Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery and is a mid-block parcel along the west side of Mackay Road NW. The approximately 0.06 hectare (0.14 acre) site has rear lane access and is approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling and rear detached garage.

The immediate surrounding development consists predominantly of single and semi-detached dwellings, and a high school east of the site across Mackay Road NW. As of 2024 August 6, the subject parcel and surrounding residential properties were designated Residential – Grade-Oriented Infill (R-CG) District in accordance with Council's approval of the citywide rezoning.

The site is within 340 metres (a six-minute walk) of Bowness Road NW which is part of the Primary Transit Network and is a Neighbourhood Main Street per the *Municipal Development Plan* (MDP). The site is also across the street from Foundations for the Future Charter Academy North High School Campus.

Community Peak Population Table

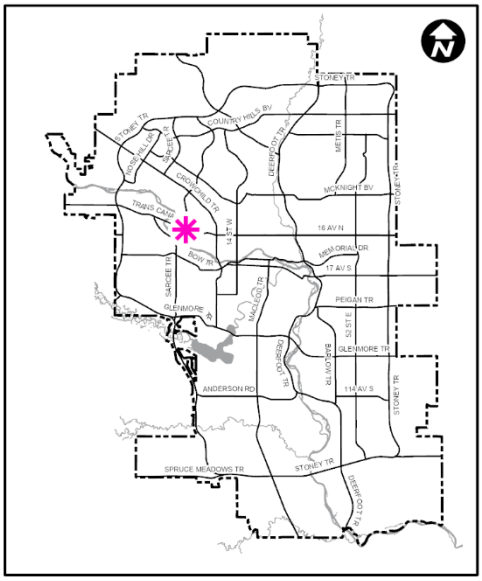
As identified below, the community of Montgomery reached its peak population in 1969.

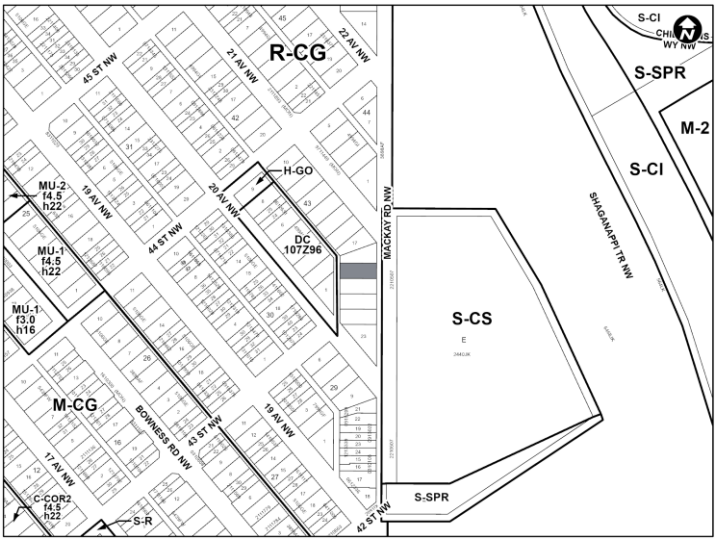
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

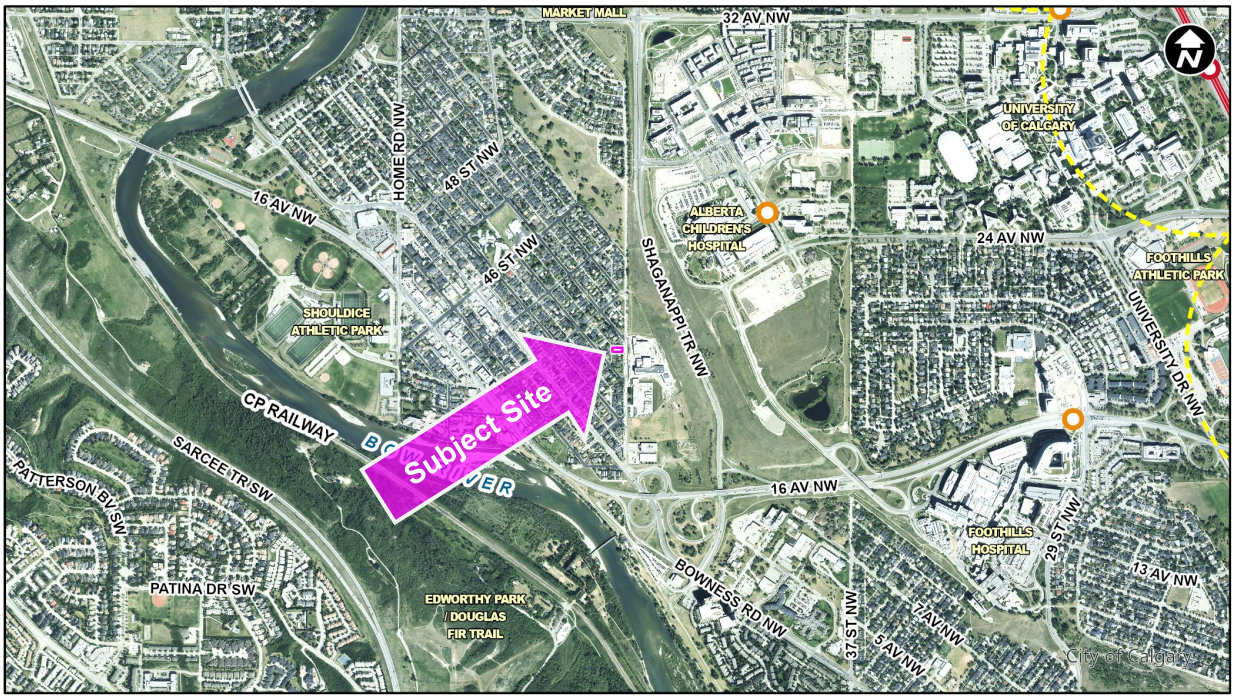
Source: *The City of Calgary 2019 Civic Census*

