



LOC2023-0332 / CPC2024-0259

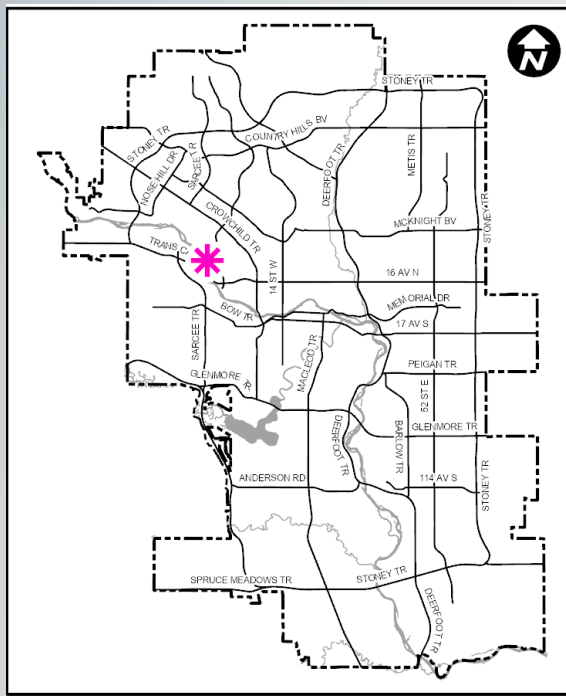
Land Use and Policy Amendment

May 7, 2024

Calgary Planning Commission's Recommendation:

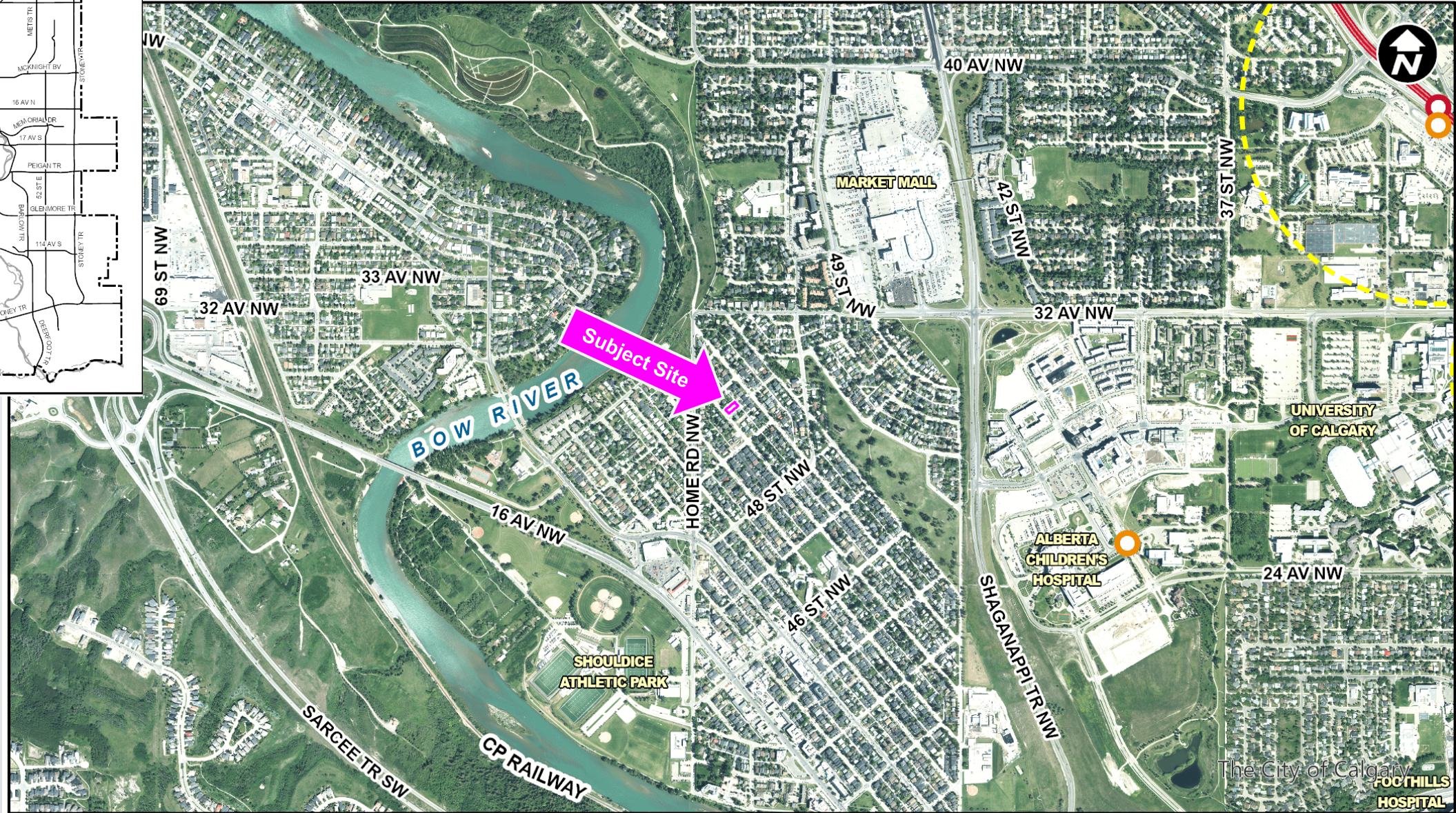
That Council:

