

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery along Home Road 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 with vehicle access from the rear lane.

Surrounding development is primarily made up of single and semi-detached dwellings designated Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District. Following 2024 August 6, the subject parcel and surrounding properties will be designated Residential – Grade-Oriented Infill (R-CG) District in accordance with Council’s approval of the citywide rezoning for housing.

Nearby amenities include access to Bowmont Park and the Bow River Pathway system which is approximately 200 metres (a three-minute walk) to the north and Montalban Park located approximately 500 metres (an eight-minute walk) to the east. Shouldice Athletic Park and Shouldice Aquatic Centre are located approximately 700 metres (a 12-minute walk) to the west. Terrace Road Elementary School is located approximately 800 metres (a 13-minute walk) to the southeast. Bowness Road, a neighbourhood main street, which provides a variety of retail, restaurants and services, is approximately 400 metres (a six-minute walk) to the south. The Montgomery Community Association is approximately 900 metres (a 15-minute walk) to the south.

Community Peak Population Table

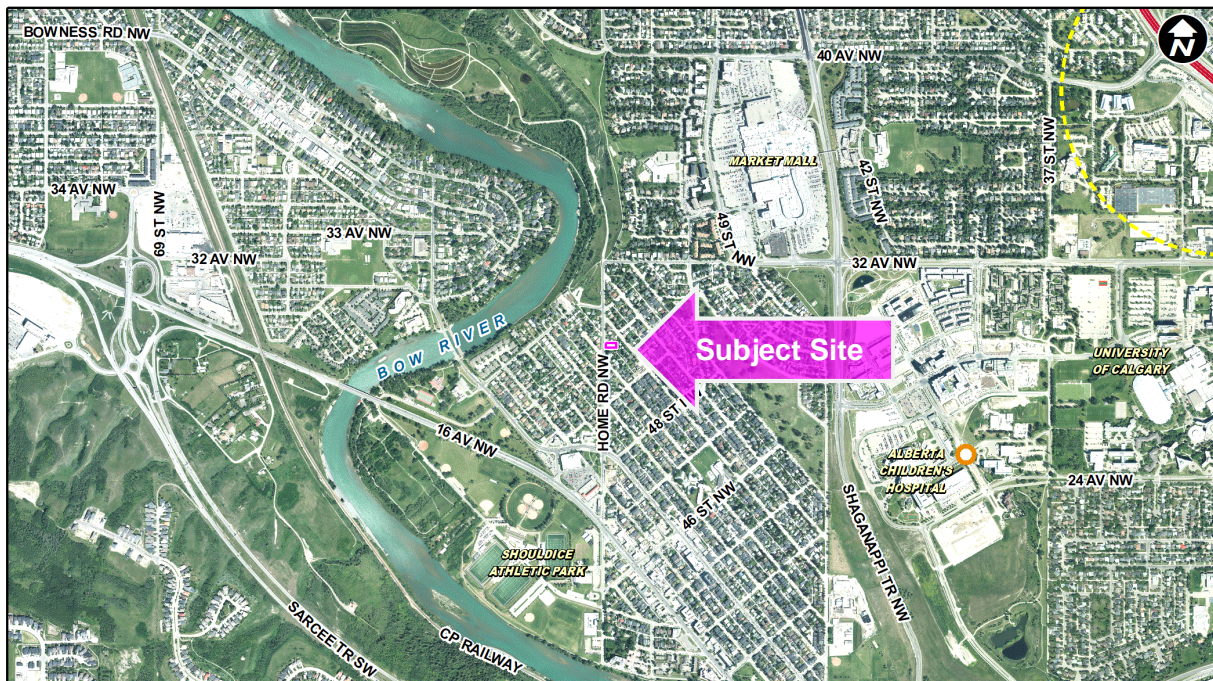
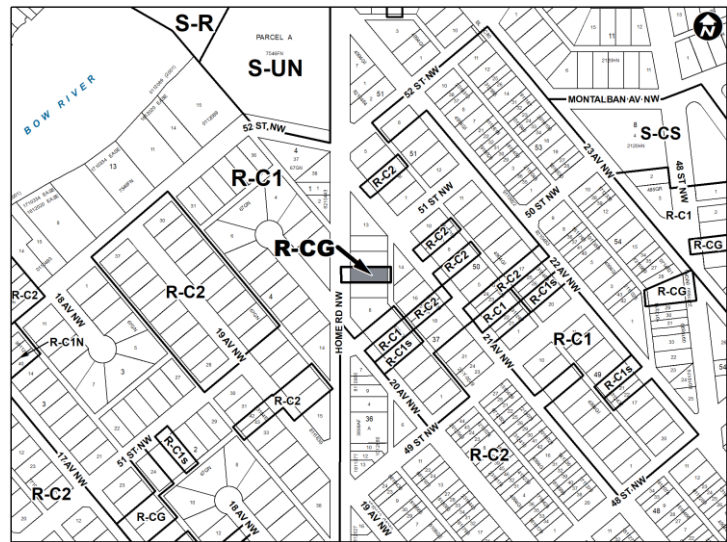
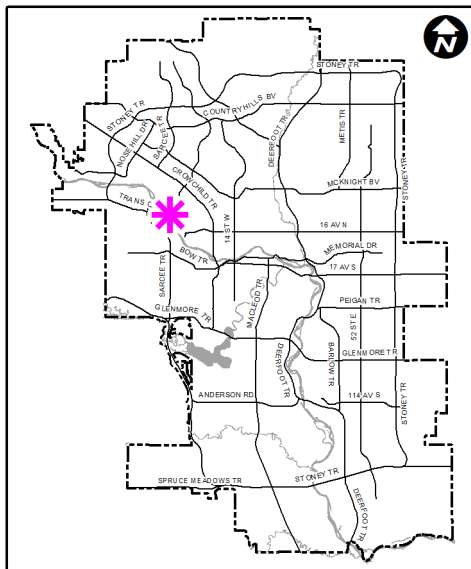
As identified below, the community of Montgomery reached its peak population in 1969.

