



# Public Hearing of Council

Agenda Item: 7.2.7



## LOC2023-0112 / CPC2023-0706 Policy & Land Use Amendment

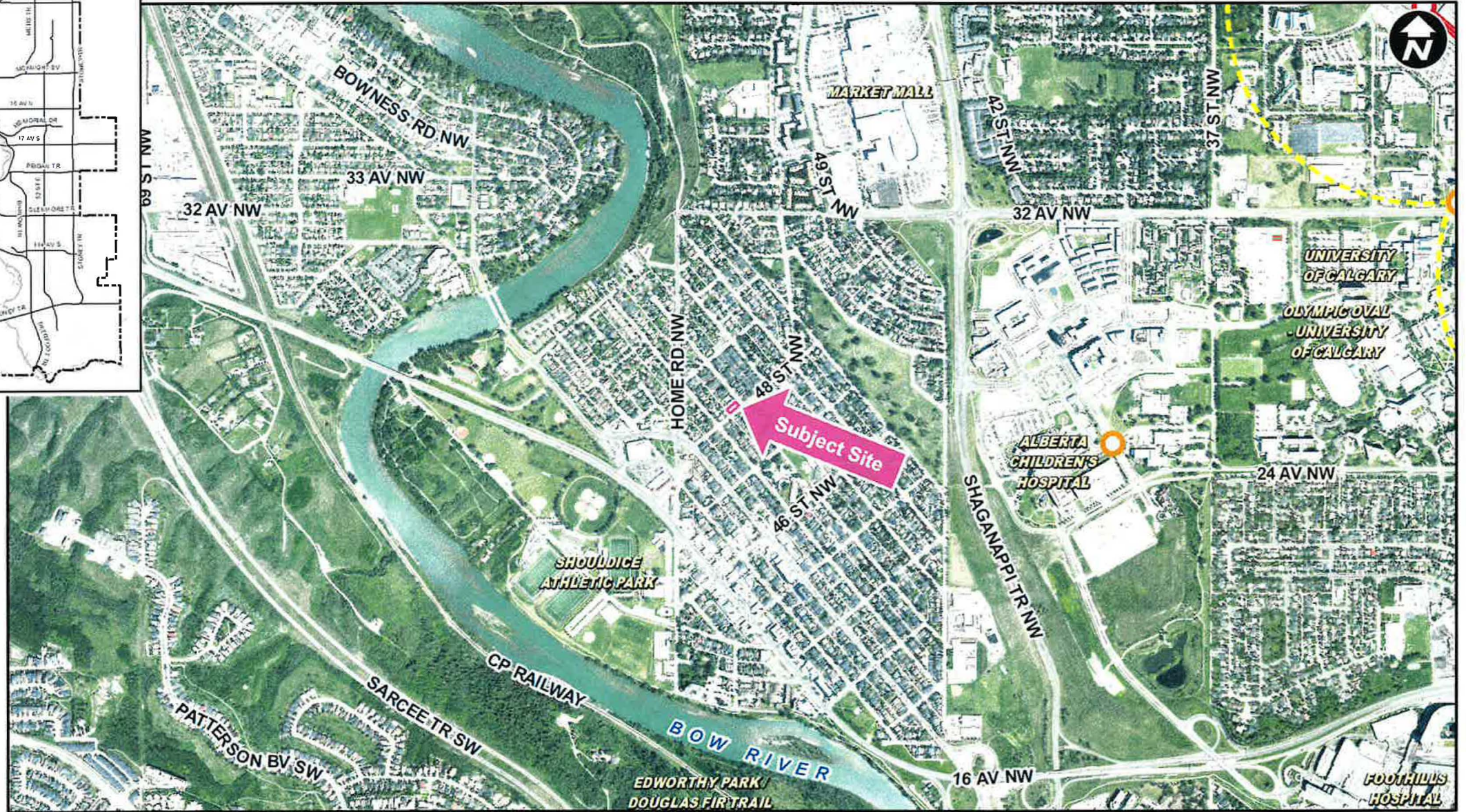
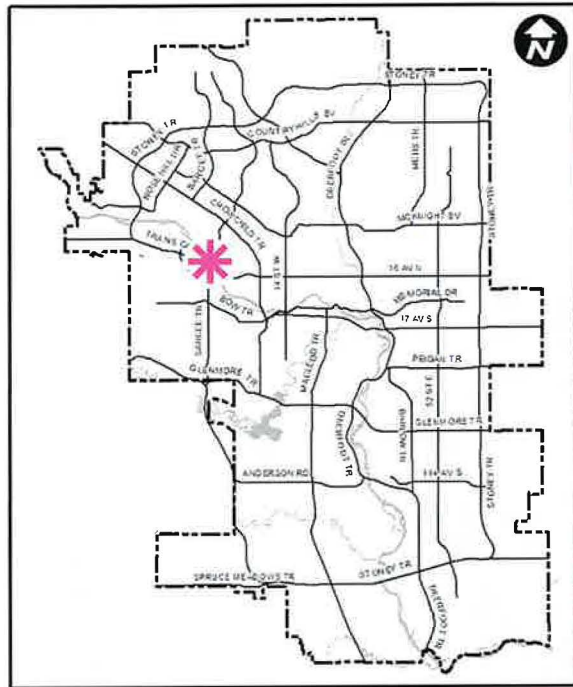
September 19, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 19 2023  
ITEM: 7.2.7 CPC2023-0706  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 60P2023** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 129D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4903 – 20 Avenue NW (Plan 5106GE, Block 35, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



