

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery and is situated on the corner of 20 Avenue NW and 44 Street NW. The parcel is 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 and detached garage with access from the lane.

The subject site is currently zoned Direct Control (DC) District ([Bylaw 107Z96](#)), which is based on the R-2 District from Bylaw 2P80 with additional height restrictions. Surrounding development consists of a mix of housing types ranging from single and semi-detached dwellings to multi-residential developments. The predominant land use district immediately surrounding the parcel is Residential – Contextual One / Two Dwelling (R-C2) District, with Multi-Residential – Contextual Grade-Oriented (M-CG) District and Mixed Use – General (MU-1) District a block and a half to the south.

The site is ideally located, less than 200 metres northeast (a three-minute walk) from the Bowness Road NW Neighbourhood Main Street and 400 metres northeast (a six-minute walk) from the 16 Avenue NW Neighbourhood Main Street, both of which provide a variety of retail and service amenities. Local schools, recreation facilities and park spaces in close proximity include:

- Foundations for the Future Charter Academy, North High School Campus is 250 metres (a three-minute walk) to the southeast;
- Terrace Road Elementary School is 400 metres (a six-minute walk) to the northwest; and
- Montgomery bike park is 500 metres (a seven-minute walk) to the southeast.

Community Peak Population Table

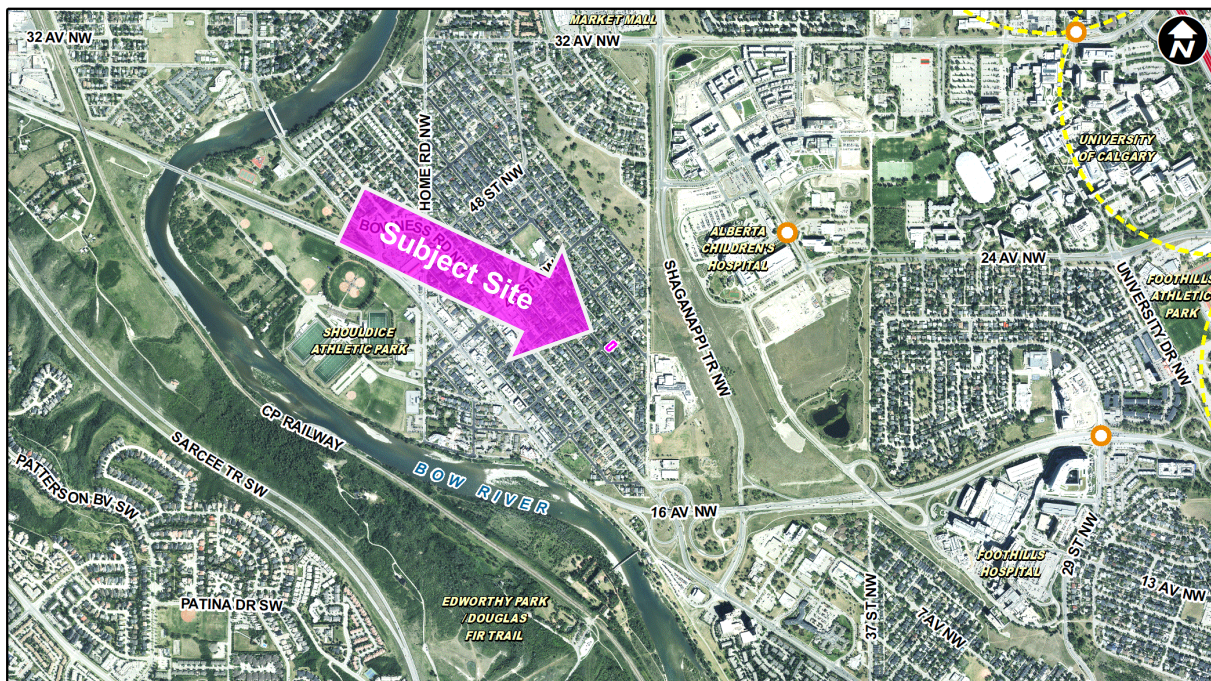
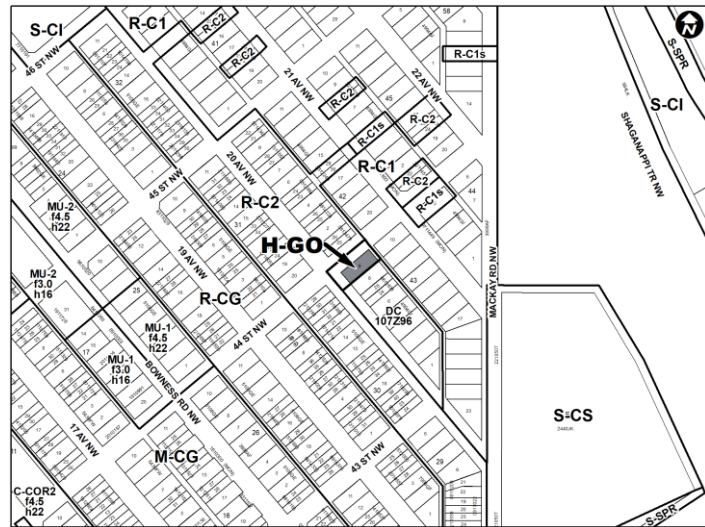
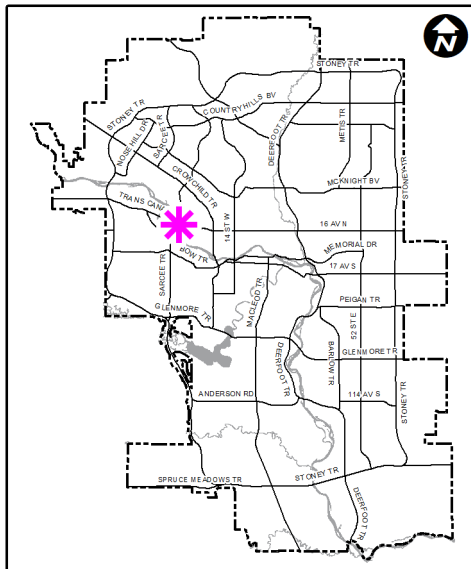
As identified below, the community of Montgomery reached its peak population in 1969.

