

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 21 Avenue between 51 Street NW and 49 Street NW. The parcel is approximately 0.06 hectares ± (0.14 acres ±) in size and is approximately 15 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and a lane exists to the south to provide vehicle access to the rear of the site.

The subject site is currently designated Residential – Contextual One Dwelling (R-C1) District and is surrounded by single detached dwellings as well as semi-detached dwellings designated R-C1 District and Residential – Contextual One / Two Dwelling (R-C2) District. To the southeast of the site on the corner of 48 Street NW and 20 Avenue NW is a parcel designated Residential – Grade-Oriented Infill (R-CG) district.

The site is well situated in a community that provides services and amenities to meet the day-to-day needs of residents with major transportation routes, parks, commercial and institutional uses nearby. Bowness Road NW, a Neighbourhood Main Street and part of the Primary Transit Network, is located 550 metres (a seven-minute walk) south. Shouldice Athletic Park is located approximately 800 metres (a ten-minute walk) to the southwest, Bowmont Park and the Bow River Pathway network are located approximately 300 metres (a four-minute walk) to the northwest, and Montalban Park is located approximately 500 metres (a seven-minute walk) to the east. Market Mall, a Community Activity Centre, is located approximately 900 metres (a 13-minute walk) to the northeast. The subject site is also well serviced by public transit along Home Road NW, 48 Street NW and 16 Avenue NW.

Community Peak Population Table

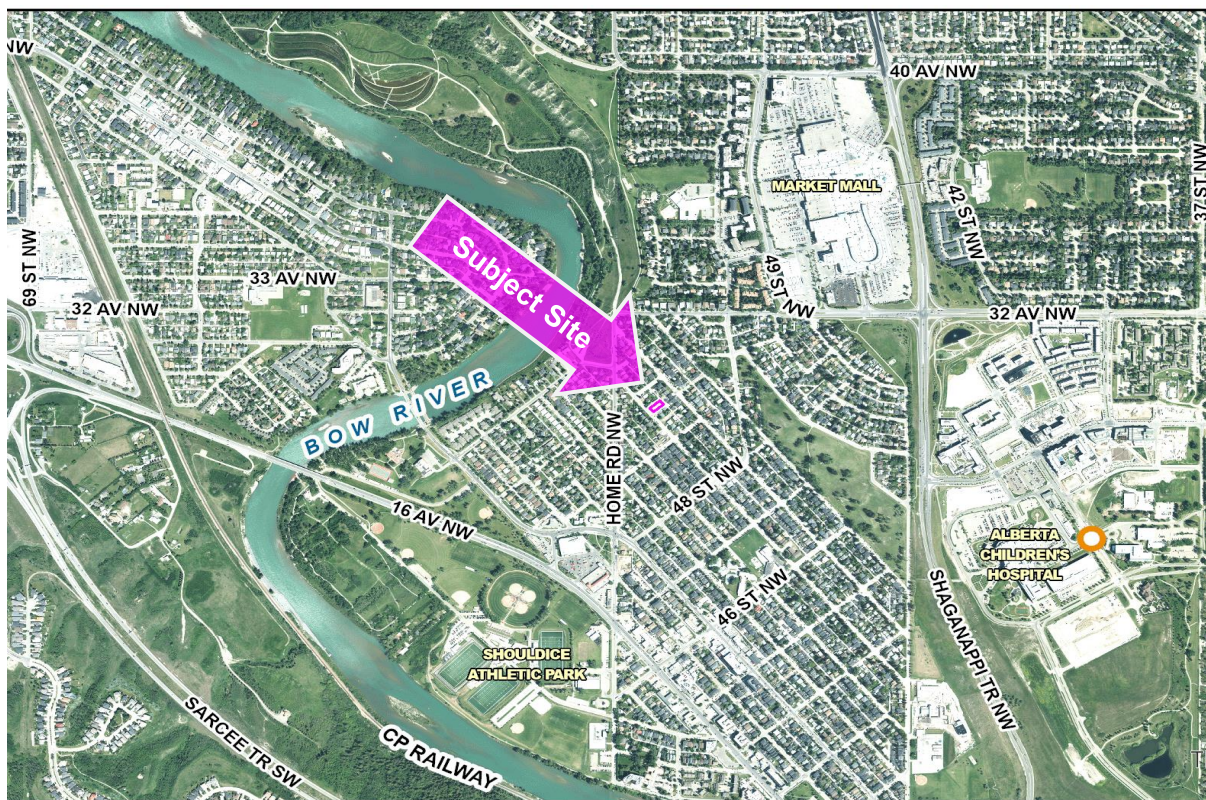
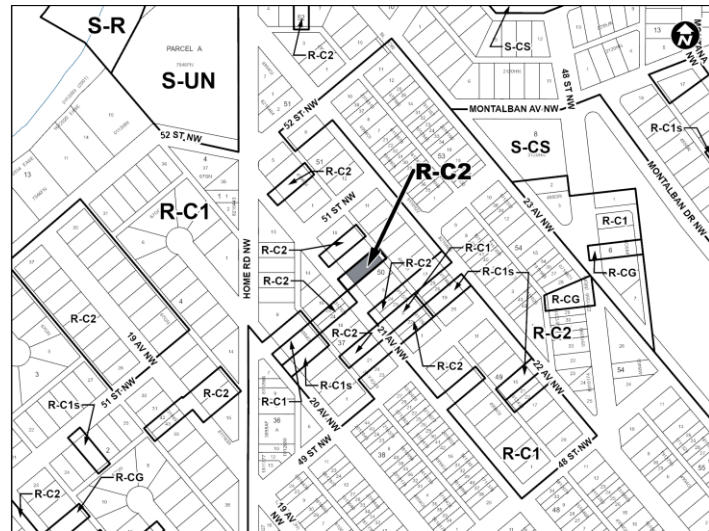
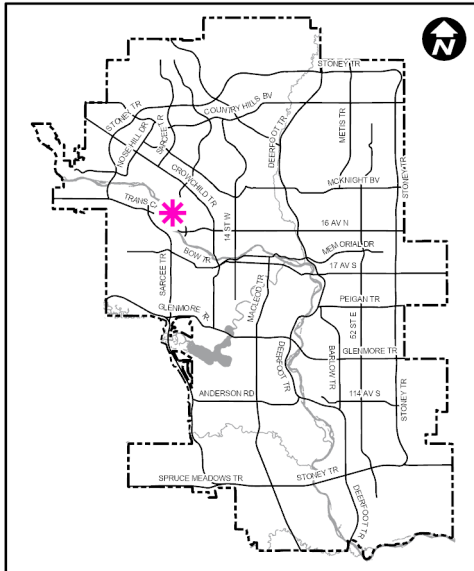
As identified below, the community of Montgomery reached its peak population in 1969.