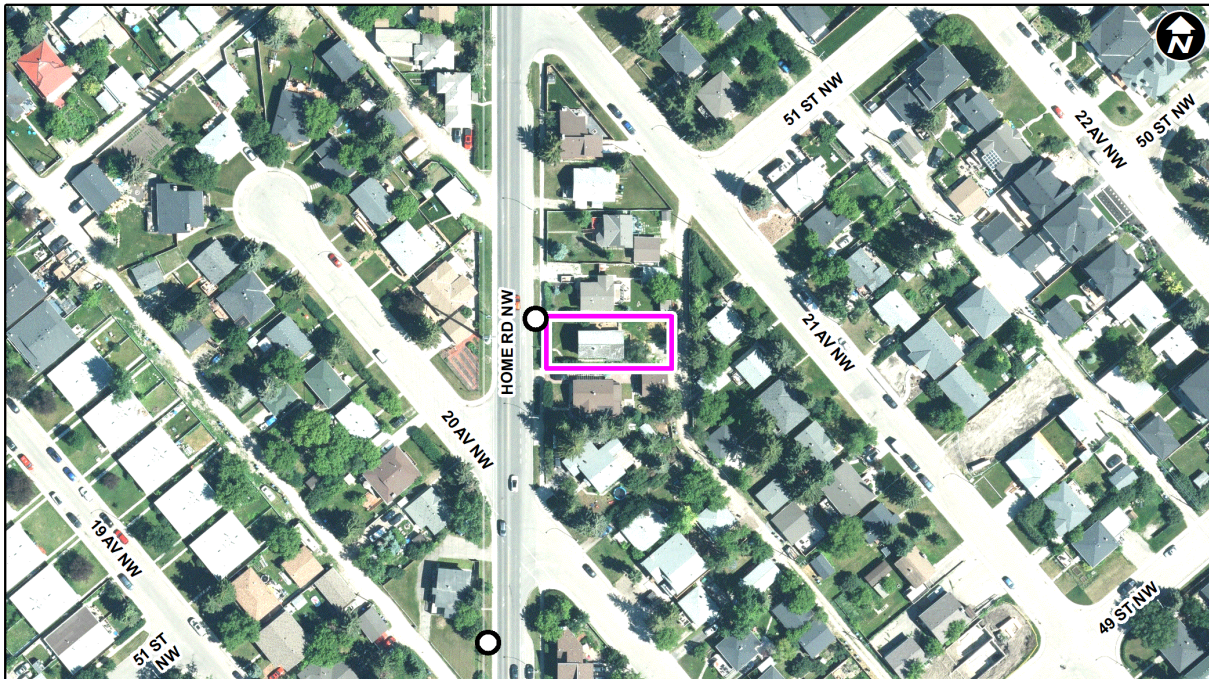
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	- 722
Difference in Population (Percent)	-14.6%

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

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

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 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.

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 strategies are being explored and encouraged at the development approval stages.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The subject site 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). Residential objectives include the accommodation of a range of housing design styles that can accommodate a range of household size and incomes.

The Low Density Residential Area policies of the ARP discourage redesignation of residential parcels to high densities but notes the importance of increasing and stabilizing Montgomery's population. A map amendment is required to 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 ARP's policies to better align with the MDP and the approved R-CG District redesignation, which supports a wider range of low-density housing forms.

South Shaganappi Communities Local Area Planning Project

This site is located in Area 13 (South Shaganappi Communities), which includes Montgomery and surrounding communities. Administration is currently developing the [South Shaganappi Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing *Montgomery Area Redevelopment Plan* (ARP). The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *South Shaganappi Communities Local Area Plan* (LAP).