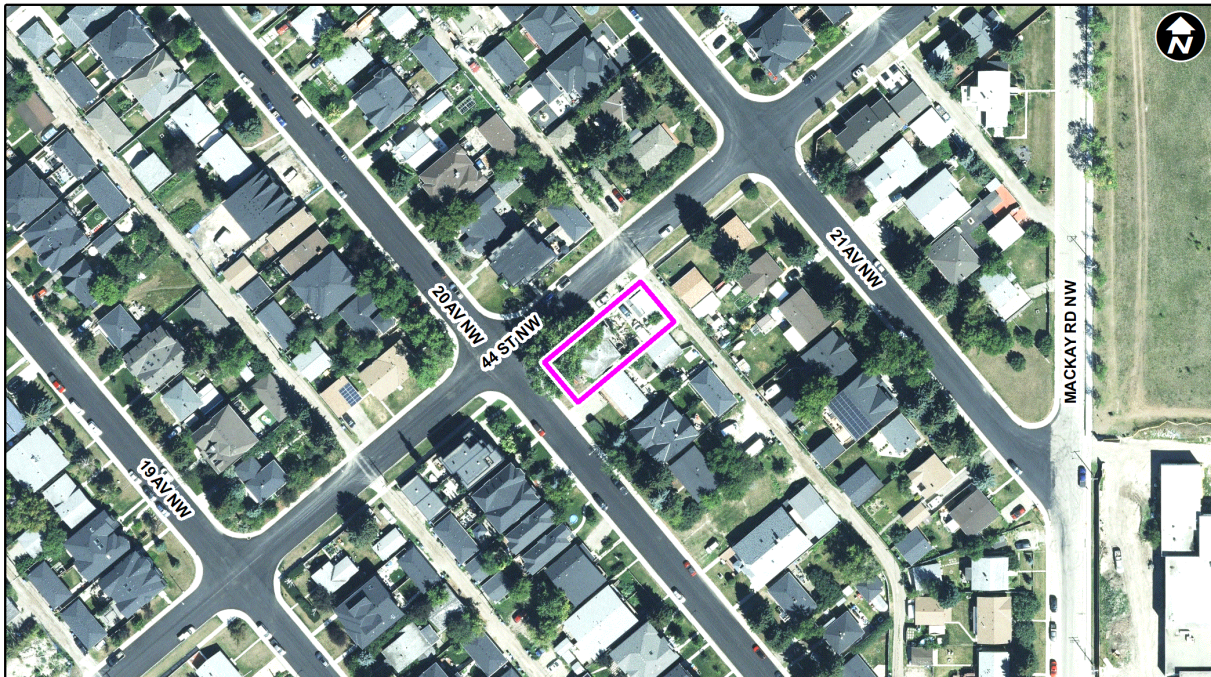
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-722
Difference in Population (Percent)	-14.6%

