

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery, north of the intersection of 17 Avenue NW and east of 51 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size, with dimensions of approximately 17 metres wide and 36 metres deep. This site is currently developed with a single detached dwelling, and no garage. The site has a street facing parking pad which fronts onto 17 Avenue NW and has rear lane access.

Surrounding development consists primarily of a mix of single and semi-detached dwellings designated as Residential – Contextual One Dwelling (R-C1) (R-C1s) and Residential – Contextual One / Two Dwelling (R-C2) Districts. One nearby site on the same block is designated as the Residential – Grade-Oriented Infill (R-CG) District and is developed with a four-unit rowhouse. A mix of Commercial – Corridor 2 (C-COR2) and Commercial – Community (C-C1) Districts are located to the southeast. These sites are developed with a variety of businesses including restaurants, a vet clinic, a dry cleaner, and a grocery store.

This site is situated in a community that has services and amenities to meet day-to-day needs of residents with major transportation routes, parks, commercial and institutional uses nearby. Bowness Road NW is located approximately 105 metres (a one-minute walk) to the south of this site. Bowness Road NW is a Neighbourhood Main Street that is located along the Primary Transit Network (PTN), which is a heavily used route supporting a mix of uses. Calgary Community Church is located 40 metres (a half-minute walk) to the west of the site. Shouldice Athletic Park is located approximately 150 metres (a two-minute walk) directly south of the site on Bowness Road and includes an aquatic center, an accessible playground and a variety of courts and sports fields. Terrace Road School, an elementary school, is located 650 metres (a seven-minute walk) to the northeast of the site. The Bow River Pathway, a multi-use pathway with a separated bike lane is located approximately 380 metres (a four-minute walk) northwest.

