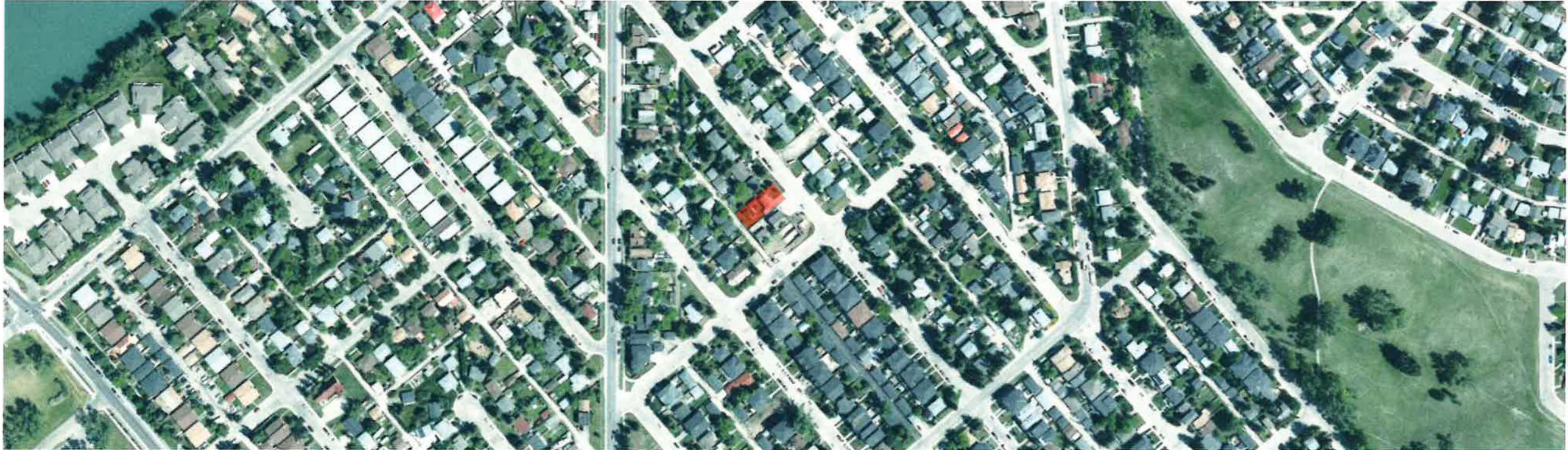




Public Hearing of Council

Agenda Item: 7.2.5



LOC2023-0058 / CPC2023-0782 Policy and Land Use Amendment

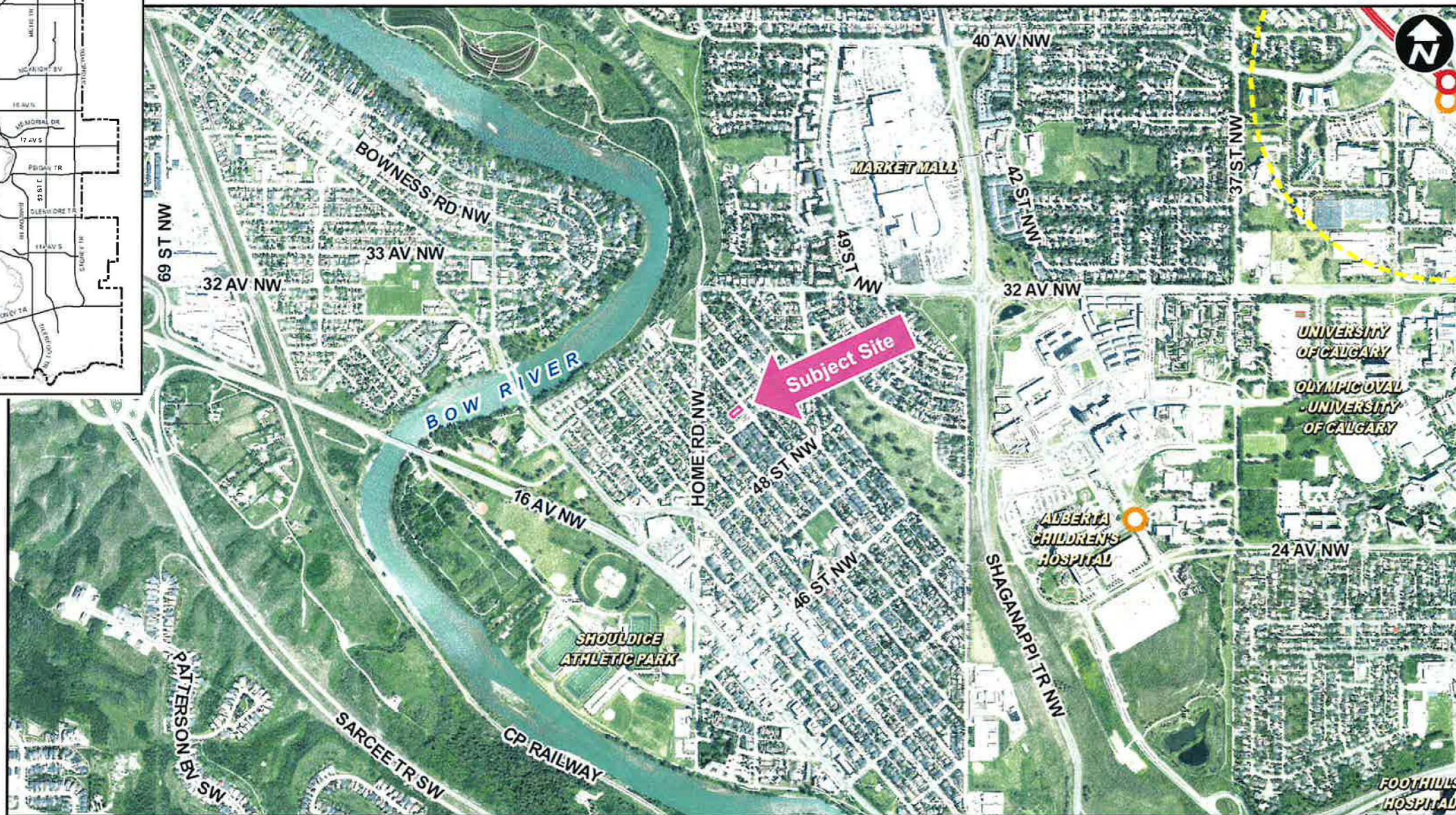
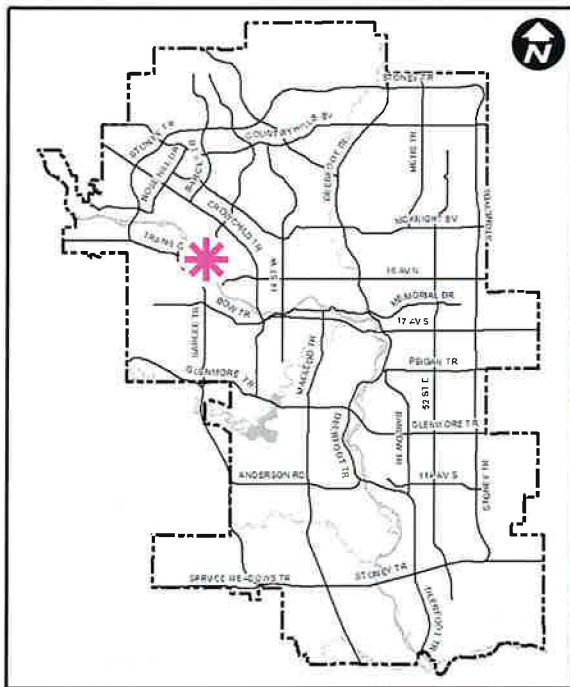
October 3, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: 7.2.5 CPC2023-0782
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 67P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 167D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5011 – 21 Avenue NW (Plan 3898AF, Block 37, Lot 20 from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

