

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Montgomery and is situated on the southwest corner of Montana Crescent NW and Montalban Avenue NW. The parcel is approximately 0.07 hectares (0.18 acres) in size and is approximately 15 metres wide at the front of the parcel, 25 metres wide at the rear of the parcel and 36 metres deep. The parcel is currently developed with a single detached dwelling and detached garage. Lane access is available.

The subject site is currently designated Residential – Contextual One Dwelling (R-C1) District. It is surrounded by primarily single detached dwellings, with one parcel designated Residential – Contextual One / Two Dwelling (R-C2) District to the southeast on 46 Street NW and a couple of parcels designated Residential – Grade-Oriented Infill (R-CG) District to the southwest along 48 Street NW. A site designated Multi-Residential – Contextual Medium Profile (M-C2) District is 140 metres to the northwest of the subject site across 32 Avenue NW.

The site is ideally located near two activity centres. Market Mall, a Community Activity Centre with shopping, services and restaurants, is 500 metres to the northeast (a seven-minute walk). A Major Activity Centre including the Alberta Children’s Hospital, University District and the University of Calgary is located across Shaganappi Trail NW to the east. The retail street within University District is 1.1 km (15-minute walk or three-minute bicycle ride) to the east. Montalban Park is 140 metres (two-minute walk) to the south. Christine Meikle School (for students with complex learning needs) is 600 metres (eight-minute walk) to the northwest and Terrace Road School (Kindergarten to grade 6) is 850 metres (14-minute walk or six-minute bicycle ride) to the south.

## Community Peak Population Table

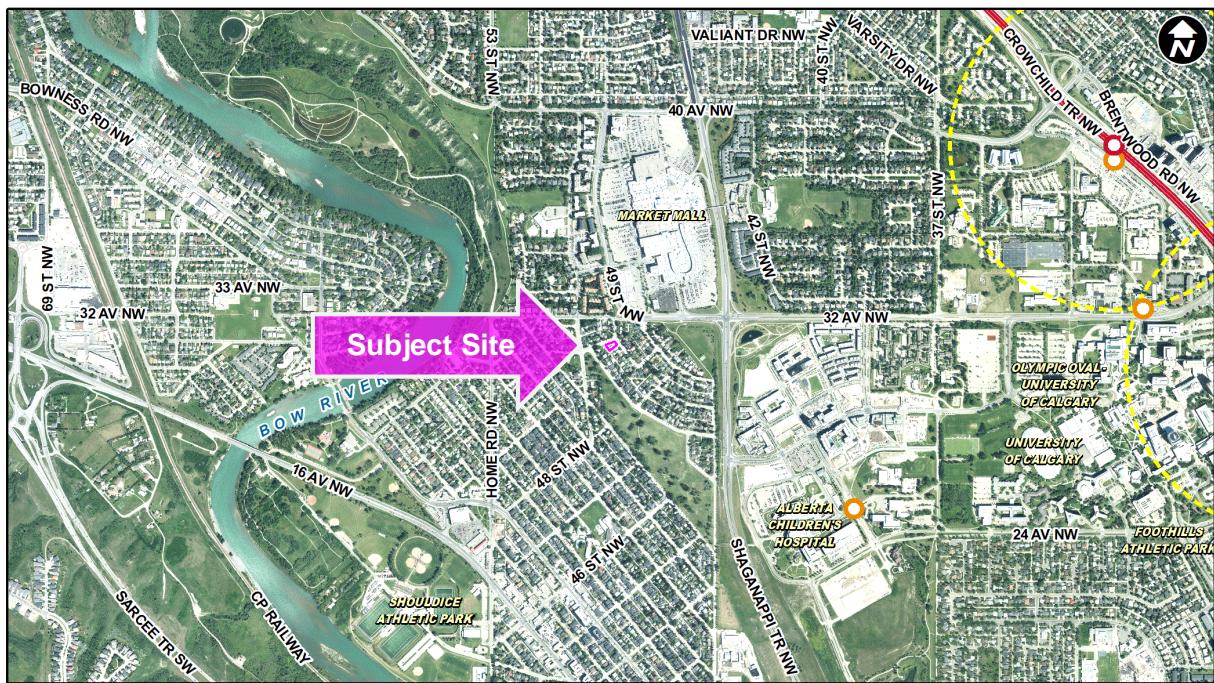
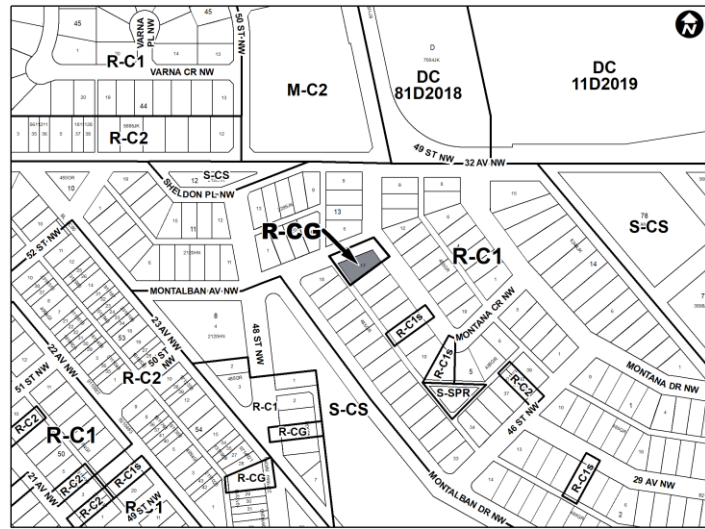
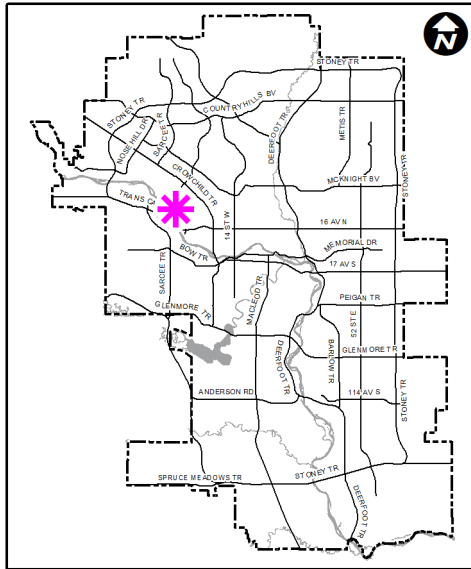
As identified below, the community of Montgomery reached its peak population in 1969.