Community Peak Population Table

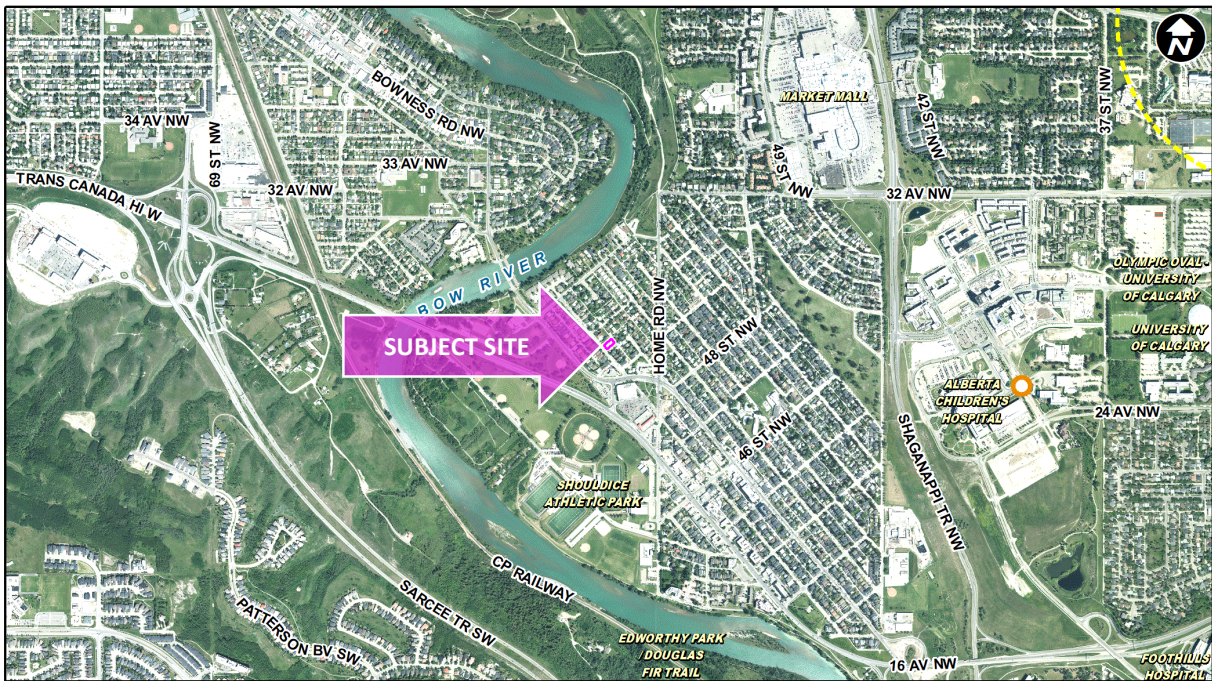
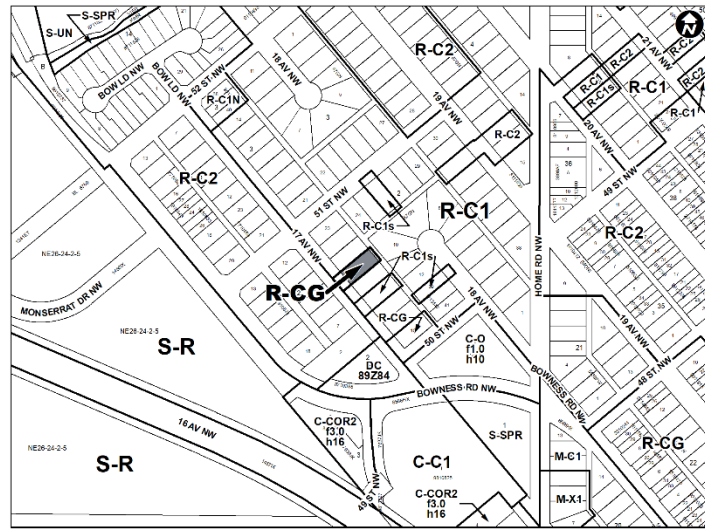
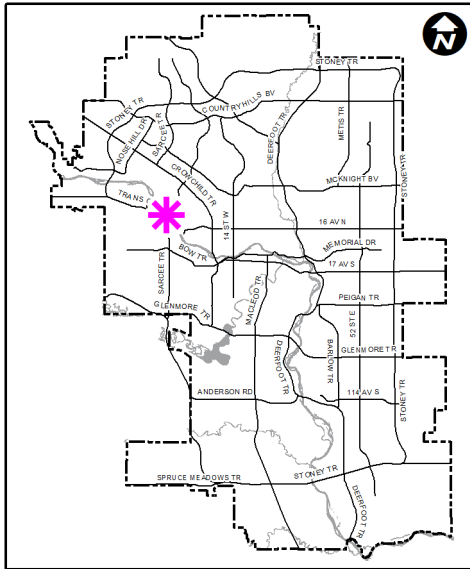
As identified below, the community of Montgomery reached its peak population in 1969.