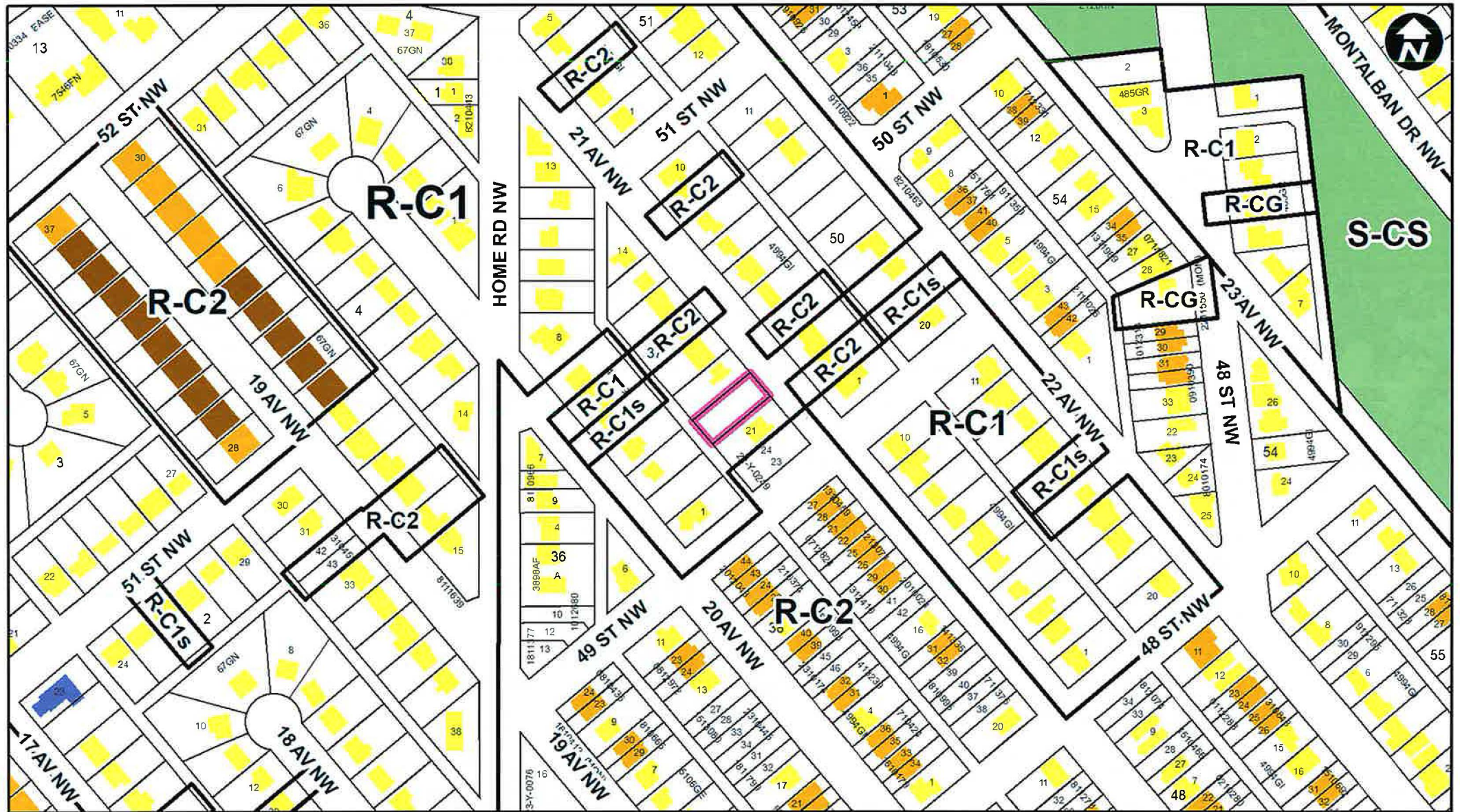


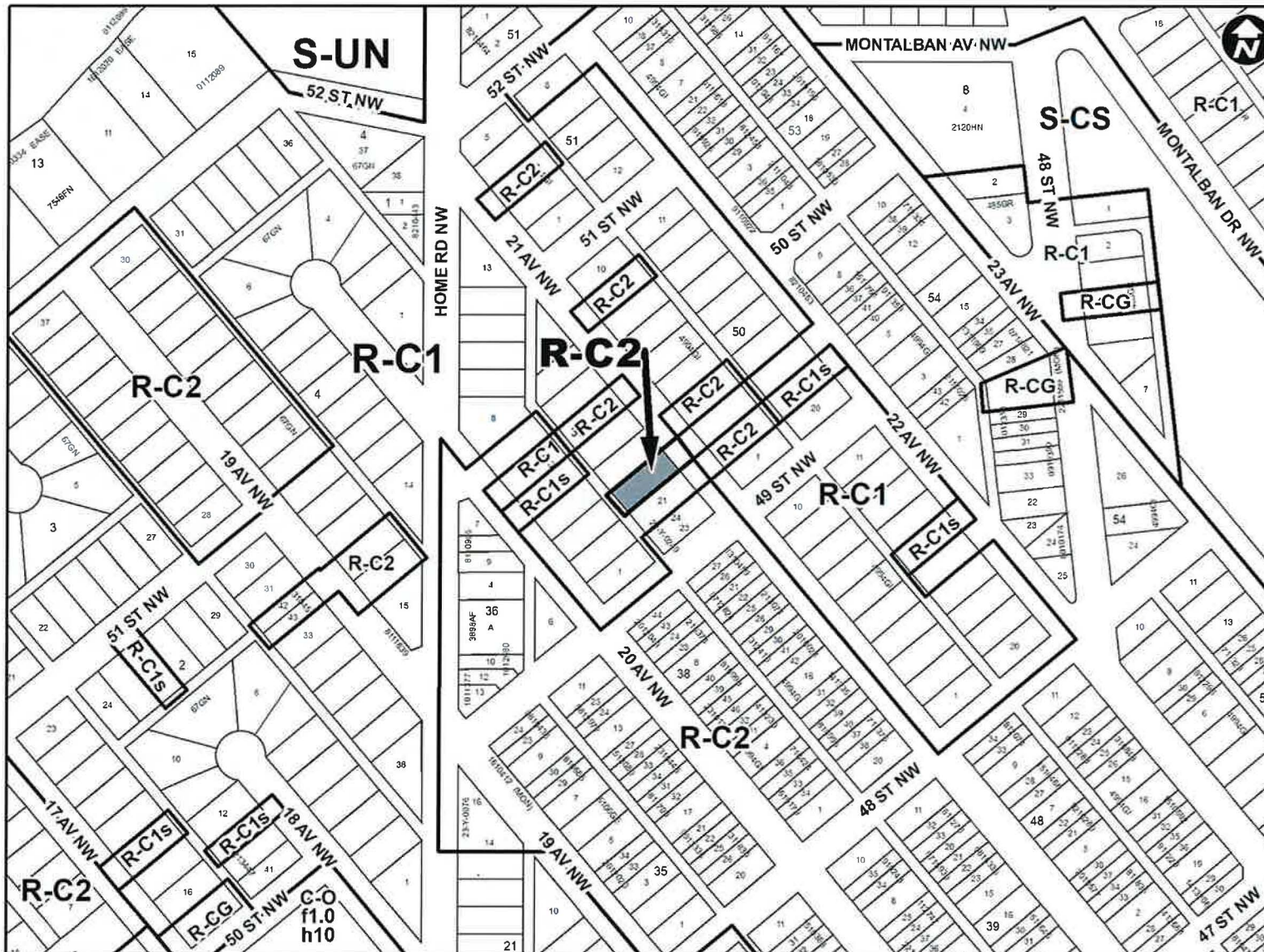
LEGEND

- 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

- 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

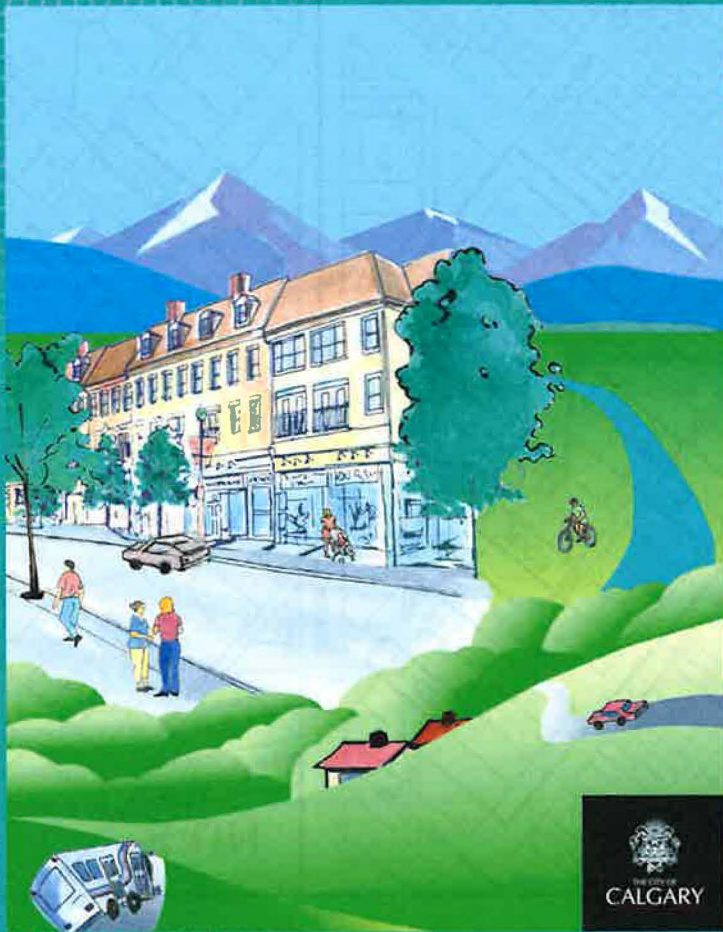




Proposed Residential – Contextual One / Two Dwelling (R-C2) District:

- Maximum building height of 10 metres
- Maximum density of 2 dwelling units
- Accommodates contextually sensitive redevelopment in a variety of forms

Montgomery Area Redevelopment Plan



Proposed Amendment

- Amend Policy R4 and R5 by including the subject address (5011 21 Avenue NW) in the list of properties that are excluded from the policies.

