

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 22 Avenue NW between 49 Street NW and 51 Street NW. The site is 0.06 hectares (0.13 acres) in size with dimensions of approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling and two rear detached garages, which are accessed from the rear lane. The site slopes significantly from the street down to the rear lane.

Surrounding development is characterized primarily by a mix of single and semi-detached homes designated as the R-C1 District, Residential – Contextual One Dwelling with Secondary Suite (R-C1s) District located on the same block as the subject site and R-C2 District located directly across the street. Nearby amenities include schools to the southeast (about 500 metres or a five-minute walk) and northwest (about 720 metres or a seven-minute walk). The site is also near University District to the east (one kilometre or a 12-minute walk), Market Mall to the north (about 500 metres or a five-minute walk), and Dale Hodges Park and pathways along the Bow River to the northwest (about 400 metres or a four-minute walk).

Community Peak Population Table

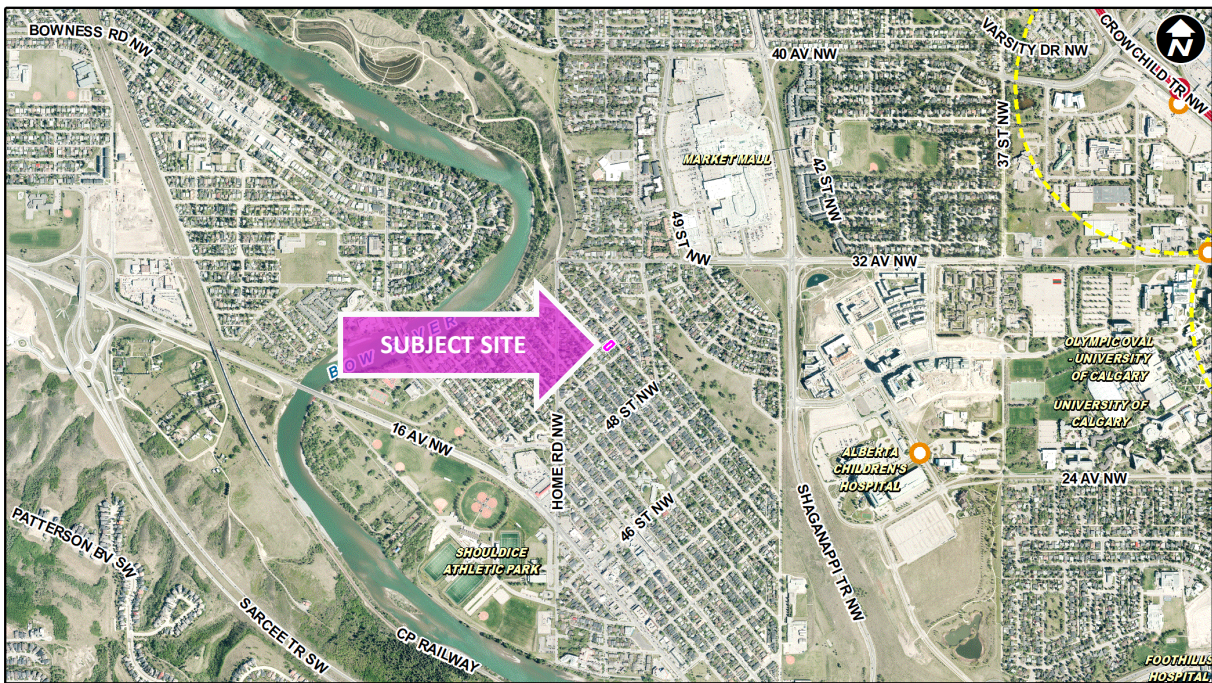
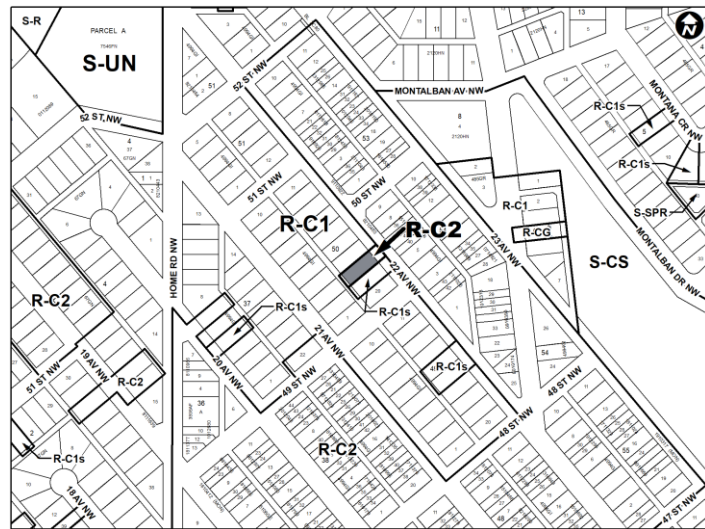
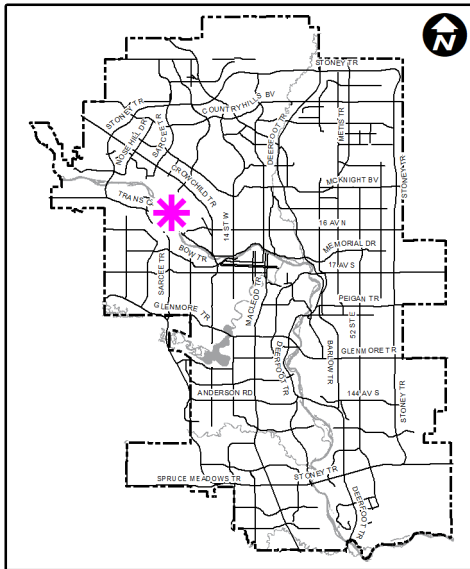
As identified below, the community of Montgomery reached its peak population in 1969.

