

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery and is located at 5128 – 17 Avenue NW. The parcel is approximately 0.06 hectares (0.15 acres) in size and is approximately 16 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage and lane access is available along the north side of the site.

The subject site is currently designated Residential – Contextual One Dwelling (R-C1) District and is mostly surrounded by single detached dwellings similarly designated with the R-C1 District. Parcels recently designated Residential – Grade-Oriented Infill (R-CG) District are located east of the subject site on the same block. Multiple parcels south of the subject site are designated as Residential – Contextual One / Two Dwelling (R-C2) District.

The subject site is located approximately 150 metres (a two-minute walk) from Bowness Road NW, a Neighborhood Main Street, and a significant mobility corridor through the community of Montgomery. The site is also located approximately 350 metres (a four-minute walk) from the Trans-Canada Highway (16 Avenue NW) and approximately 190 meters (a three-minute walk) from multiple green spaces including Shouldice Park and Montgomery Town Square. There are numerous shops, restaurants and other commercial services located near the subject site along Bowness Road NW and 16 Avenue NW. The subject site is also well serviced by public transit along Bowness Road NW, Home Road 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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a low-density residential designation that is applied to developed areas and 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 per parcel. Secondary suites are discretionary uses within the R-C1 District.

The proposed R-CG District is a low-density residential designation that is applied to developed areas that allows for a range of 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. The parcel area of the subject site would allow up to four dwelling units.

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

The Housing – Grade-Oriented (H-GO) District was considered as a potential land use for the subject site. The subject site meets the criteria for parcels designated H-GO as it is located within the Inner-City as identified on Map 1: Urban Structure of the *Municipal Development Plan* (MDP) and is within 200 metres of a Main Street. The applicant has nevertheless chosen to

pursue the proposed R-CG land use district as it aligns best with their future development intentions and broadens their development opportunities.

Development and Site Design

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

- the layout and configuration of the dwelling units;
- access and parking provisions; and
- mitigating shadowing, overlooking and potential privacy concerns.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 17 Avenue NW. On-street bikeway can be accessed along Home Road NW and the existing pathway along Bowness Road NW. There are no parking restrictions on 17 Avenue NW.

The subject site is well-served by Calgary Transit. The subject site is approximately 220 metres away (a three-minute walk) from the transit stop for bus Route 1 (Bowness/Forest Lawn) on Bowness Road NW and approximately 300 metres away (a four-minute walk) from the transit stop for bus Route 40 (Crowfoot Station/North Hill) and Route 108 (Paskapoo Slopes) on Home Road NW. The transit stop for bus Route 53 (Brentwood Station/Greenwood) and Route 422 (Dalhousie/Montgomery) are located on Home Road 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 delivers small and incremental benefits to climate resilience.

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

Calgary Climate Strategy (2022)

This application does not include any actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development on this site with the applicable climate strategies will be explored and encouraged at the development permit stage.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The [Montgomery Area Redevelopment Plan](#) (ARP) identified the subject parcel as within the Low-Density Residential area on Figure 1.3: Future Land Use Plan. Residential objectives include the accommodation of a range of housing design styles that can accommodate a range of ages, household size and incomes.

The Low-Density Residential Area policies generally discourage redesignation of residential parcels to high densities but notes the importance of increasing and stabilizing Montgomery's population. The proposed R-CG District is a low-density district with a built form similar to the existing R-C1 District, allowing up to four dwelling units instead of one. A minor map amendment is required to accommodate this land use amendment. The proposed policy amendment would amend Figure 1.3: Future Land Use Plan from 'Low Density Residential' to 'Low Density Residential/Townhouse' for the subject site. The proposed amendment will allow the ARPs policies to be brought into closer alignment with the MDP, which supports a wider range of low density housing forms than the ARP. Acceptable development would include semi-detached dwellings, duplex dwelling and townhouse style dwellings with a maximum of 75 units per net hectare (four dwelling units based on the size of the subject site).

Administration has also included a housekeeping amendment to Figure 1.3: Future Land Use Plan to correct an error for 5124 – 17 Avenue NW, which is directly adjacent to the subject site. At the 2023 July 25 Public Hearing of Council the adjacent site was redesignated to R-CG. At that time the ARP was not amended properly to include the correct land use category for the site of 'Low Density Residential/Townhouse'. To align the existing land use with the ARP, an amendment to Figure 1.3 is required.

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 and processed during the local area planning process and are reviewed using existing legislation and Council approved policy.