

Background and Planning Evaluation

Background and Site Context

The subject site is a mid-block parcel located in the northwest community of Montgomery, southeast of the intersection of 49 Street NW and 21 Avenue NW. The parcel is approximately 0.06 hectare (0.14 acre) in size and is approximately 15 metres wide by 36 metres long. The site has rear lane access and is currently developed with a single detached dwelling.

Surrounding development consists of a mix of low density residential development in the form of single and semi-detached dwellings. R-C2 parcels are located along the entire south side of 21 Avenue NW across from the subject site.

The site is well located in relation to a range of services and amenities, 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 400 metres (five-minute walk) south. Shouldice Athletic Park is located approximately 800 metres (10-minute walk) to the southwest and the Bow River Pathway network is located approximately 500 meters (six-minute walk) to the northwest. The site is approximately 550 metres (seven-minute walk) from the Main Street commercial on Home Road NW. Market Mall, a Community Activity Centre, is located approximately one kilometre (14-minute walk) to the northeast.

Community Peak Population Table

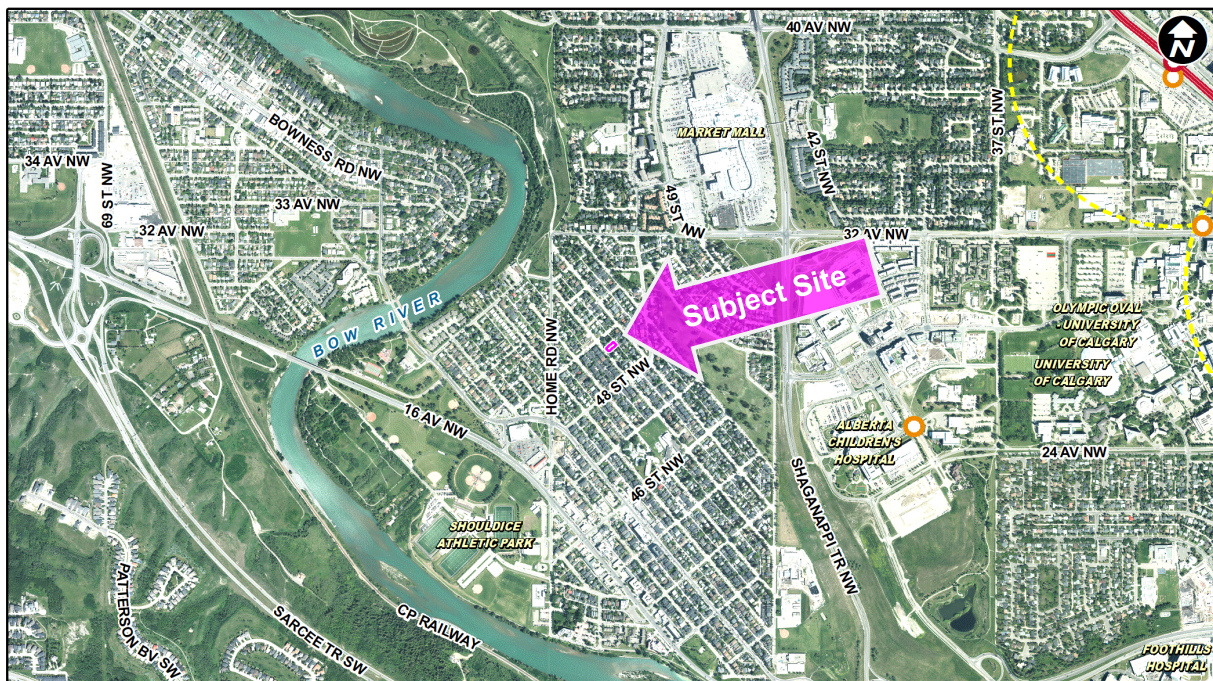
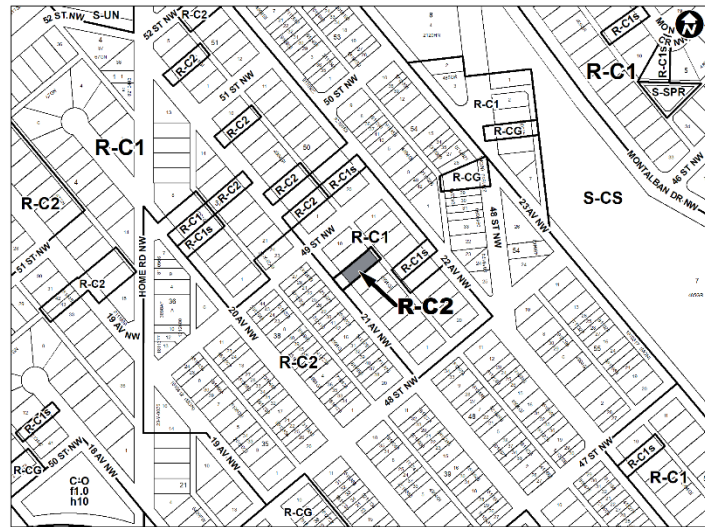
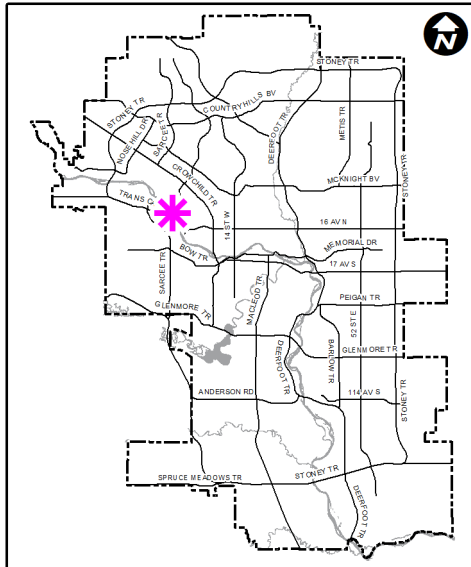
As identified below, the community of Montgomery reached its peak population in 1969.

