

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery and is situated on the west corner of the 48 Street NW and 20 Avenue NW intersection. The parcel is approximately 0.06 hectares ± (0.14 acres ±) in size and is approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling and lane access is available along the southwest side of the site.

The subject site is currently zoned Residential – Contextual One / Two Dwelling (R-C2) District. It is surrounded by primarily single detached and duplex dwellings similarly designated and developed, to the north, west, and east of the site. To the south of the site, southeast of 48 Street NW, is a group of parcels redesignated Residential – Grade-Oriented Infill (R-CG) District in a City led initiative in 2016/2017.

The subject site is located approximately 150 metres from Bowness Road NW, a Neighbourhood Main Street and significant transportation corridor through Montgomery, and approximately 400 metres from the Trans-Canada Highway (16 Avenue NW). The site is additionally located approximately 300 metres from Terrace Road School, a Calgary Board of Education K-6 grade school. The subject site is well serviced by numerous shops, restaurants, and other commercial uses along both Bowness Road and 16 Avenue NW. The site is well-serviced by public transportation along both Bowness Road and 16 Avenue NW, and is in close proximity to the Bow River pathway (960 metres south), a key bicycle corridor accessing downtown. Recreational facilities and park spaces near the site include the Shouldice Arena and Athletic Park (650 metres southwest) and the Shouldice Aquatic Centre (630 metres west).

Community Peak Population Table

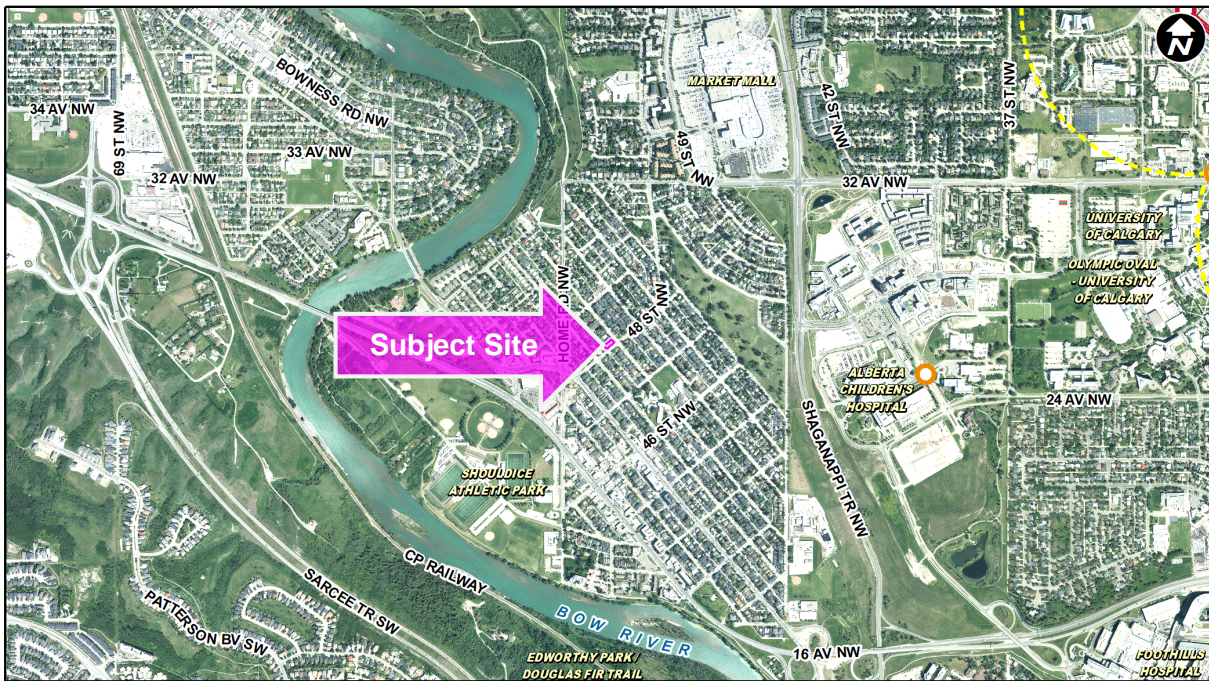
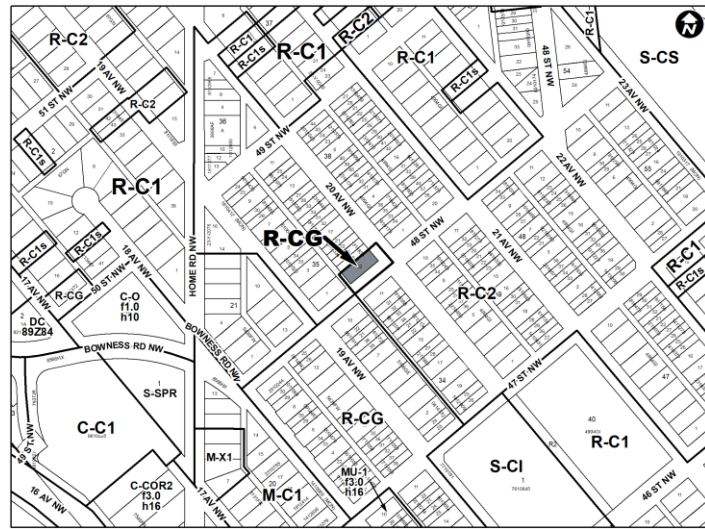
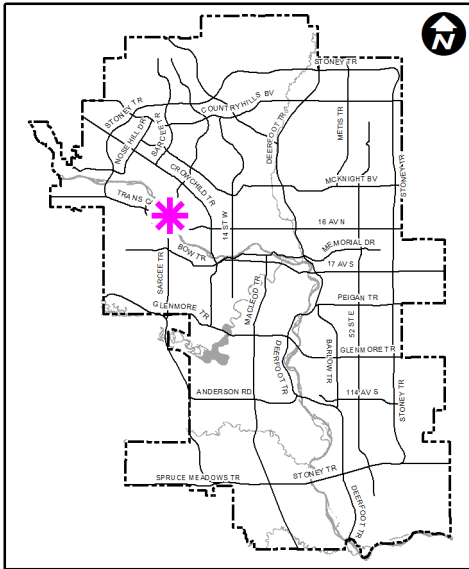
As identified below, the community of Montgomery reached its peak population in 2019, and the population has remained the same since then.

