

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery and is situated on the southeast side of 51 Street NW, between 17 Avenue NW and 19 Avenue NW. The parcel is approximately 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 Residential – Contextual One Dwelling (R-C1) District. It is surrounded by primarily single detached dwellings, with some Residential – Contextual One / Two Dwelling (R-C2) Districts to the north, east and west and a couple of Residential – Grade-Oriented Infill (R-CG) Districts to the south along 17 Avenue NW. The Calgary Community Church is located immediately to the southwest of the site across the side lane.

The site is located less than 200 metres north (a four-minute walk) from the Bowness Road NW Neighbourhood Main Street. Nearby amenities include access to Bowmont Park and the Bow River Pathway system which is 500 metres (an eight-minute walk) to the north. Shouldice Athletic Park and the Shouldice Aquatic Centre are located approximately 400 metres (a seven-minute walk) to the west. Terrace Road Elementary School is located approximately one kilometre (a 16-minute walk) to the southeast.

Community Peak Population Table

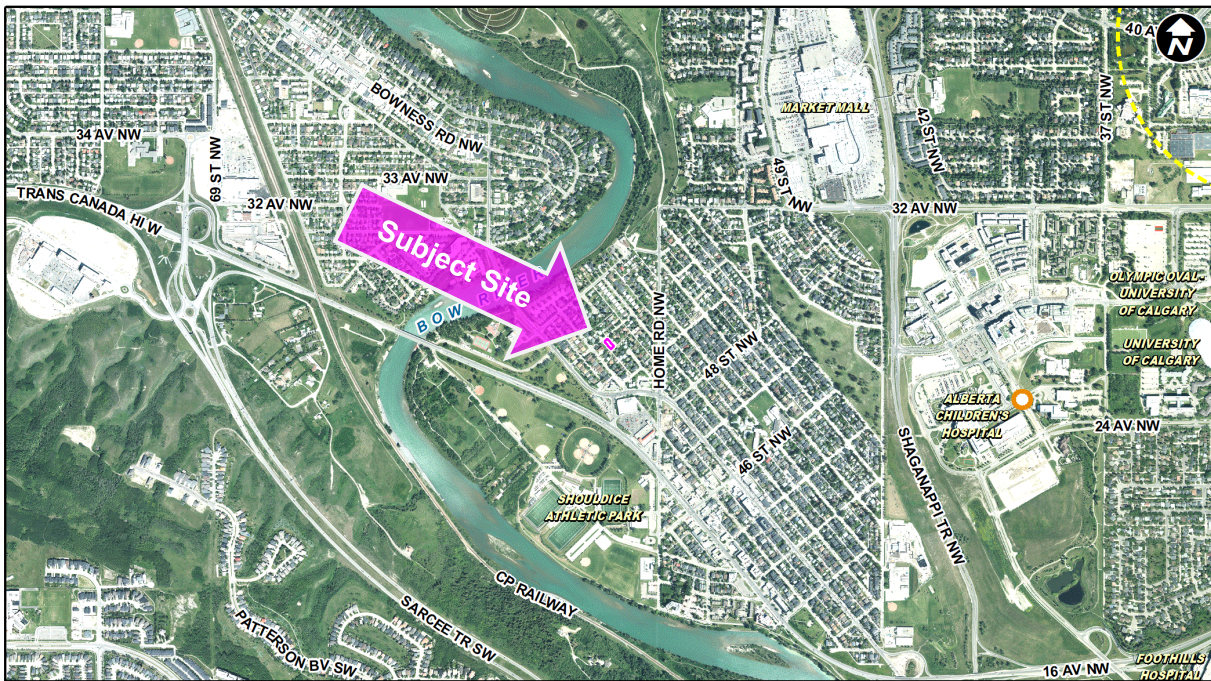
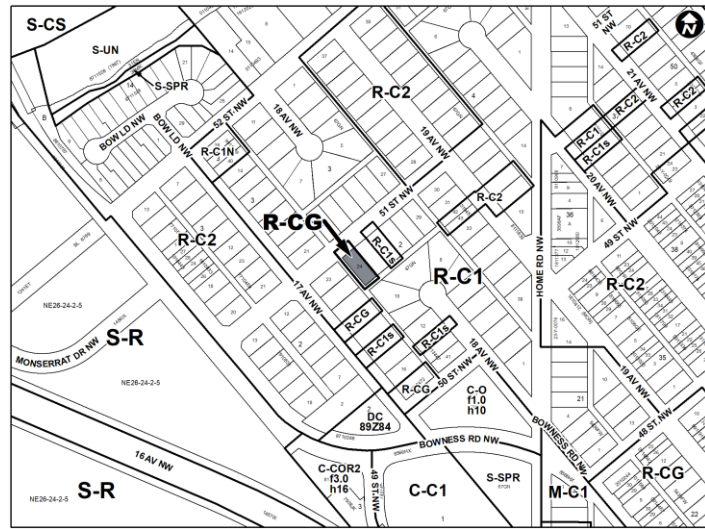
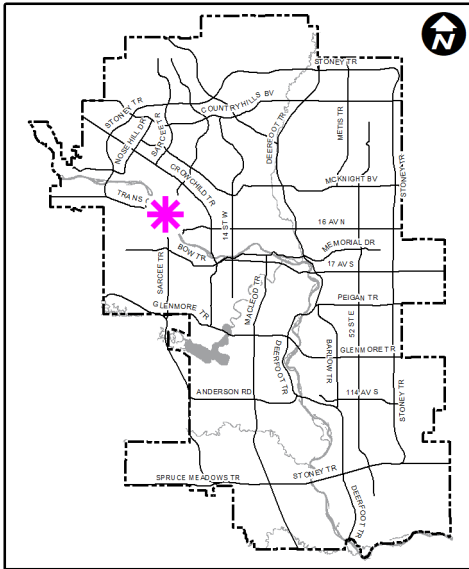
As identified below, the community of Montgomery reached its peak population in 1969.

