

# 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 with a detached garage. The site fronts onto 21 Avenue NW and lane access is available along the southwest side of the site.

Surrounding development is characterized primarily by single and semi-detached dwellings on parcels designated as the Residential – Contextual One Dwelling (R-C1) District and the 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 (four-minute walk) to the northwest and Montalban Park located approximately 400 metres (six-minute walk) to the east. Shouldice Athletic Park and the Shouldice Aquatic Centre are located approximately 900 metres (15-minute walk to the west). Terrace Road Elementary School is located approximately 450 metres (seven-minute walk) to the southeast. The Bowness Road NW Neighbourhood Main Street, which provides a variety of retail, restaurant and services uses, is approximately 550 metres (nine-minute walk) south of the site. The Montgomery Community Association is approximately 750 metres (12-minute walk) to the south and Market Mall is approximately 1.2 kilometres (20-minute walk) to the northeast.

## Community Peak Population Table

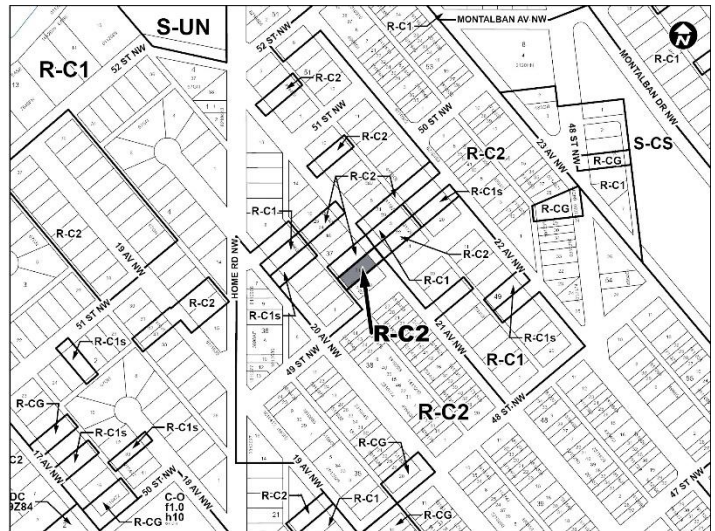
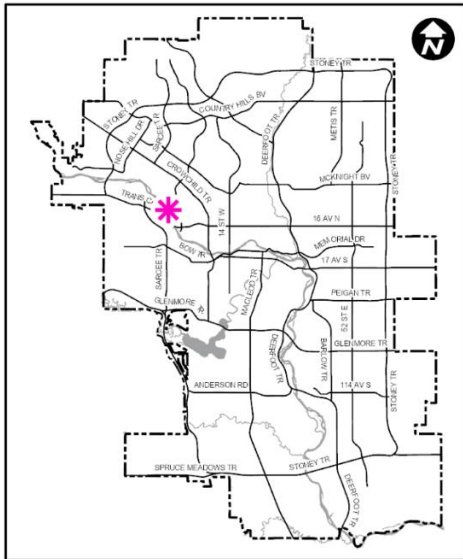
As identified below, the community of Montgomery reached its peak population in 1969.

<b>Montgomery</b>	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-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 [Montgomery Community Profile](#).

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C1 District is a low-density residential designation that 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 allows for semi-detached and duplex dwellings in addition to the uses already allowed on the site. The R-C2 District allows for a maximum building height of 10 metres. Based on the proposed district, up to two dwelling units may be constructed on the subject parcel. 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 the development of the site, including the appropriate uses, building height and massing, landscaping, parcel coverage and parking.

### Transportation

Pedestrian access to the site is available from the existing sidewalk along 21 Avenue NW, and existing on-street bikeways on Home Road NW and 22 Avenue NW are less than 150 metres from the site. Both on-street bikeways connect to the Bow River Pathways in close proximity. The nearest transit stop is located within 150 metres (two-minute walk) of the site along Home

Road NW, including Route 53 (Brentwood Station/Greenwood), Route 108 (Paskapoo Slopes) and Route 422 (Dalhousie/Montgomery). Bus stops on Bowness Road NW are approximately 300 metres away (four-minute walk), and include Route 1 (Bowness/Forest Lawn), Route 40 (Crowfoot Station/North Hill), and Route 53 (Brentwood Station/Greenwood).

At a future development permit stage vehicle access will be required from the adjacent residential lane.

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 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 amendments build 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 of this site with applicable climate strategies will be explored and encouraged 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 discourage redesignation of residential parcels from R-C1 District to R-C2 District in an effort to maintain low density residential areas and the character of the neighbourhood. The policy also notes 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, which is in alignment with this proposal. 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.