

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 21 Avenue NW between 49 Street NW and Home Road NW. 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.

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

Nearby amenities include access to Dale Hodges Park and the Bow River Pathway system which is 250 metres (three-minute walk) to the west and Montalban Park, located approximately 550 metres (six-minute walk) to the east. Shouldice Athletic Park and the Shouldice Aquatic Centre are located approximately 850 metres (11-minute walk) to the southwest. Terrace Road Elementary School is located approximately 400 metres (five-minute walk) to the southeast. The Bowness Road NW Neighbourhood Main Street is approximately 550 metres (seven-minute walk) south of the site, and provides various retail, restaurant and service uses. The Montgomery Community Association is approximately 750 metres (11-minute walk) to the south and Market Mall is approximately 1.2 kilometres (15-minute walk) to the northeast.

Community Peak Population Table

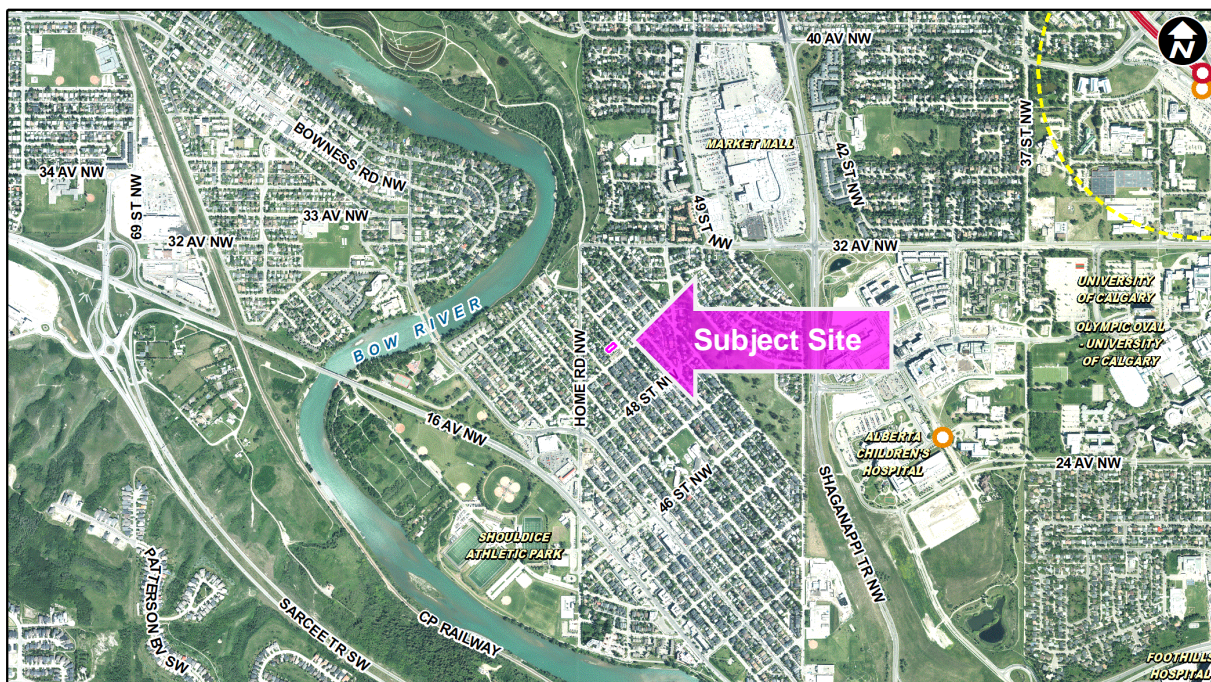
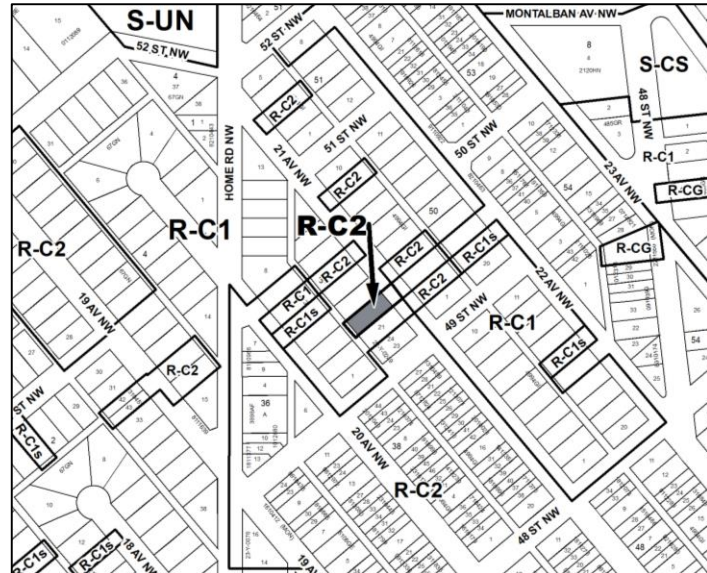
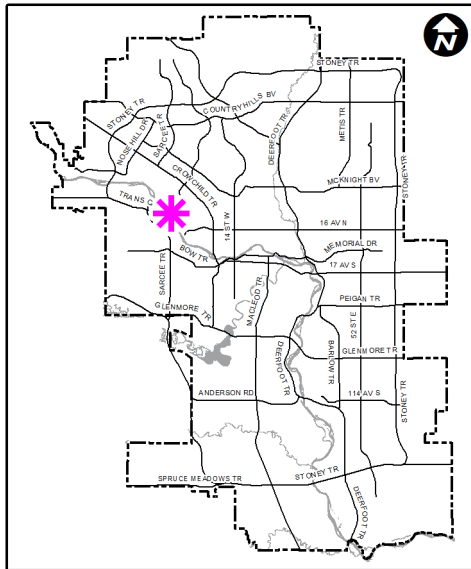
As identified below, the community of Montgomery reached its peak population in 1969.

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

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 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 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 of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

Development and Site Design

The rules of the proposed R-C2 District would provide guidance for future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 21 Avenue NW. Existing on-street bikeways are less than 200 metres from the site on Home Road NW and 22 Avenue NW, with connections to the Bow River Pathways also in close proximity. The nearest transit stop is located within 300 metres (four-minute walk) of the site along Home Road NW, including Routes 53 (Brentwood / Greenwood), 408 (Valley Ridge) and 422 (Dalhousie). Bus stops on Bowness Road NW are approximately 500 metres (six-minute walk), including for

Routes 1 (Bowness/Forest Lawn), 40 (Crowfoot Station/North Hill), and 305 (BRT Bowness/City Centre). There are no on-street parking restrictions adjacent to the site. Vehicular access is currently available from 21 Avenue NW. At a future development permit stage vehicle access will be encouraged to be taken from the rear lane.

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

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available to service the subject site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

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.

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 on this site with applicable climate strategies will be explored 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 Area policies of the ARP 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 1969. 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 came into effect before the adoption of the current MDP in 2009. The MDP encourages modest intensification of inner-city communities. This proposal is well aligned with that policy direction. 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

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