

Background and Planning Evaluation

Background and Site Context

This mid-block site is located in the northwest community of Montgomery, north of the intersection of 22 Avenue NW and 48 Street NW. The parcel is approximately 0.06 hectares (0.14 acres) in size, with dimensions of approximately 15 metres in width and 37 metres in depth. The site is currently developed with a single detached dwelling and, while the site has rear lane access, no detached garage or parking pad are provided on the parcel.

Surrounding development consists of a mix of single and semi-detached dwellings designated as R-C1, R-C1s and R-C2 District.

The site is situated in a community that provides services and amenities to meet 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 450 metres (a six-minute walk) to the southeast. Terrace Road School, a Calgary Board of Education elementary school, is located approximately 500 metres (a six-minute walk) to the southeast. Shouldice Athletic Park is located approximately 800 metres (a 10-minute walk) to the southwest and the Bow River Pathway network is located approximately 500 metres (a six-minute walk) to the northwest.

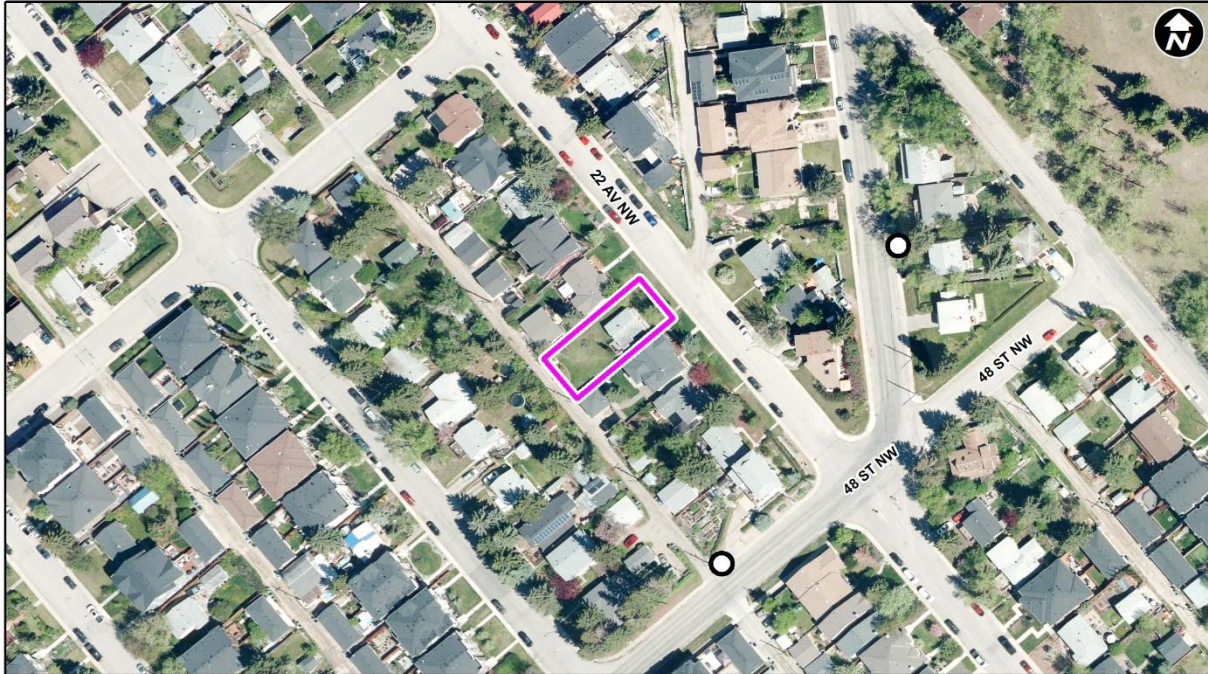
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1s District is a low-density residential designation applied to developed areas that is primarily for single detached dwellings which may include a secondary suite. The R-C1s 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-C1s 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. 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

The site is located in proximity to transit and amenities. The nearest Transit stop (Route 422, Dalhousie/Montgomery) is along 48 Street NW, approximately 100 metres (a two-minute walk) from the parcel. A Transit stop with Routes 53 (Brentwood Station/Greenwood), 408 (Valley Ridge) and 422 is available approximately 500 metres (a six-minute walk) along Home Road NW. Transit stops on Bowness Road NW are also located approximately 500 metres (a six-

minute walk) from the parcel and are served by Routes 1 (Bowness/Forest Lawn), 40 (Crowfoot Station/North Hill), 53 (Brentwood Station/Greenwood), and 305 (BRT Bowness/City Centre).

A Transportation Impact Assessment was not required as part of this application. As required by the Land Use Bylaw, all vehicular access shall be provided through the rear lane.

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 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 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. 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 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 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 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 policies 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](#) and is scheduled to launch in 2023. Planning applications will be accepted for processing throughout the local area planning process.