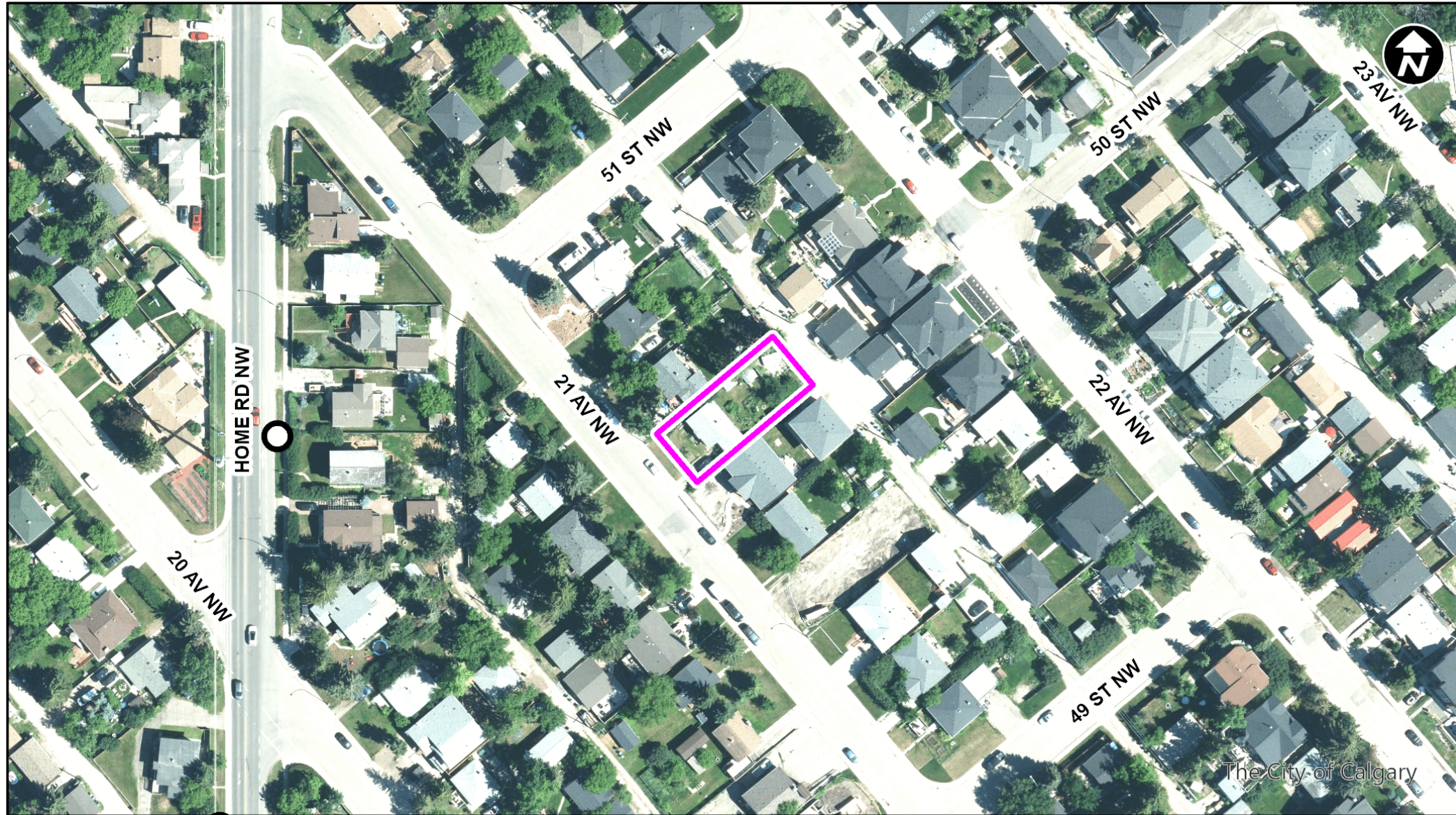
1. Give three readings to **Proposed Bylaw 24P2024** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 132D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5104 – 21 Avenue NW(Plan 4994GI, Block 50, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One/Two Dwelling (R-C2) District.