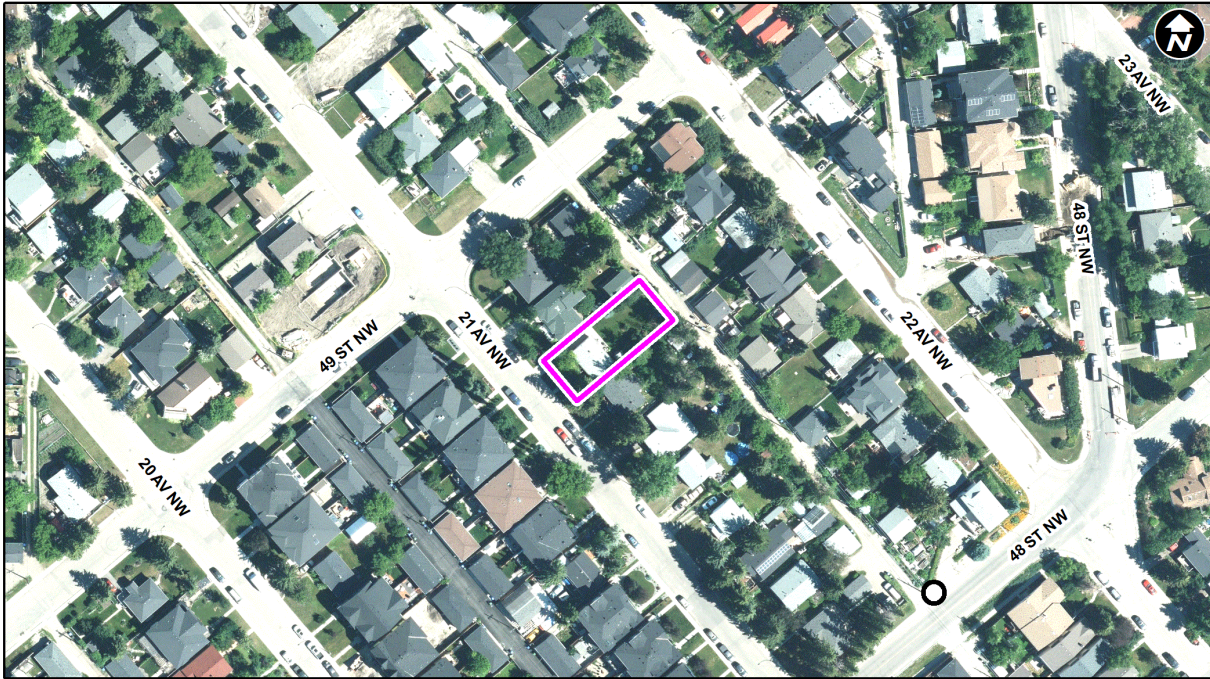
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.60%

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 primarily for single detached dwellings in the developed area. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. Secondary suites are discretionary uses within the R-C1 District.

The proposed R-C2 District is a low-density residential designation applied to developed areas that allows for single detached, semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum 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

The rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building height and massing, landscaping, parcel coverage 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 21 Avenue NW; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The nearest Transit stop is located 200 metres (three-minute walk) away on 48 Street NW for local Route 422 (Dalhousie/Montgomery). The nearest high frequency Transit stop is 500 metres (six minute walk) away on Home Road NW for Routes 53 (Brentwood Station/Greenwood), Route 408 (Valley Ridge) and Route 422 (Dalhousie/Montgomery); as well as Bowness Road NW for Route 1 (Bowness/Forest Lawn), Route 40 (Crowfoot Station/North Hill), Route 53 (Brentwood Station/Greenwood) and Route 305 (BRT Bowness/City Centre).

The subject site is located near cycling infrastructure, with on-street bicycle lanes on Home Road NW. Pedestrian access to the site is available from the existing sidewalks on 21 Avenue NW. With any future redevelopment of the site, vehicular access will not be permitted from 21 Avenue NW. On-street parking is available along 21 Avenue NW.

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.

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. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the rules of the R-C2 District provide for low-density residential development that is sensitive to existing neighbourhood development in terms of height and built form.

Calgary 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 Map 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. Minor textual amendments to Policies R4 and R5 of the ARP are proposed to accommodate the land use redesignation.

South Shaganappi Communities Local Area Plan

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