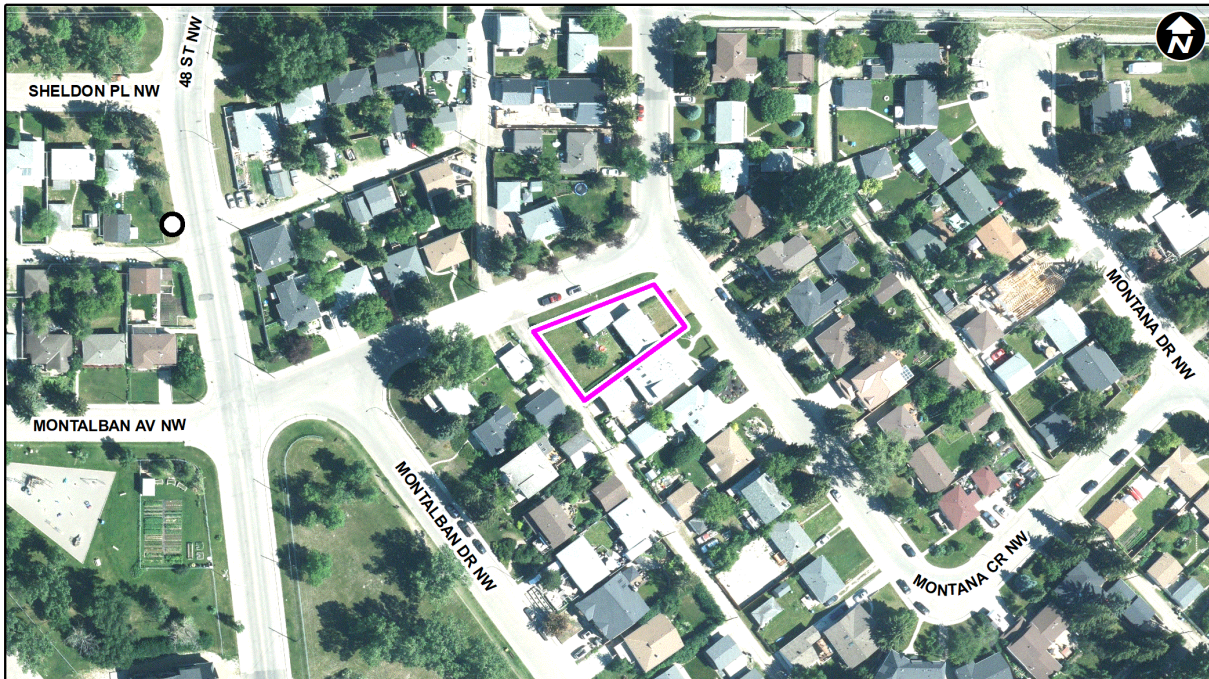
<b>Montgomery</b>	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-722
Difference in Population (Percent)	-14.6%

