

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery, midblock on the southwest side of 21 Avenue NW between 44 Street NW and 45 Street NW. The site is 0.06 hectares (0.15 acres) in size and is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a single detached house and detached shed, which is accessed from 21 Avenue NW.

Surrounding development is characterized primarily by a mix of single and semi-detached homes designated as the R-C1 District or the R-C2 District. Nearby amenities include schools to the east (about 210 metres or a three-minute walk) and west (about 270 metres or a four-minute walk). The site is also near University District to the east (about 1.1 kilometres or a 13-minute walk), Market Mall to the North (about 1.5 kilometres or a 25-minute walk), the Alberta Children's Hospital to the east (about 1.4 kilometres or a 25-minute walk), and Shouldice Athletic Park and pathways along the Bow River to the southwest (about 950 metres or a 12-minute walk).

Community Peak Population Table

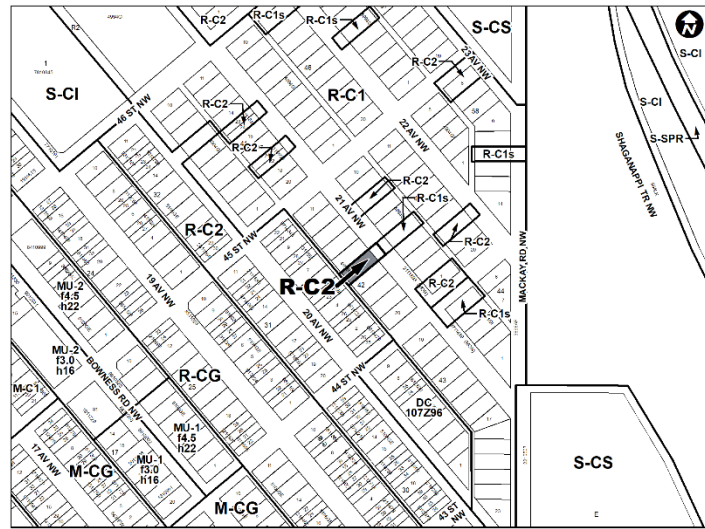
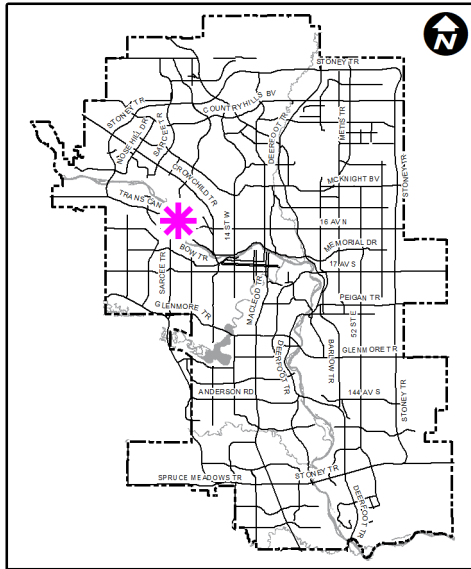
As identified below, the community of Montgomery reached its peak population in 1969.

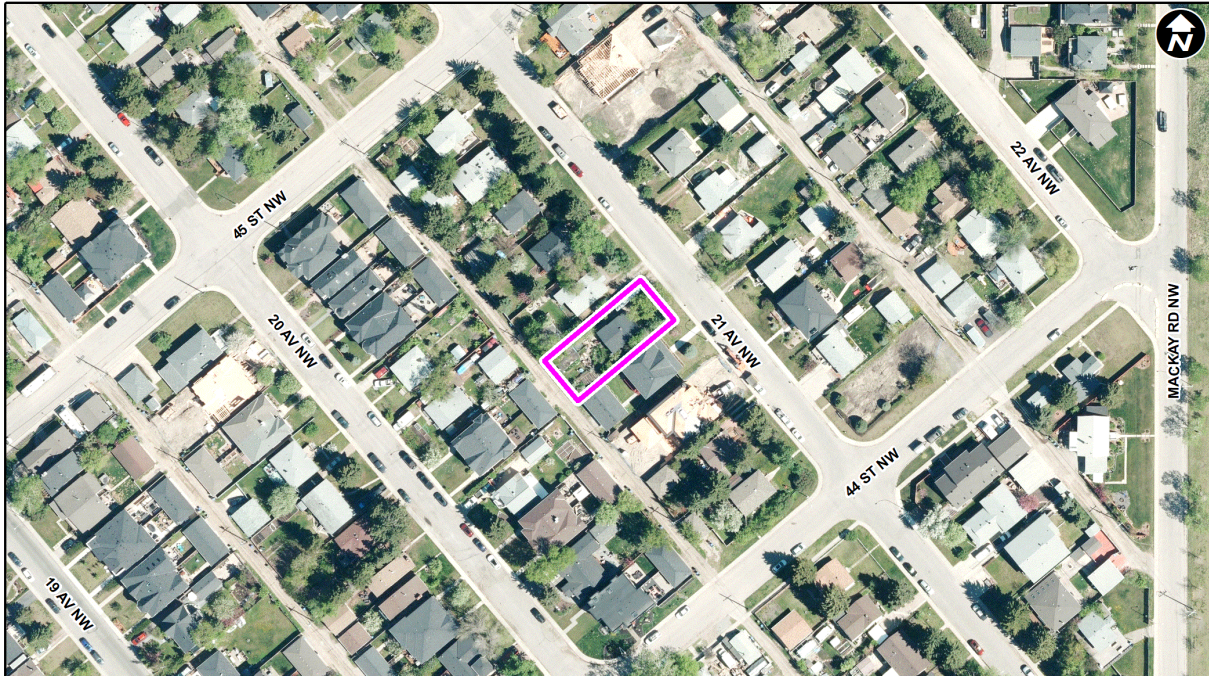
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6 %

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 is primarily for single detached houses and 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. The minimum parcel width is 12 metres.

The proposed R-C2 District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex houses, 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. The minimum parcel width is 7.5 metres for a parcel containing a single detached home or 13 metres for a parcel developed with a semi-detached or duplex dwelling. As the subject parcel is approximately 15 metres wide, it could accommodate either two single detached houses through a subdivision, or one semi-detached or duplex dwelling. Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-C2 District, and do not count towards allowable density.

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, access and parking.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 21 Avenue NW.

The site is located near transit stops for Routes 1 (Bowness/Forest Lawn – East/West) and 33 (Max Orange Brentwood/Saddletowne). These stops are located 400 metres (a five-minute walk) and 600 metres (a seven-minute walk) away, respectively. These routes provide service to Bowness Park, Foothills Medical Centre, Alberta Children’s Hospital, the University of Calgary, Brentwood LRT Station and the Southern Alberta Institute of Technology.

Current vehicular access to the site is provided from 21 Avenue NW. Future direct vehicular access to the parcel is encouraged to be from the lane and will be reviewed through the development permit process.

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. Individual servicing connections, 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 policy and land use 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. 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 proposed R-C2 District is a low-density district that 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 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 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-C2 District is a low-density district with a built form very similar to the existing R-C1 District, allowing up to two dwelling units.

Minor text amendments to the ARP are required to accommodate this land use amendment (Attachment 2).