

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery. It is a mid-block parcel located on 22 Avenue NW between 44 Street NW and 45 Street NW. The parcel is approximately 0.06 hectares in size and is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling and detached garage with rear lane access.

Surrounding development is characterized by a mix of single and semi-detached dwellings, with parcels primarily designated as R-C1 District and Residential – Contextual One / Two Dwelling (R-C2) District. The site is well situated in a community near services and amenities that meet the day-to-day needs of residents. Major commercial and institutional uses are also located within a short commute from the subject site.

Nearby amenities include Montalban Park, located 200 metres (a two-minute walk) to the north and Shouldice Athletic Park, located 1.1 kilometres (a 14-minute walk) to the west of the site. The Foundations for the Future Charter Academy North High School Campus is 200 metres (a two-minute walk) to the southeast, and Terrace Road Elementary School is 400 metres (a five-minute walk) to the northwest. The Bowness Road NW Neighbourhood Main Street is 500 metres (a seven-minute walk) southwest of the site, and provides various retail, restaurant and service uses. Alberta Children's Hospital is 850 metres (an 11-minute walk) to the northeast, and Market Mall is 1.5 kilometres (a 17-minute walk) to the north.

Community Peak Population Table

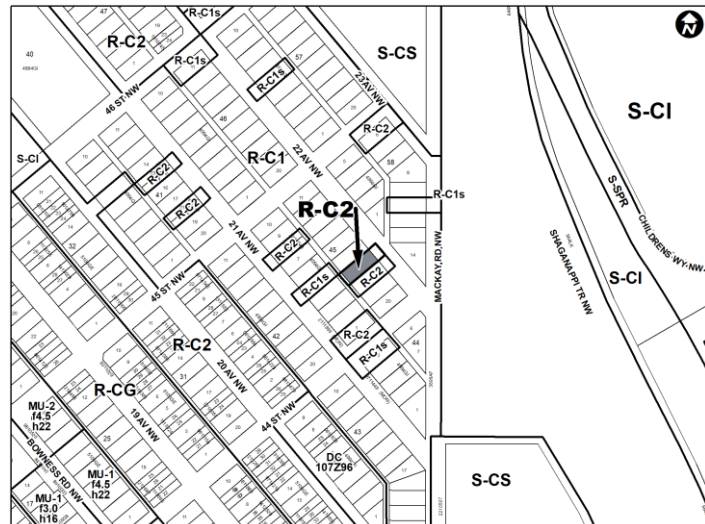
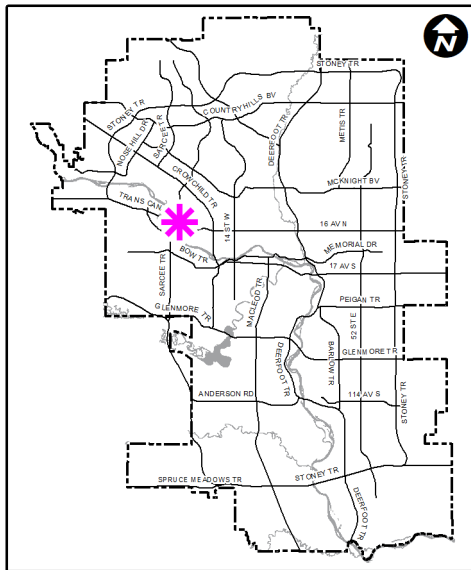
As identified below, the community of Montgomery reached its peak population in 1969.

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 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. A maximum of one secondary suite per parcel is allowed in the R-C1 District.

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, which 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. Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are 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

Pedestrian access to the site is available from the existing sidewalk along 22 Avenue NW. Transit stops are located within 600 metres (a seven-minute walk) of the site along Bowness Road NW, including stops for Routes 1 (Bowness/Forest Lawn), 40 (Crowfoot Station/North

Hill), and 305 (BRT Bowness/City Centre). The nearest MAX Orange station is located on the east side of the Alberta Children's Hospital and is about a 16-minute walk from the site. 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 reviewed 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.

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 and policy 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 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, 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 – 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 residential 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.

South Shaganappi Communities Local Area Planning Project (Area 13)

Montgomery and surrounding communities, has been identified as Area 13 (South Shaganappi Communities) on the [City Planning and Policy Roadmap](#). This local area planning process is scheduled to launch in early 2023. Planning applications will be accepted for processing throughout the local area planning process.