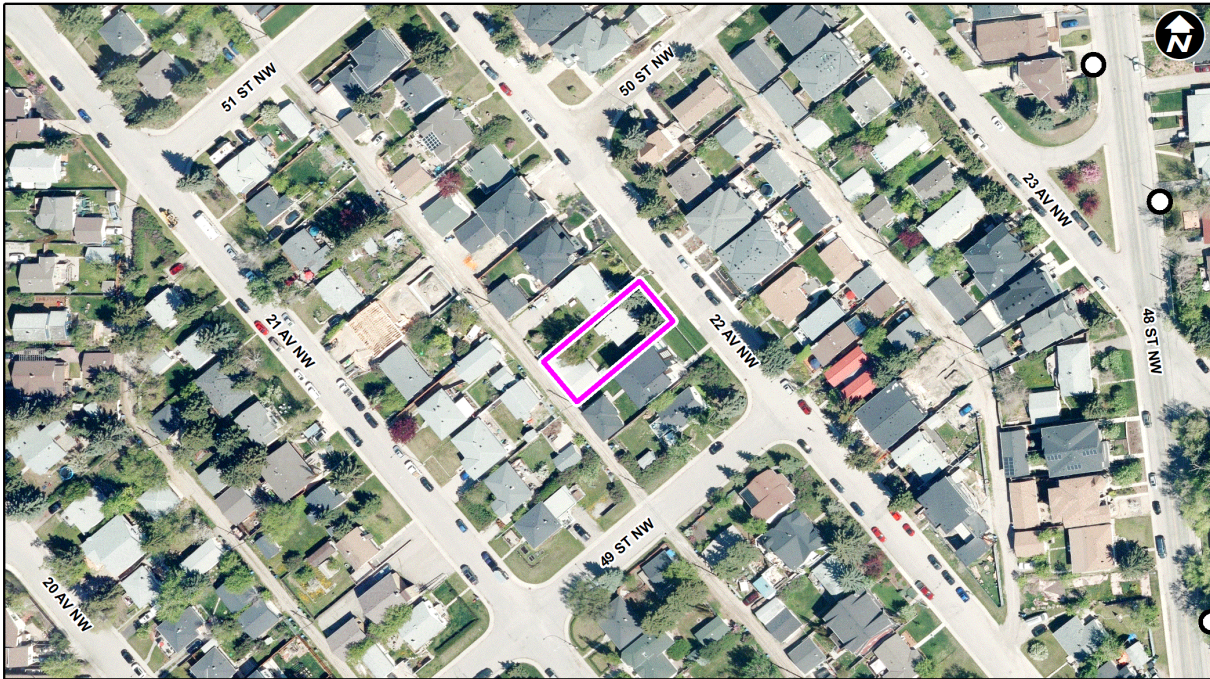
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6 %

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 dwellings 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 dwellings 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 dwelling 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 per parcel 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

The site is located near transit stops for Routes 53 (Brentwood Station – East/West) and 408 (Dalhousie – East/West). These stops are located 300 metres (a four-minute walk) away. These routes provide service to Market Mall, University of Calgary, Alberta Children’s Hospital, the University of Calgary, and Brentwood and Dalhousie LRT Stations.

Pedestrian access to the site is available from the existing sidewalk along 22 Avenue NW. Current vehicular access to the site is provided from the rear lane. 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 build 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 Developed Residential – 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. 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 permit 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.

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 the *Montgomery ARP* are required to accommodate this land use amendment (Attachment 2).

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.