

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery and is a mid-block parcel located on 22 Avenue NW between 49 Street NW and 51 Street NW. This parcel is approximately 0.06 hectares in size (0.14 acres) and is approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling accessed from 22 Avenue NW.

The subject site is currently designated Residential – Contextual One Dwelling (R-C1) District and is surrounded by single detached dwellings designated R-C1 District and Residential – Contextual One / Two Dwelling (R-C2) District.

The subject site is approximately 550 metres (seven-minute walk) from Bowness Road NW Neighborhood Main Street. The site is also located approximately 600 metres (an eight-minute walk) from the 16 Avenue NW Urban Main Street and 500 metres (a seven-minute walk) from the Terrace Road School, a Calgary Board of Education Kindergarten to Grade 6 school. Shops, restaurants and other commercial services are located near the subject site along Bowness Road NW and 16 Avenue NW. Other nearby services and amenities include Market Mall Shopping Centre located 1.0 kilometre (a 16-minute walk) northeast of the subject site, Montalban Park located 550 metres (an eight-minute walk) to the east, and the Alberta’s Children’s Hospital located 1.5 kilometers (a 21-minute walk) also to the east of subject site. The subject site is also well serviced by public transit along Bowness Road NW, Home Road NW, 48 Street NW and 16 Avenue NW.

Community Peak Population Table

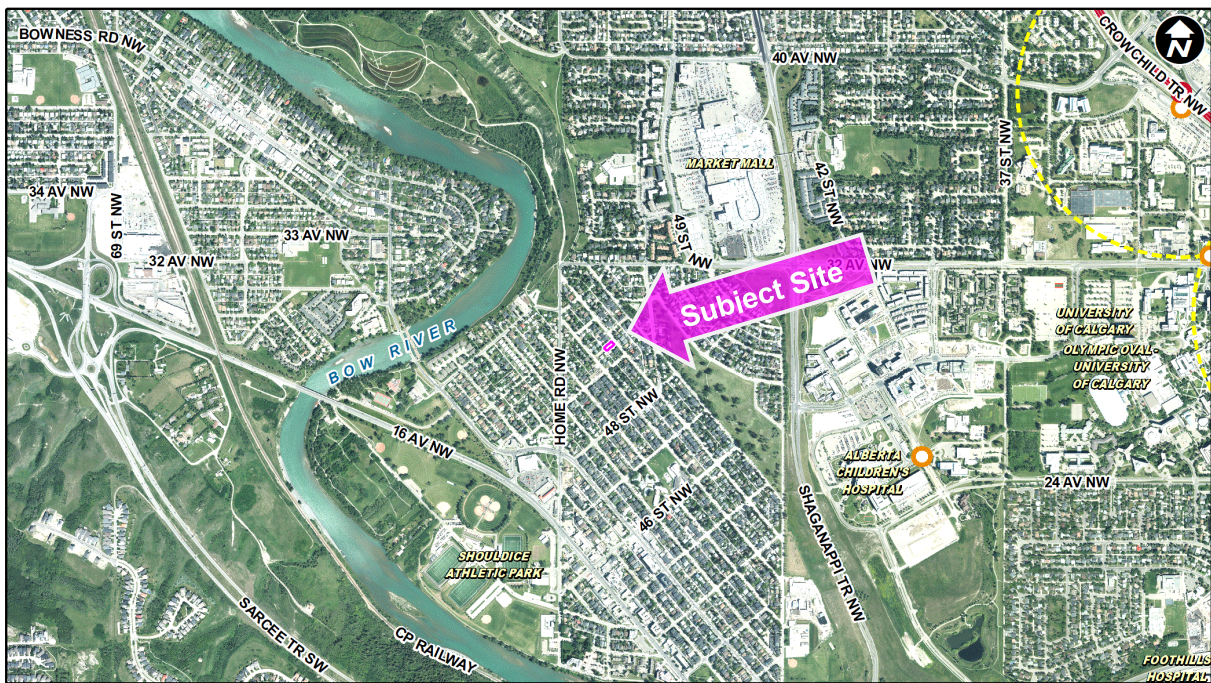
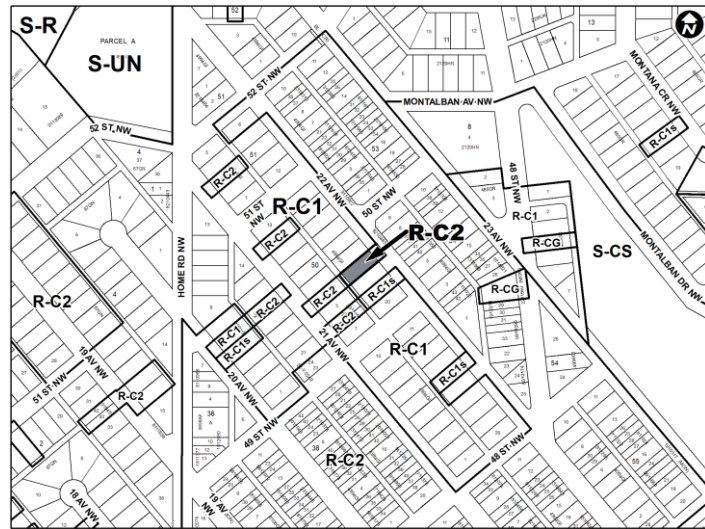
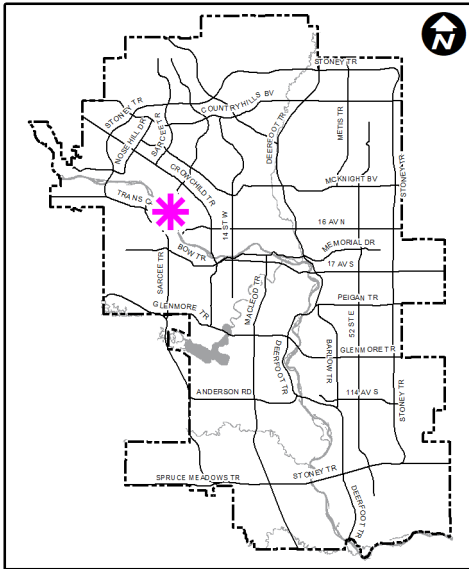
As identified below, the community of Montgomery reached its peak population in 1969.