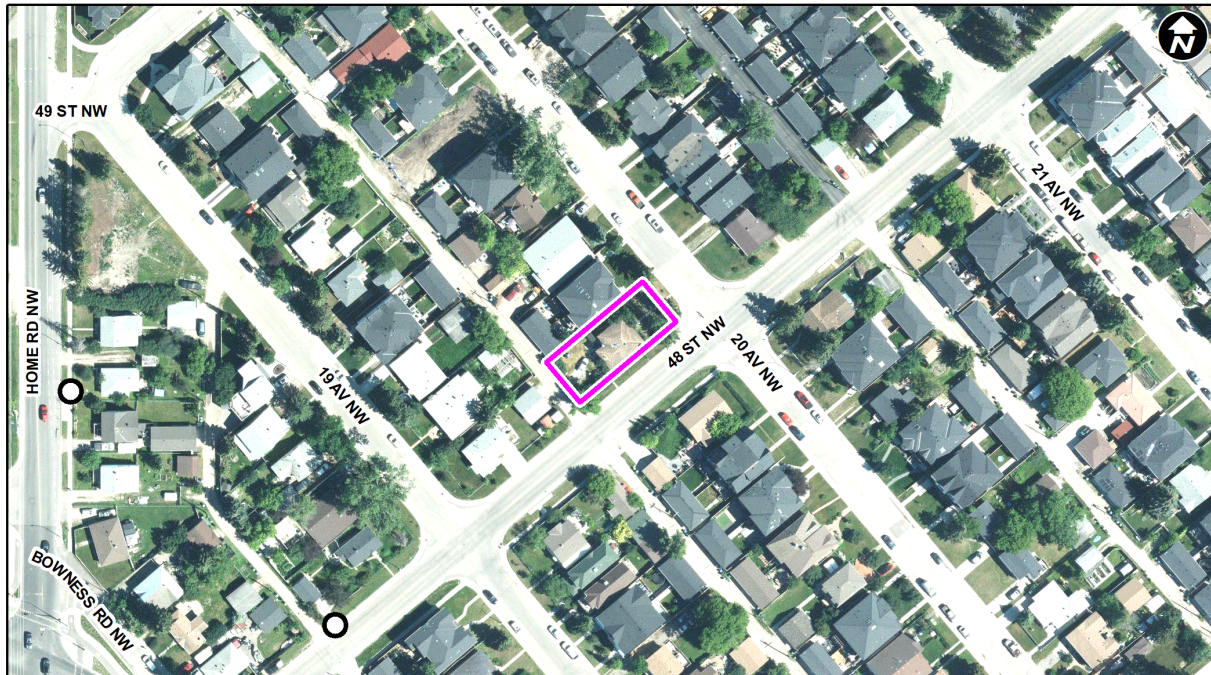
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