**LEGEND**

- 600m buffer from LRT station
- LRT Stations**

  - Blue
  - Red
  - Green (Future)

- LRT Line**

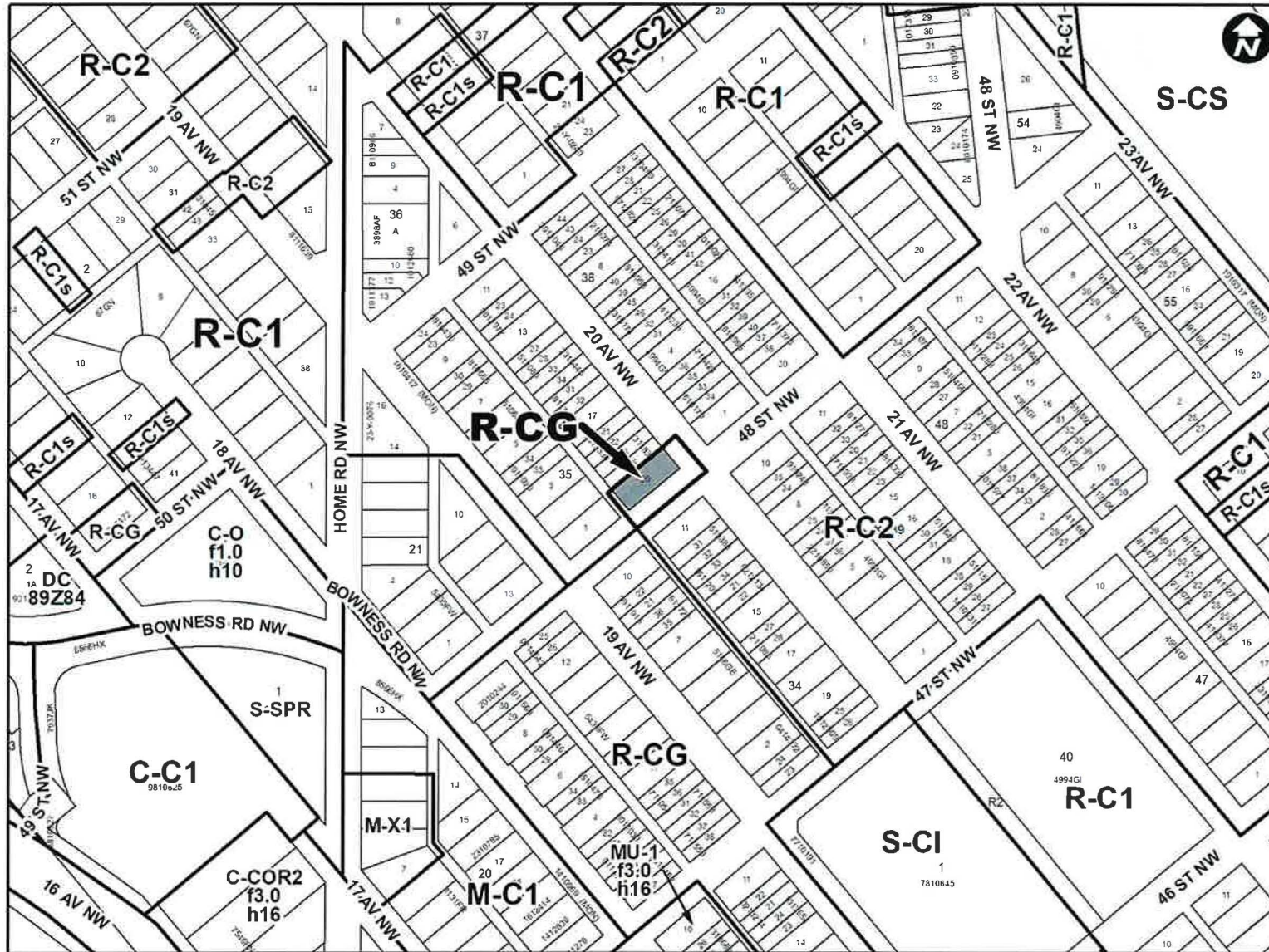
  - Blue
  - Blue/Red
  - Red

- Max BRT Stops**

  - Orange
  - Purple
  - Teal
  - Yellow

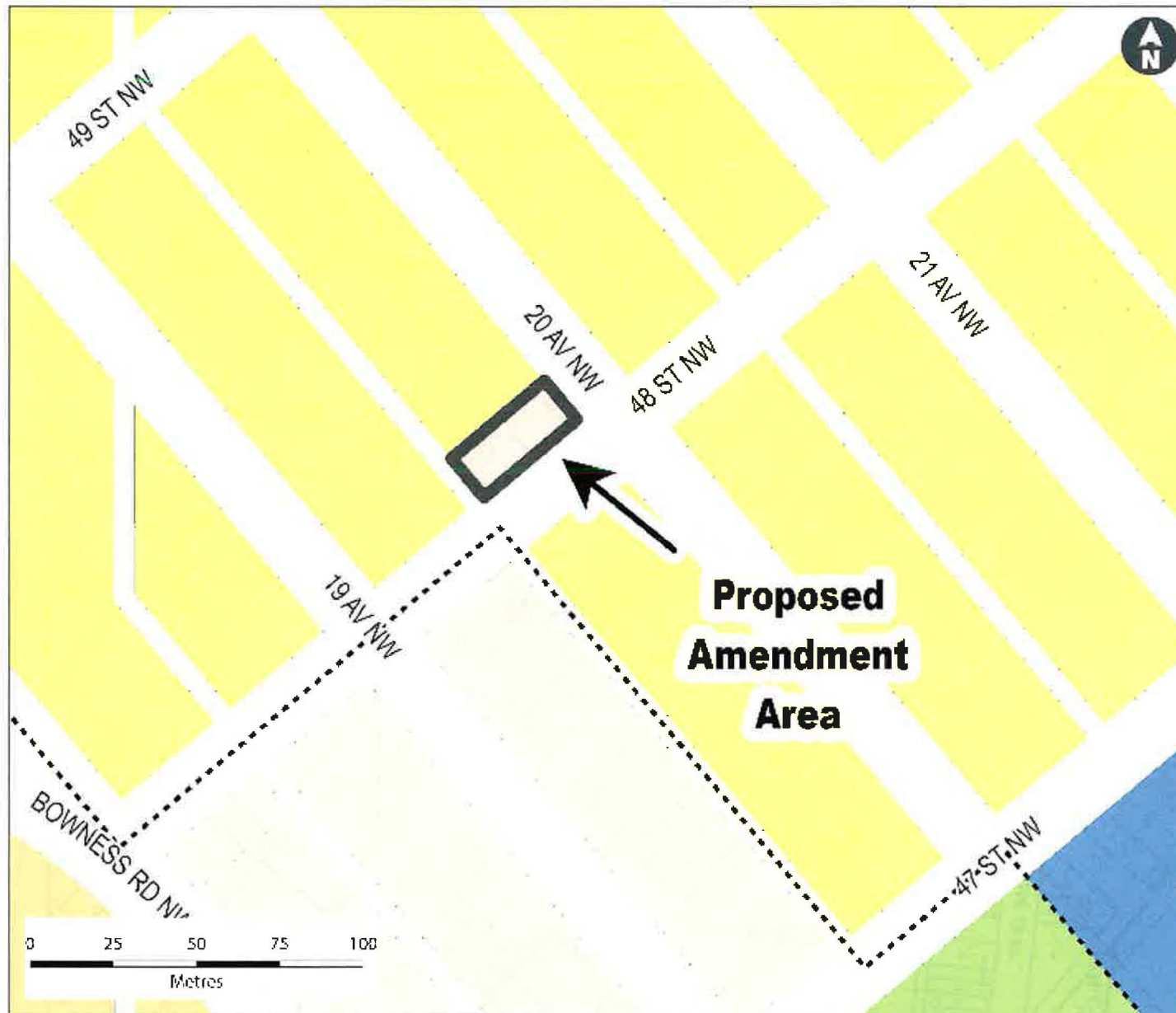
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers,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





## Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Allows for rowhouse buildings, townhouses, and cottage housing clusters
- Maximum Height: 11 metres (approx. 3 storeys)
- Maximum Density: 75 uph (4 units)



## Proposed Amendment:

- Amend Figure 1.3 entitled 'Future Land Use Plan' by changing **0.06 hectares ±** (0.14 acres ±) at 4903 – 20 Avenue NW (Plan 5106GE, Block 35, Lot 20) from 'Low Density Residential' to 'Low Density Residential/ Townhouse'

Figure 1.3

Future Land Use Plan

Legend	
	Development Area Guideline
	Neighbourhood Guidelines
	Low Density Residential
	Low Density Residential/Townhouse
	Parks/Community Facilities
	Institutional/Services

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## Supplementary Slides



# Location Map



**LEGEND**

○ Bus Stop

**Parcel Size:**

**0.06 ha  
15 m x 36 m**



View looking south from 20 AV NW



View looking north from 48 ST NW



View looking northwest from 48 ST NW



Close up of trees on corner of 48 ST / 20 AV NW



20 AV NW street context (looking SW)