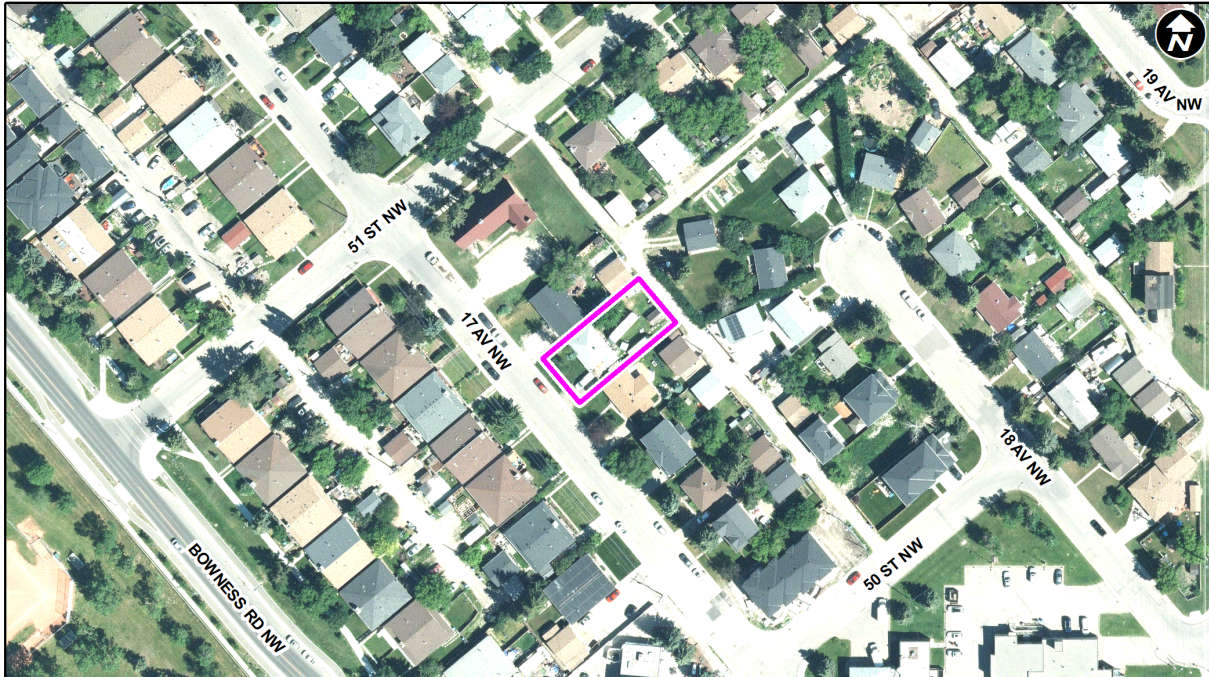
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Montgomery Community Profile](#).

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 ten metres and a maximum density of one dwelling unit. Secondary suites are discretionary uses within the R-C1 District.

The proposed R-CG District is a low-density residential designation applied to developed areas that allows for grade-oriented development housing forms such as single and semi-detached dwellings, duplexes, rowhouses, and townhouses. The R-CG District allows for a maximum building height of 11 metres and maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow for a maximum of four dwelling units on this site.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Given the specific context and features of this site, additional items that would be considered through the development permit review process include, but are not limited to:

- ensuring an engaging built interface along 17 Avenue NW;

- the layout and configuration of dwelling units;
- mitigation of shadowing, overlooking, privacy concerns; and
- appropriate amenity space and mobility storage.

Transportation

Sidewalks are available along 17 Avenue NW for pedestrian access to the site. The subject site is located near cycling infrastructure, the existing pathway along Bowness Road NW and the existing on-street bikeway along Home Road NW (Always Available for All Ages and Abilities (A5) Network) are within close proximity. There are several transit routes nearby that provide opportunities to travel in all directions. The nearest bus stop is along Bowness Road NW, approximately 170 metres (a two-minute walk) from the parcel. This stop includes multiple bus routes (Route 1, Forest Lawn/Bowness and Route 305, BRT Bowness/ City Centre). Other bus stops along Bowness Road NW, approximately 200 metres (a two-minute walk) from the parcel, include additional routes (Route 40, Crowfoot Station/North Hill, and Route 53, Brentwood Station/Greenwood). Home Road NW, approximately 180 metres or a two-minute walk, includes additional bus stops and routes (Route 422, Dalhousie/Montgomery and Route 408, Valley Ridge).

Future vehicle access is anticipated to be from the lane. Street parking is available along 17 Avenue NW adjacent to the site.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer 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-CG 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.

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 Plan within the [Montgomery Area Redevelopment Plan](#) (ARP). The Low Density Residential policies discourage redesignation of residential parcels from the R-C1 District to higher densities to secure residential stability and maintain community character. The ARP also encourages a variety of housing forms to accommodate a range of household types and tenures.

The proposed R-G District is a low-density residential district that is intended to be located next to other low-density forms, such as single and semi-detached homes. This modest increase in density supports the intent of the policy to have a variety of housing forms to support the population. Minor text amendments to Policy R4 and R5 within 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.