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-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two primary dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow a maximum of four dwelling units on the subject parcel. Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. Under the R-CG District, the subject site will require 0.5 parking stalls per dwelling unit and secondary suite.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- access and parking provision;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

The subject site is serviced by Bus Route 1 on Bowness Road NW, approximately 300 metres from the site, as well as the bus stops on 48 Street NW (approximately 160 metres from the site) and on Home Road NW (approximately 350 metres from the site). On-street bicycle infrastructure is well-established, including an on-street bikeway on Bowness Road NW, and a bicycle lane on Home Road NW connecting non-vehicular modes of transportation to the Bow River pathway, a key bicycle corridor accessing downtown.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, storm, and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review 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 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 City of Calgary [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City area as identified in Map 1: Urban Structure. Sections 2.2.5 and 2.3.2 of the MDP identify opportunities to create strong residential neighbourhoods while respecting and enhancing neighbourhood character. These policies include allowing for innovative and creative designs, providing an appropriate transition of intensity, and complementing the established character of the area. These sections of the MDP support growth and change in low-density neighbourhoods through redevelopment of a similar scale and built form, and developing a range of housing types including “accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing”. An evolved

range of housing types are expected to help achieve the ultimate goal of stabilizing population declines and supporting the changing demographic needs of communities.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). However, the redesignation of the subject site to enable higher density development may allow for more people to choose a car-reduced or car-free lifestyle, thereby reducing vehicular emissions and contributing to the overall goal of achieving net zero emissions in Calgary by 2050 by accelerating the shift in mode share to zero or low emissions modes. Further strategies may be explored at the development permit stage.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The subject site is within the [Montgomery Area Redevelopment Plan](#) (ARP). It is identified as Low Density Residential on the Future Land Use Plan (Figure 1.3).

Policy R1 of the ARP states that “low-density residential development is encouraged in the areas indicated on the Future Land Use Plan (Figure 1.3). In these locations, all R-1, R-2 and Direct Control Districts with low-density residential guidelines shall continue”. Regarding amending the use of land, the ARP states that “[t]he redesignation of low-density residential land (R-1 and R-2 and Direct Control Districts with low-density residential guidelines) to R-2A Residential Low Density District (the purpose of which is to provide the option of townhouse development at similar densities to single detached, semi-detached and duplex development in order to increase the variety of dwelling types) and to medium density residential (RM-4) should only be permitted in the locations indicated on the Land Use Plan (Figure 1.3). Redesignations outside these will require an amendment to the ARP”.

To accommodate low density multi-residential development within the Low Density Residential District as identified in Figure 1.3, a policy amendment in the form of a mapping amendment is required. The subject site will be reclassified from Low Density Residential to Low Density Residential/Townhouse. Previous applications have undergone a similar policy amendment in addition to the land use amendment process (Bylaw 54P2020, to accommodate R-CG at 5104 – 17 Avenue NW, and Bylaw 53P2022, to accommodate R-CG at 2324-48 Street NW).

South Shaganappi Local Area Planning Project

Administration is currently working on the [South Shaganappi Local Area Plan local area planning project](#) which includes Montgomery and surrounding communities. Planning applications are being accepted for processing during the local area planning process.