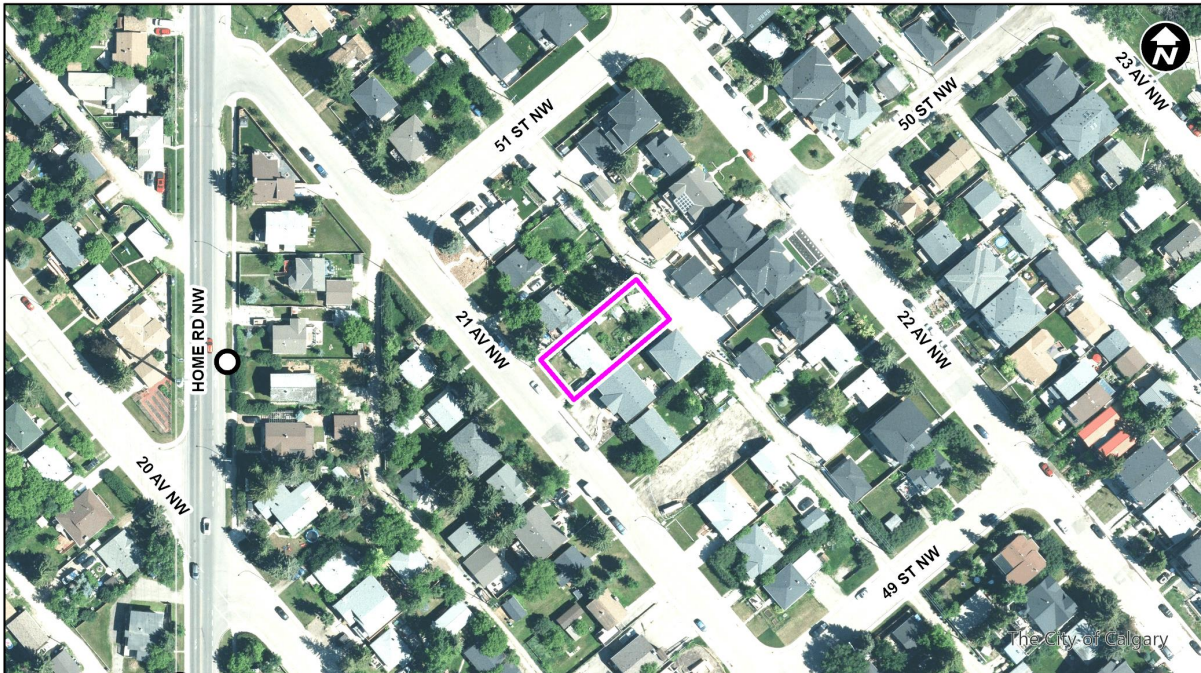
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	- 772
Difference in Population (Percent)	-14.60%

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

The application initially proposed redesignation to the R-CG District. The R-CG District is a low-density residential designation that is applied to developed areas that allows for a range of housing forms. 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 community feedback, the applicant chose to proceed with the R-C2 District proposal instead of the R-CG District.

The proposed R-C2 District is a low-density residential designation that is applied to developed areas and is primarily for single detached dwellings, semi-detached dwellings and duplex dwellings. 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 site is available from existing sidewalks along 21 Avenue NW. The subject site is 150 metres (a two-minute walk) from two existing on-street bikeways: the first on 22 Avenue NW and the second on Home Road NW; both are part of the Always Available for All Ages and Abilities (5A) Network.

The subject site is well served by Calgary Transit. The subject site is approximately 260 metres away (a four-minute walk) from the transit stop for bus Route 422 (Dalhousie) on 48 Street NW and 650 metres (a seven-minute walk) from the transit stop for bus Route 1 (Bowness) on Bowness Road NW. The transit stop for bus Route 53 (Brentwood Station), Route 108 (Brentwood) and Route 422 (Dalhousie) are located approximately 260 metres away (a four-minute walk) on Home Road NW.

Upon redevelopment all vehicular access shall come from the rear lane only, no direct vehicular access to and from 21 Avenue NW shall be permitted. On-street vehicle parking is not restricted along 21 Avenue NW.

Neither a Transportation Impact Assessment nor a parking study were 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 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 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 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) 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 District to R-C2 District in an effort to secure stability and maintain the character of the neighbourhood. The ARP was created prior to the adoption of the MDP 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 Communities Local Area Planning Project

Administration is currently working on the [South Shaganappi Communities Local Area Planning Project](#) which includes Montgomery and surrounding communities. Phase 3 (Refine) of the project is expected to launch in Spring 2024. Planning applications are being accepted and processed during the local area planning process.