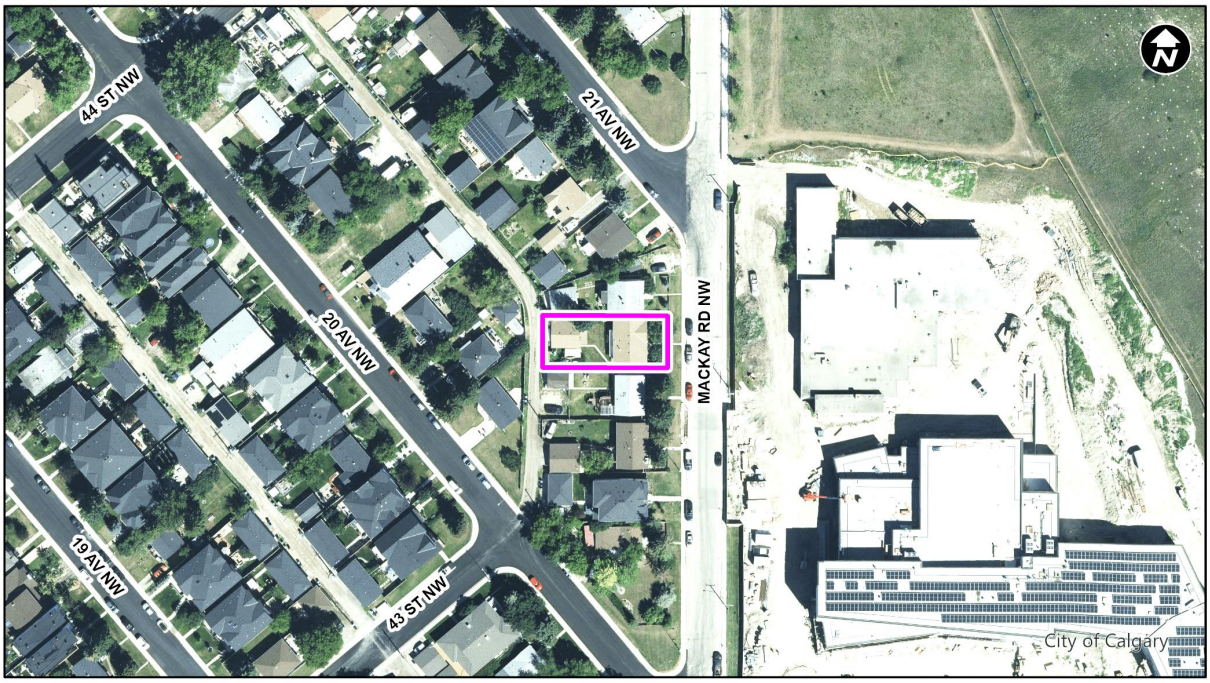
Additional demographic and socio-economic information may be obtained online through the Montgomery Community Profile.

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 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite and 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.

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 on Map 1 (Urban Structure) of 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 climate strategies will be 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 minor 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 existing R-CG land use to better align with the ARP policies.

South Shaganappi Communities Area Plan (Non-Statutory – 2011)
The site is located in the Inner City Residential area as identified in Map 3 – Development Strategy and Urban Structure of the *South Shaganappi Communities Area Plan*. Strategic objectives note creating complete communities should allow for the creation of attractive housing areas that provide appropriate scale and density in order to retain existing and attract new residents. The proposed policy amendments align with the objectives of the Area Plan.

South Shaganappi 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 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).