

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery and is a mid-block parcel located east of the intersection of 21 Avenue NW and 51 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size, with dimensions of approximately 15 metres in width and 37 metres in depth. While the site has lane access, it currently contains a single detached dwelling with a front driveway.

Surrounding development consists of a mix of single and semi-detached dwellings designated as Residential – Contextual One Dwelling (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 transportation routes, parks, commercial and institutional uses nearby. Bowness Road NW, a Neighbourhood Main Street and part of the Primary Transit Network, is located approximately 650 metres (an eight-minute walk) south. Shouldice Athletic Park is located approximately 800 metres (a 10-minute walk) to the southwest and the Bow River Pathway network is located approximately 300 metres (a four-minute walk) to the northwest. Market Mall, a Community Activity Centre, is located approximately 900 metres (an 11-minute walk) to the northeast.

Community Peak Population Table

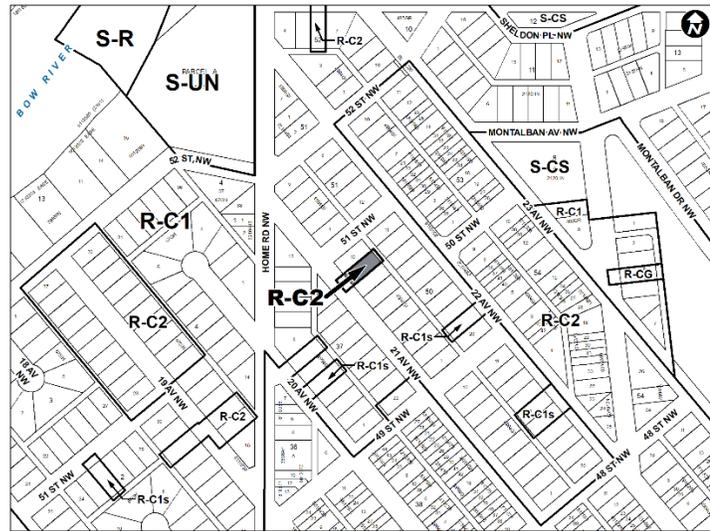
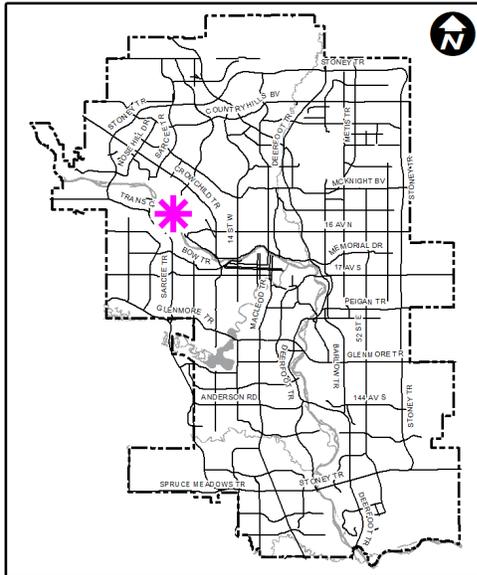
As identified below, the community of Montgomery reached its peak population in 1969.

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-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 homes which 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 proposed R-C2 District is a low-density residential designation applied to 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 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, landscaping, parcel coverage and parking.

Transportation

Transit stops are located within 600 metres (an eight-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 (Bowness/City Centre). Street parking adjacent to the site is not restricted. A Transportation Impact Assessment was not required as part of this application.

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.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm 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 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 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.

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 in contextually sensitive building forms that are 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, 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).

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.