

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Montgomery on the northeast side of 21 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. The site is currently occupied by a single detached dwelling and has a lane access.

The subject site is designated Residential – Contextual One / Two Dwelling (R-C2) District. The surrounding area is predominantly a mix of single detached and semi-detached dwellings with Residential – Contextual One Dwelling (R-C1) District to the north and northeast and the Residential – Contextual One / Two Dwelling (R-C2) District to the south and southwest of the site. 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.

The subject site is approximately 350 metres (a six-minute walk) east of Bowness Road NW and approximately 500 metres (an eight-minute walk) east of 16 Avenue NW. These streets are classified as Neighbourhood Main Street and Urban Main Street, respectively, as per the *Municipal Development Plan* (MDP). Both these streets are also part of the Primary Transit Network as per the MDP. These streets host a wide range of commercial businesses and retail services. Furthermore, the subject site is located 200 metres (a three-minute walk) from Montgomery Community Park.

## Community Peak Population Table

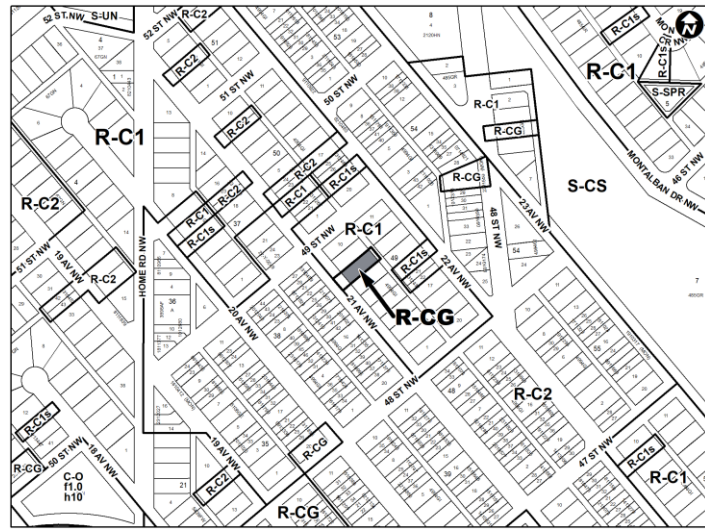
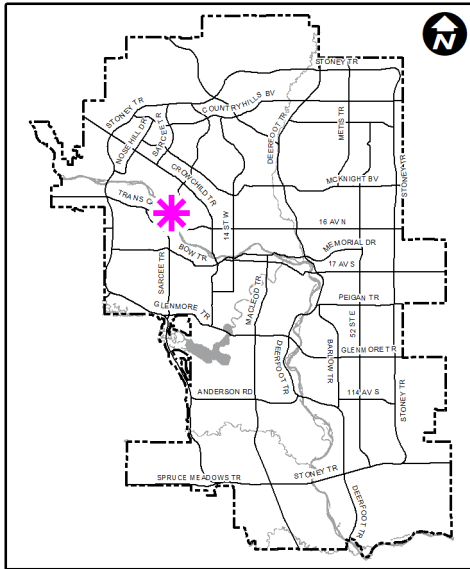
As identified below, the community of Montgomery reached its peak population in 1969.

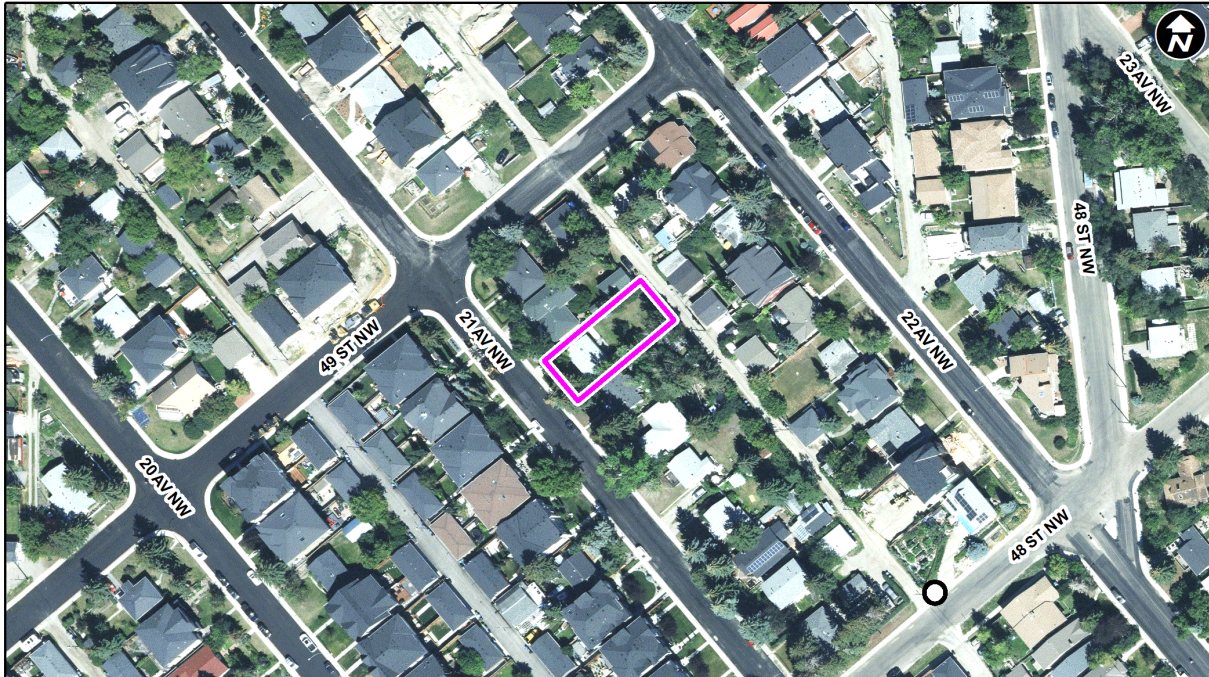
<b>Montgomery</b>	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

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 higher densities but also 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).