

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Montgomery, between Home Road NW and 46 Street NW. The site is comprised of three parcels separated by a lane and is approximately 0.30 hectares (0.74 acres) in size. The site is developed with a restaurant, parking lot and a house.

There are a mix of uses surrounding the subject site. To the west is the Shouldice Athletic Park that houses a number of sports fields, the Montgomery Community Association building and the Bow River pathway. To the north and east are the commercial areas centered on 16 Avenue NW and then Bowness Road NW, which are a part of the Montgomery Business Improvement Area. To the south are single and semi-detached houses. There are bus stops directly north of the subject site along 16 Avenue NW, however the site is not located within proximity to the primary transit network.

Community Peak Population Table

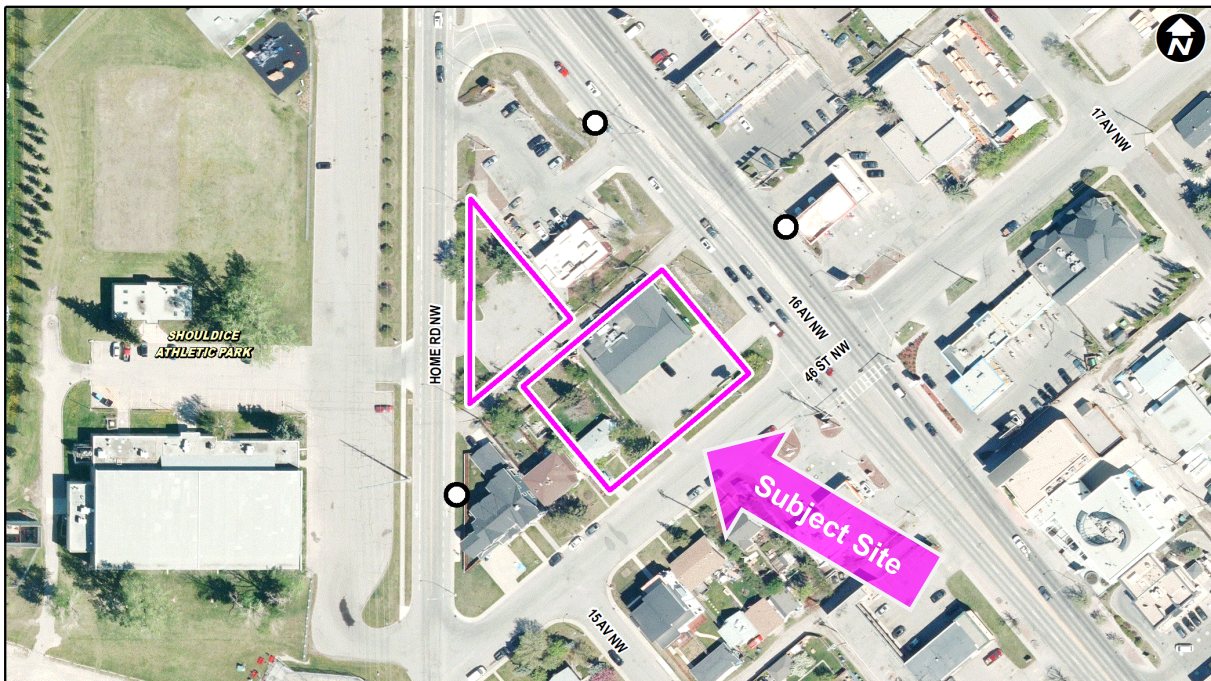
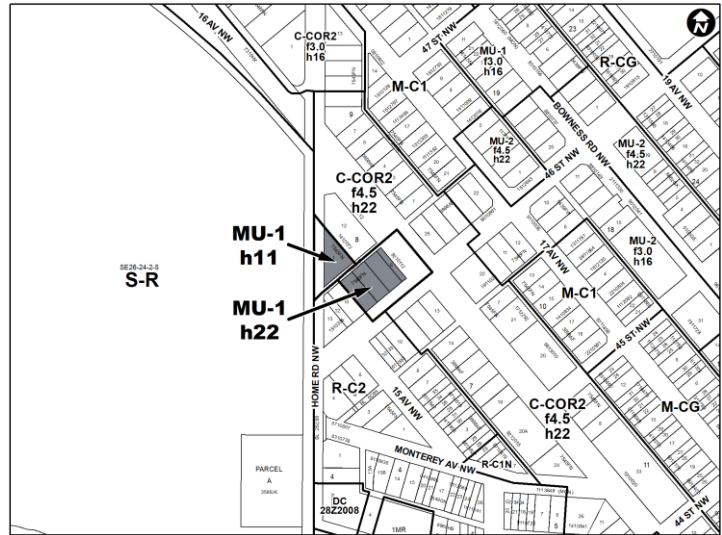
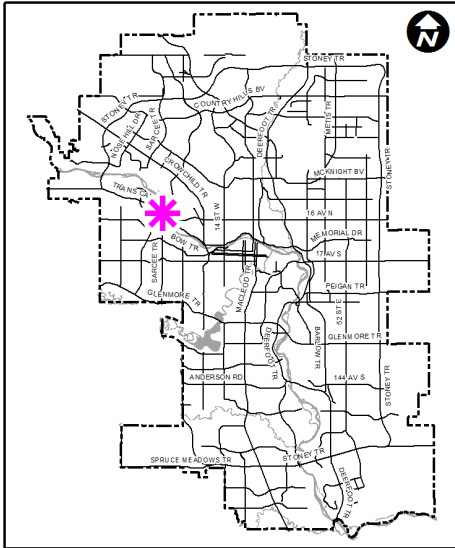
As identified below, the community of Montgomery reached its peak population in 1969.