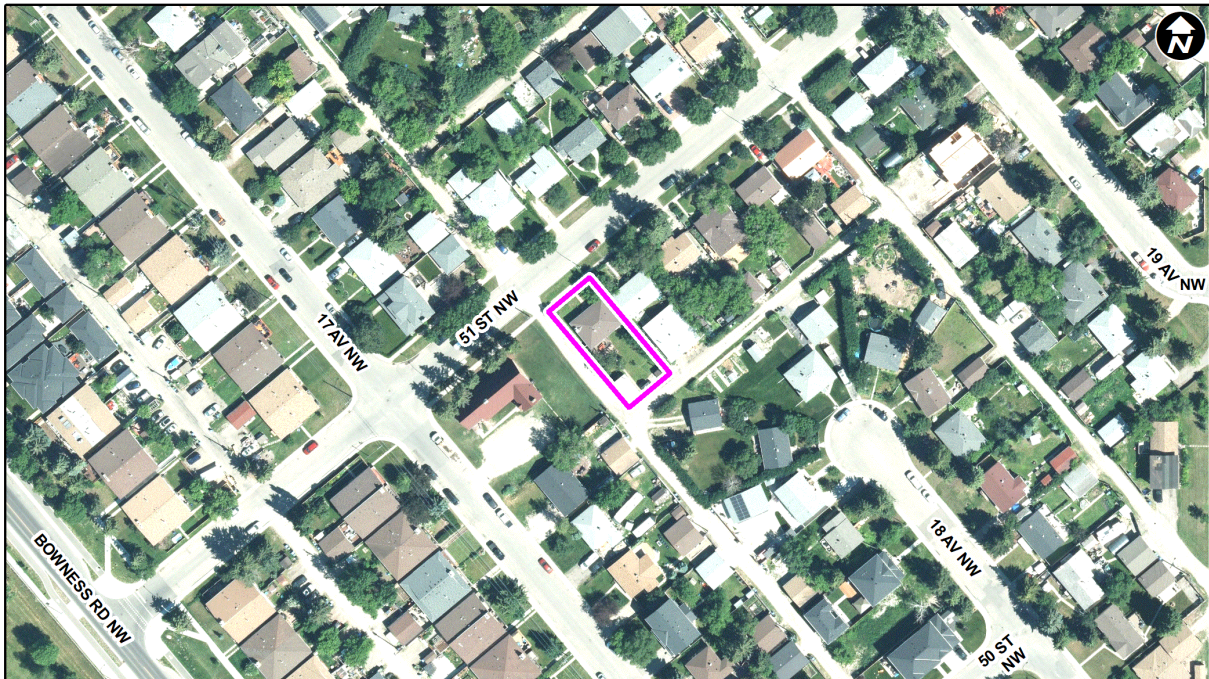
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-722
Difference in Population (Percent)	-14.6%

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 R-C1 District 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-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 units per hectare. Based on the parcel area, this would allow for a maximum of four dwelling units on the subject parcel.

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 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 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;
- mitigating shadowing, privacy and visual overlooking concerns; and
- locating landscaping and amenity spaces appropriately.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 51 Street NW. An existing on-street bikeway is available on 52 Street NW and Home Road NW. Also an existing pathway is available on Bowness Road NW, providing access to the Always Available for All Ages and Abilities (5A) Network within 160 metres (a one-minute bicycle ride) from the parcel.

The parcel's nearest transit stops are for Routes 40 (Crowfoot Station/North Hill) and 53 (Brentwood Station/Greenwood) available within 300 metres (a four-minute walk) along Bowness Road NW. This stop is also the nearest primary transit station for Route 1 (Bowness). Route 108 (Brentwood) and 422 (Montgomery) are available within 450 metres (a seven-minute walk) along Home 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.

A Transportation Impact Assessment or parking study was not required as part of this application.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the subject site. At a future Development Permit stage, Development servicing requirements will be determined through the development permit review process and Development Site Servicing (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) (Statutory - 2009)

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 R-CG 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)

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 (Statutory – 2005)

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, the ARP states that “all R-1, R-2 and Direct Control Districts with low-density residential guidelines shall continue”. 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. Should this application be approved, the subject site will be reclassified from Low Density Residential to Low Density Residential/Townhouse. The proposed ARP amendment is in alignment with MDP policies that encourage contextually appropriate inner-city redevelopment.

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 3 (Refine) of the project is expected to launch in Spring 2024. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.