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 and secondary suites. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary Suites are permitted uses within the R-C1 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses 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 for a maximum of five dwelling units on the subject parcel.

Secondary suites (one backyard suite or 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 would provide guidance for future site redevelopment including appropriate uses, building massing and height, landscaping, parcel coverage and parking. Given the specific context of this corner site, additional 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;
- ensuring an engaging built interface along public frontages;
- mitigating shadowing, privacy and visual overlooking concerns; and
- ensuring appropriate location of landscaping and amenity space.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks on Montana Crescent NW and Montalban Avenue NW. An existing off-street paved pathway is available on 32 Avenue NW and an existing on-street bikeway is available on 48 Street NW and Montalban Drive NW, all which connect cyclists to the Always Available for All Ages and Abilities (5A) Network.

The parcel is well connected by transit with Routes 19 (Sunridge), 53 (Greenwood), 65 (Market Mall/Downtown West), 108 (Brentwood) and 422 (Montgomery) available within 220 metres (three-minute walk) along 49 Street NW. The nearest primary transit station is for Route 1 (Bowness) located approximately 1.0 kilometer (15-minute walk) away on Bowness Road NW.

The R-CG District includes specific requirements to provide alternate mobility storage and secure bicycle parking for units that do not include a dedicated vehicle parking stall. At the time of a development permit, vehicular parking is to be situated on-site, with access from the lane. On-street parking is unrestricted along Montana Crescent NW and Montalban Avenue NW.

A Transportation Impact Assessment and/or parking study 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. At a future development permit stage, the subject property will require a storm sewer connection for three units or more and is within the storm redevelopment levy area. Development servicing requirements will be determined through the development permit review process and development site servicing processes.

## **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 policy and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Calgary Climate Strategy (2022)**

This application does not include any strategies to address the [Calgary Climate Strategy – Pathways to 2050](#) goals. Further opportunities to align development of this site with applicable

climate strategies will be explored and encouraged at subsequent development approval stages.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located in the Developed Residential – Inner City area in the [Municipal Development Plan](#) (MDP) (Map 1: Urban Structure). The policy for the Developed Residential areas supports moderate intensification in a form that respects the scale and character of the existing neighbourhood (3.5.1.a). 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 while 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 goal of stabilizing population declines and supporting the changing demographic needs of communities.

The proposed land use amendment is in alignment with the applicable policies of the MDP.

### **Montgomery Area Redevelopment Plan (Statutory – 2005)**

The subject parcel is located in the Low Density Residential area of Figure 1.3 of the [Montgomery Area Redevelopment Plan](#) (ARP). 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 “the 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 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 proposed amendment will reclassify the subject site from Low Density Residential to Low Density Residential/Townhouse. Previous applications have undergone a similar 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 Communities Local Area Planning Project](#) which includes Montgomery and surrounding communities. Phase 2 (Explore) of the project is expected to launch in November 2023. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.