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 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. Secondary suites are discretionary uses within the R-C1 District.

The proposed R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites.. The proposed district allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses under the R-C2 District and do not count towards the allowable density of the site.

Development and Site Design

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

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 22 Avenue NW.

The subject site is well-served by Calgary Transit. The subject site is approximately 230 metres (a three-minute walk) from the transit stop for bus Route 422 (Dalhousie) on 48 Street NW and

550 metres (a seven-minute walk) from Bowness Road NW where transit stops are located for bus Route 1 (Bowness/Forest Lawn), Route 40 (Crowfoot Station), Route 53 (Greenwood). Route 40 (North Hill) and Route 108 (Valley Ridge) are located 800 metres (an 11-minute walk) from the subject site along the Trans-Canada Highway (16 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. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the development permit review stage.

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)

Administration's 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 site is located within the Developed Residential – Inner City area as identified in 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.

The proposal is in keeping with relevant MDP policies as the rules of the R-C2 District allow for development forms that are low density in nature and are sensitive to the existing residential development in terms of building height, scale and massing.

Calgary Climate Strategy (2022)

This application does not include specific actions that address the objectives of the [Calgary Strategy - Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The [Montgomery Area Redevelopment Plan](#) (ARP) identifies the subject site as Low Density Residential on Figure 1.3: Future Land Use Plan. The Low-Density Residential policies of the ARP discourage the redesignation of residential parcels from R-C1 to R-C2 in an effort to secure stability and maintain the character of the neighbourhood. The ARP was created prior to

the adoption of the Municipal Development Plan in 2009 which encourages modest intensification of inner-city communities. Minor text amendments to Policies R4 and R5 in the ARP are proposed to accommodate the land use redesignation.

South Shaganappi Community Local Area Planning Project

Administration is currently working on the [South Shaganappi Community Local Area Planning Project](#) which includes Montgomery and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.