

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery. The mid-block parcel is located just southeast of 46 Street NW, facing 20 Avenue NW to the southwest. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding development is primarily made up of single and semi-detached dwellings designated Residential – Grade-Oriented Infill (R-CG) District. The site is approximately 60 metres (a one-minute walk) southeast of Terrace Road Elementary School, which also includes a preschool and a daycare facility. It is about 240 metres (a four-minute walk) from Bowness Road NW, a designated Neighbourhood Main Street in the *Municipal Development Plan* (MDP), featuring numerous shops, restaurants and other commercial establishments.

The Montgomery Community Association is approximately 500 metres (an eight-minute walk) southwest of the site, located adjacent to Shouldice Athletic Park. Montalban Park is approximately 350 metres (a five-minute walk) to the north, and the Bow River Pathway is approximately 850 metres (a 14-minute walk) to the south. Alberta Children’s Hospital is about 1.6 kilometres (a 26-minute walk) northeast of the subject site.

Community Peak Population Table

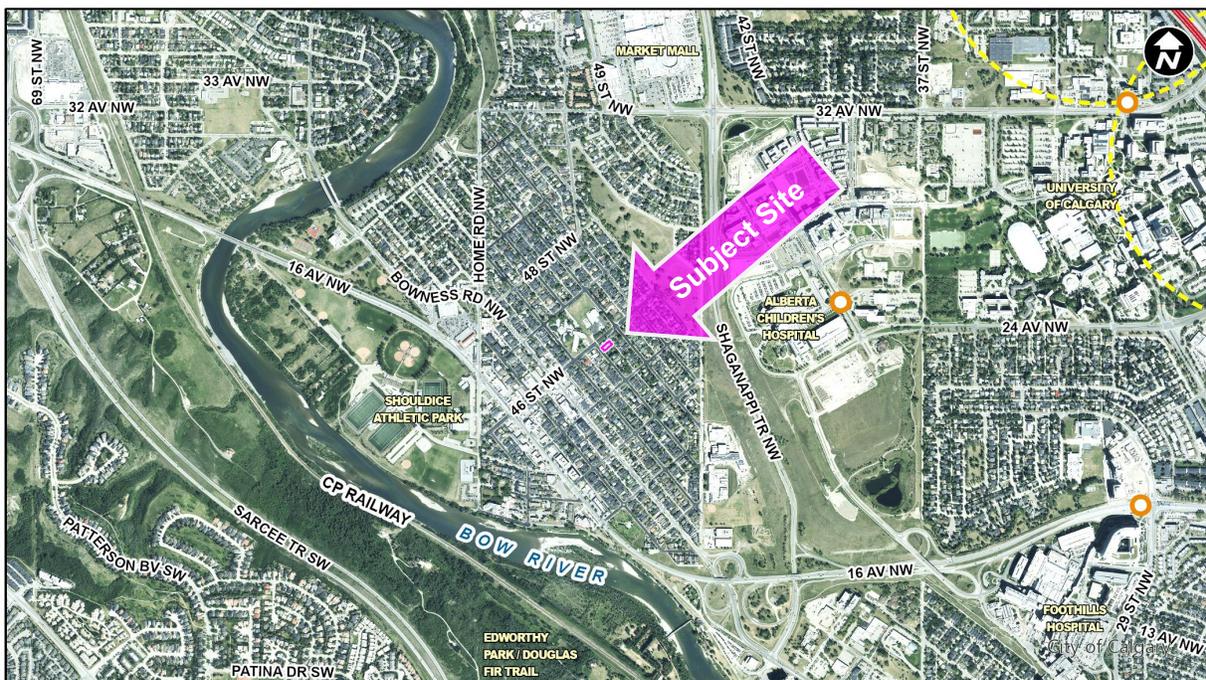
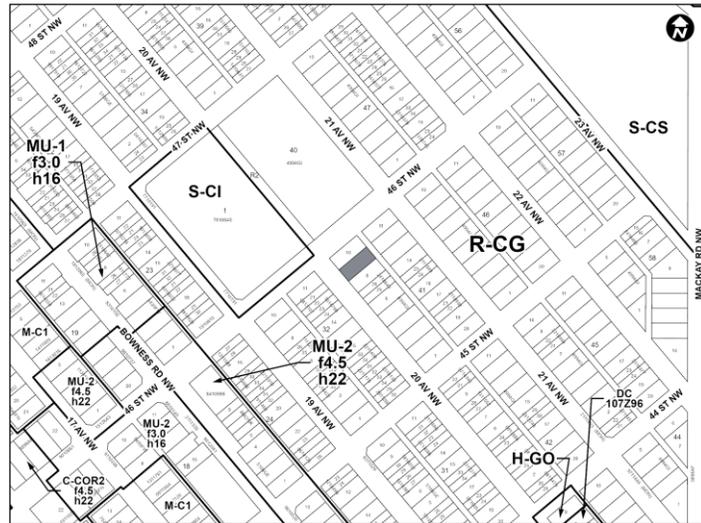
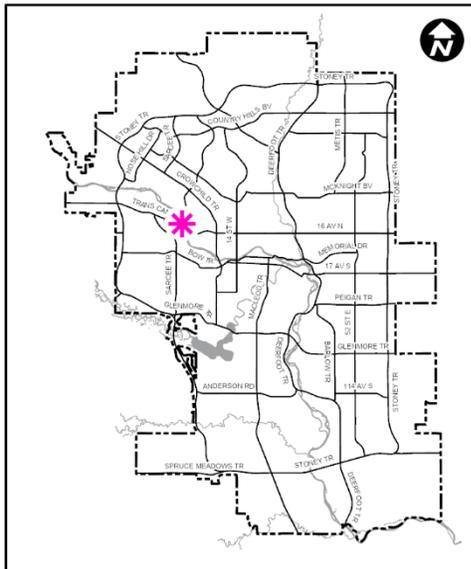
As identified below, the community of Montgomery reached its peak population in 1969.

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

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-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. Secondary suites are permitted in the R-CG District. Based on the size of the subject parcel, the R-CG District would allow for up to four dwelling units and secondary suites.

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 will be explored and encouraged at the development permit 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. This category does not allow for townhouse or rowhouse building types. 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 R-CG District, which supports a wider range of low-density housing forms, including townhouses and rowhouses.

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).