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 DC District ([Bylaw 107Z96](#)) is based on the R-2 Residential Low Density District from Bylaw 2P80 and allows for semi-detached dwellings. The DC District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

The proposed Housing – Grade Oriented (H-GO) District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The proposed district provides additional development flexibility in comparison to the existing DC District, as the H-GO District does not have a maximum density. This will result in an increase in the number of dwelling units that can be built at this site, which will support the local commercial and retail development along the Bowness Main Street. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard amenity space;
- maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

If the parcel is not in a location with an approved Local Area Plan (LAP), it must be in the Centre City or Inner City and one of the following location criteria must be met for the site to qualify for redesignation to the H-GO District:

- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the MDP;
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital-funded BRT station; or
- within 200 metres of primary transit service.

The subject site is located in the Inner City and is less than 200 metres from the Bowness Road NW Neighbourhood Main Street. As such, it meets the criteria to be considered for redesignation to the H-GO District. In addition to meeting the Main Street proximity location criteria, the subject site is also within 200 metres of the Primary Transit Network along Bowness Road NW thereby meeting an additional location criteria.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District would provide guidance for a future redevelopment of the site including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include but are not limited to:

- ensuring an engaging built interface along public frontages;
- parking requirements;
- mitigating shadowing, privacy and visual overlooking concerns; and
- ensuring appropriate location of landscaping and amenity space.

Transportation

Existing separated bicycle lanes are available on Bowness Road NW and an existing on-street bikeway is available along MacKay Road NW, providing access to the Always Available for All Ages and Abilities (5A) Network within 200 metres (a one-minute bicycle ride) from the parcel.

The parcel's nearest transit stop is for Route 1 (Bowness/Forest Lawn), which is the nearest primary transit station, available within 250 metres (a four-minute walk) along Bowness Road NW. Route 40 (Crowfoot Station/North Hill) is 400 metres (a five-minute walk) along 43 Street NW.

The H-GO 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 not restricted on 20 Avenue NW, and it is restricted on 44 Street NW with two hours Monday to Friday within Calgary Residential Parking Zone "CC". A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Development servicing requirements will be determined through the development permit and development site servicing plan (DSSP) 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.

Municipal Development Plan (MDP) (2009 – Statutory)

The subject site is located in 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 H-GO District allow for development forms that are contextual to the existing residential development in terms of building height, scale and massing.

Calgary Climate Strategy (2022 – Non-Statutory)

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.

Montgomery Area Redevelopment Plan (2005 – Statutory)

The subject parcel is located in the Low Density Residential area as identified in 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. To accommodate this proposal, a policy amendment in the form of a mapping amendment is required. Should this application be approved, the subject site will be reclassified from Low Density Residential to Medium Density Residential/Institutional.

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. The project is currently in Phase 3 (Refine). Planning applications are being accepted for processing during the local area planning process and reviewed using existing legislation and Council approved policy.