LEGEND

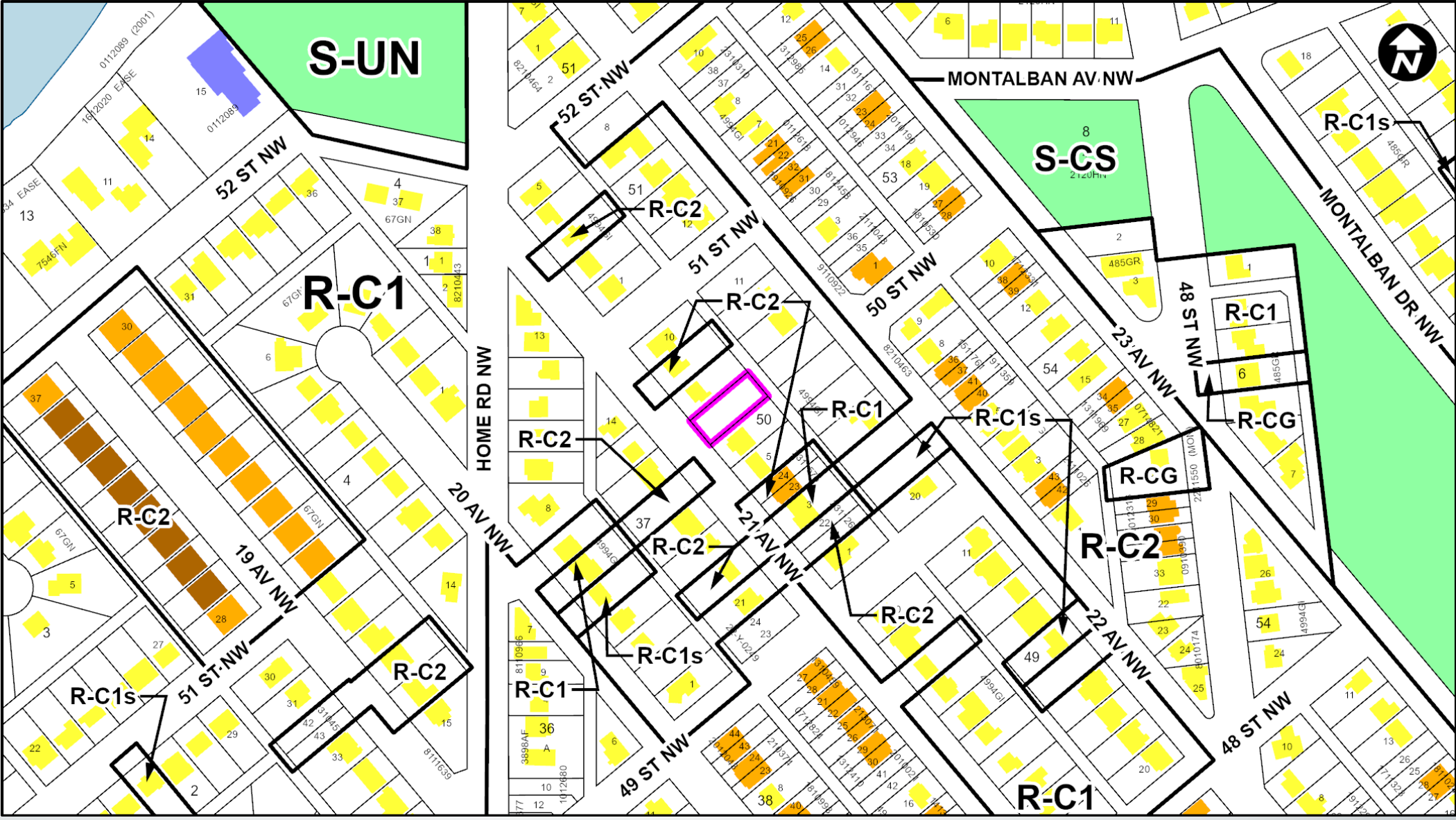
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