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 designation of the subject site is partially Commercial – Corridor 2 (C-COR2 f4.5h22) District and partially Residential – Contextual One / Two Dwelling (R-C2) District.

The existing R-C2 District is a low-density residential district for developed areas that is primarily intended to accommodate single detached, semi-detached and duplex dwellings up to three storeys in height, which may include secondary suites. The existing C-COR2 f4.5h22 District accommodates a range of commercial uses, allows for a maximum floor area ratio of 4.5 and a maximum building height of 22 metres (approximately six storeys).

The proposed MU-1h22 and MU-1h11 District allows for a mix of residential and commercial uses in the same building or in multiple buildings. The District allows for a greater range of commercial uses, flexibility with use rules, and allows the opportunity for at-grade commercial uses to promote activity at the street. The proposed MU-1h22 and MU-1h11 District has no maximum floor area ratio and a maximum building height of 22 metres (approximately six storeys) on the eastern portion of the site and 11 metres (approximately 3 storeys) on the western portion of the site.

Development and Site Design

If approved by Council, the rules of the proposed MU-1 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing,

landscaping, and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 16 Avenue NW frontage; and
- ensuring an appropriate transition in scale between the proposed development and the abutting property to the south.

Transportation

Pedestrian and vehicular access to the site is available via 16 Avenue NW which is classified as an Urban Boulevard, and by Home Road NW and 46 Street NW both of which are classified as Local Streets as per the [Calgary Transportation Plan](#). The area is served by Calgary Transit Route 40 (North Hill / Crowfoot Station) with bus stops along 16 Avenue NW adjacent to the site and by Route 408 (Brentwood Station / Valleyridge) with bus stops along 16 Avenue NW and Home Road NW adjacent to the site. Route 40 provides transit service every 35 minutes during peak hours and Route 408 provides service every 30 minutes during peak hours. The site is not within a transit-oriented development area.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm utilities are available. Servicing requirements will be determined at the time of development.

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 Neighbourhood Main Street area as identified in the [Municipal Development Plan](#) (MDP). The MDP directs a greater share of new growth to activity centres and main streets. Main Streets should provide for a broad mix of residential, employment and retail uses, concentrating more development at major intersections. Appropriate transition of building scale between developments in the main street and adjacent areas should be provided through building transitions that are sensitive to the scale, form and character of the surrounding buildings and uses.

The proposal is in keeping with relevant MDP policies, as the MU-1 District provides additional rules for a built form that transitions to the abutting parcels and is sensitive to existing residential development in terms of height, scale and massing.

Climate Strategy (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 strategies will be explored and encouraged at subsequent development approval stages.

Montgomery Area Redevelopment Plan (Statutory – 2008)

The site is within two policy categories on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). A portion of the site near 16 Avenue NW is in the Highway Commercial and Main Street Area / Developed Area Guidebook policy category. Another portion is in the Low Density Residential policy category.

Along 16 Avenue NW, ARP policy envisions development that reflects its function as a gateway to the community of Montgomery and to Calgary through high quality design. It states that building masses should be pedestrian oriented and respond to a human scale with details that provide visual interest at the street and sidewalk levels. Buildings should be reduced in apparent mass or articulated to avoid large monolithic box-like structures.

An amendment is being proposed to the ARP to include the whole site within the Highway Commercial and Main Street Area / Developed Area Guidebook policy category. This amendment allows for a more comprehensive site redevelopment. The amendment is supported by MDP policy because both subject parcels are within the MDP's Neighbourhood Main Street area. The ARP amendment simply adjusts a boundary to align with MDP policy.