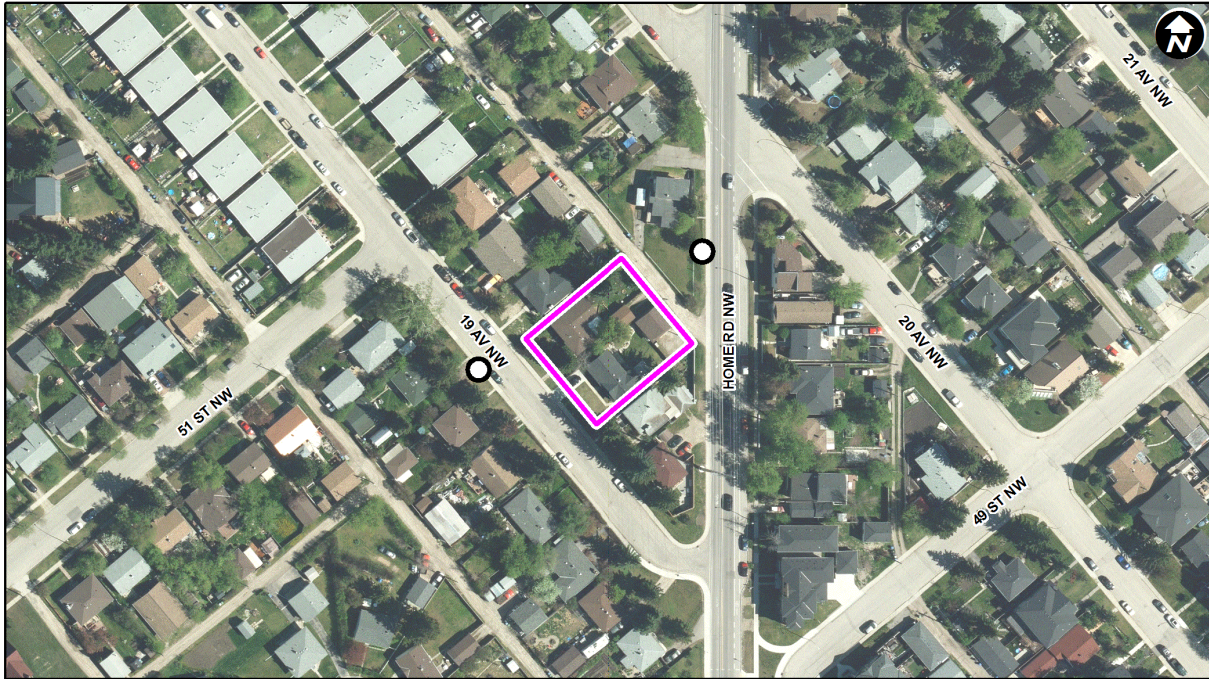
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-722
Difference in Population (Percent)	-14.6%

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 and one secondary suite.

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. 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 or secondary suite per dwelling unit) are also allowed in the R-C2 District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls, subject to the rules of the R-C2 District.

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 250 metres (three-minute walk) to the south of the site on Bowness Road NW, including stops for Route 1 (Bowness/Forest Lawn), and Bus Rapid Transit Route 305. Street parking adjacent to the site is unrestricted. 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. Storm water management for the subject site will be review 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 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 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 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 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.