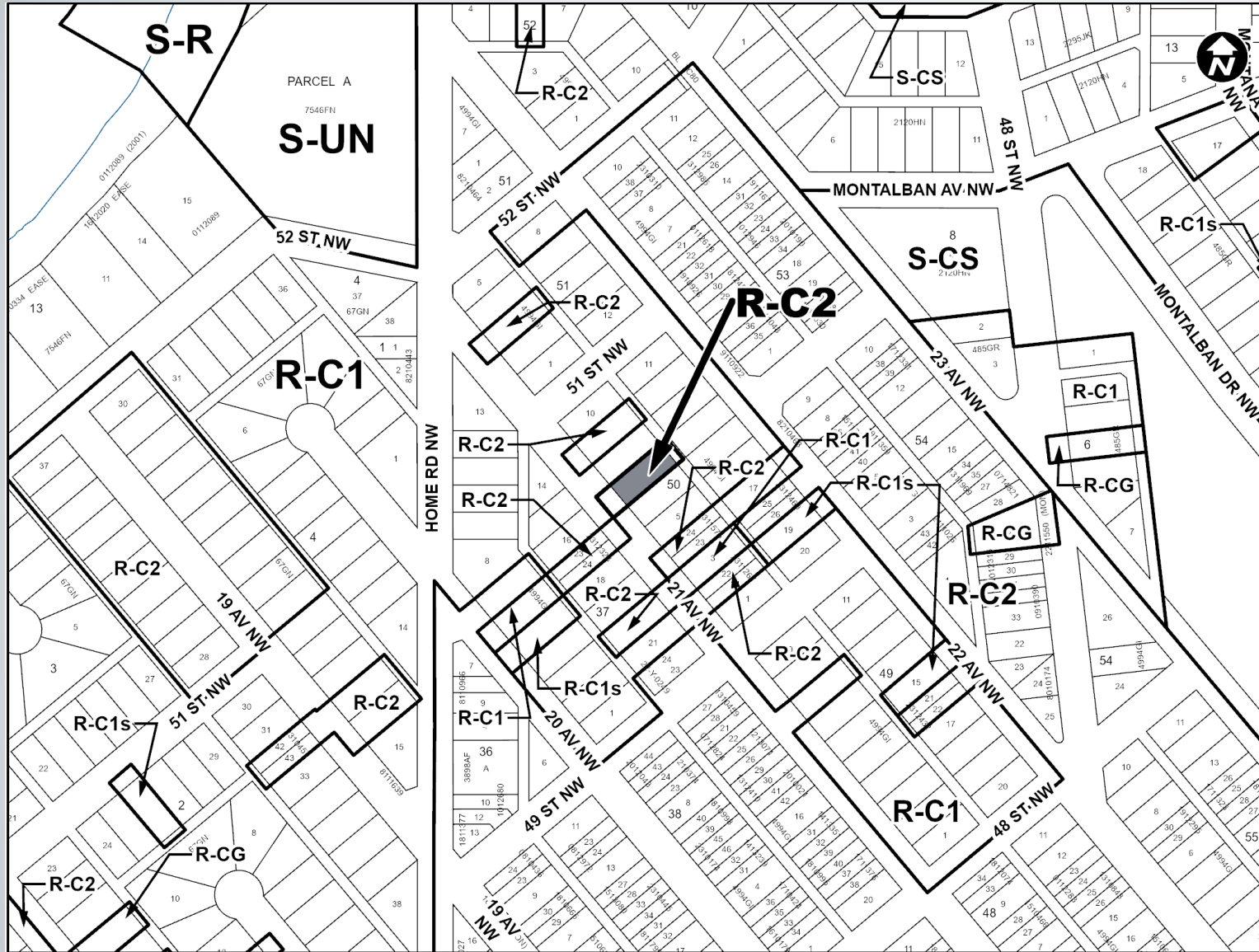
**LEGEND**

○ Bus Stop

Parcel Size:**0.06 ha
15m x 36m**



- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed Residential – Contextual One/Two Dwelling (R-C2) District:

- Accommodates low-density development including single detached and semi-detached housing
- Maximum building height of 10.0 metres
- Maximum density of 2 dwelling units, plus suites

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 24P2024** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 132D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5104 – 21 Avenue NW(Plan 4994GI, Block 50, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One/Two Dwelling (R-C2) District.

Supplementary Slides



View from 21 Ave NW



View from 51 St NW



View from the rear lane at the back of the property