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 67P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 167D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5011 – 21 Avenue NW (Plan 3898AF, Block 37, Lot 20 from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

Supplementary Slides



- 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
 - Bus Stop

Parcel Size:

0.06 ha
15 m x 36 m



View from Front

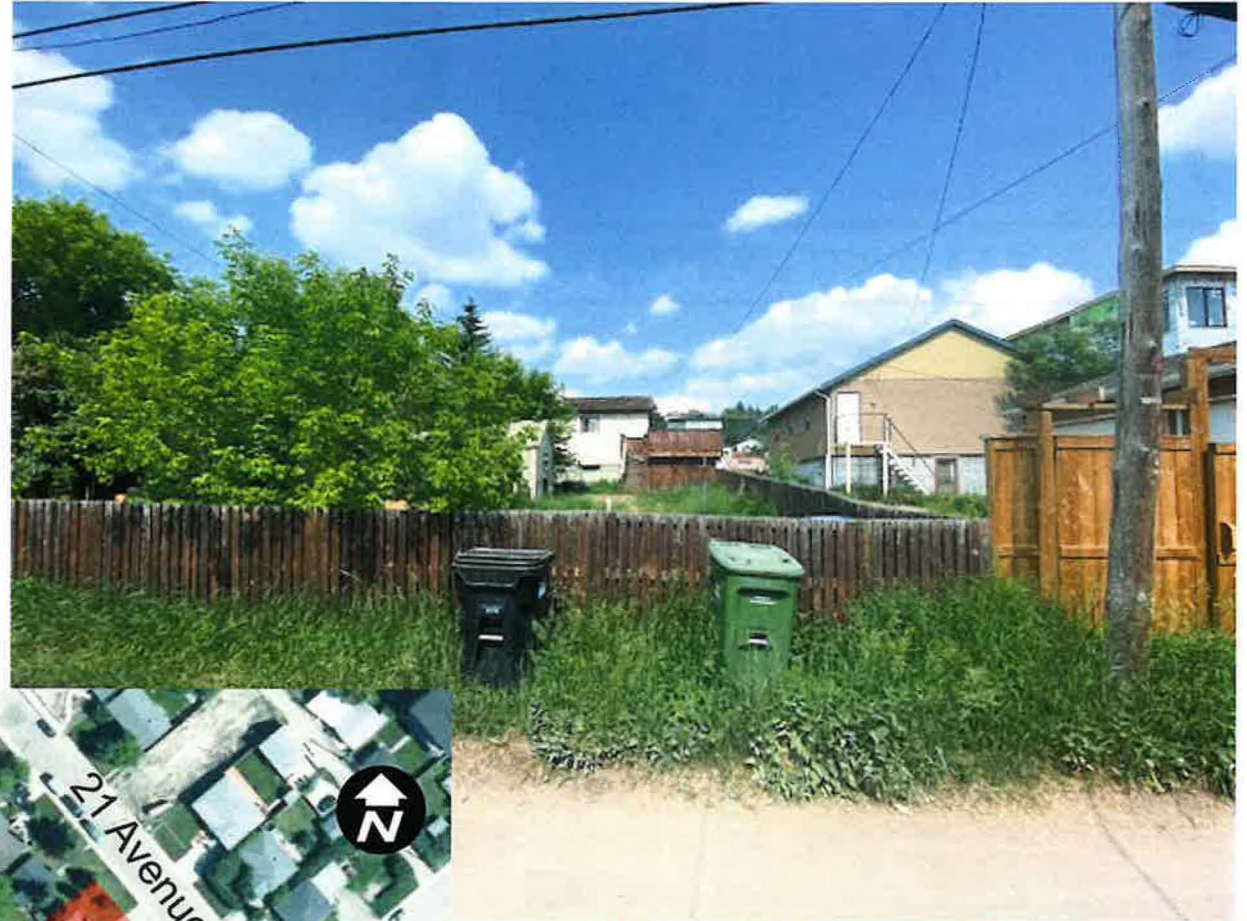


View from Front





View from Lane



View from Lane



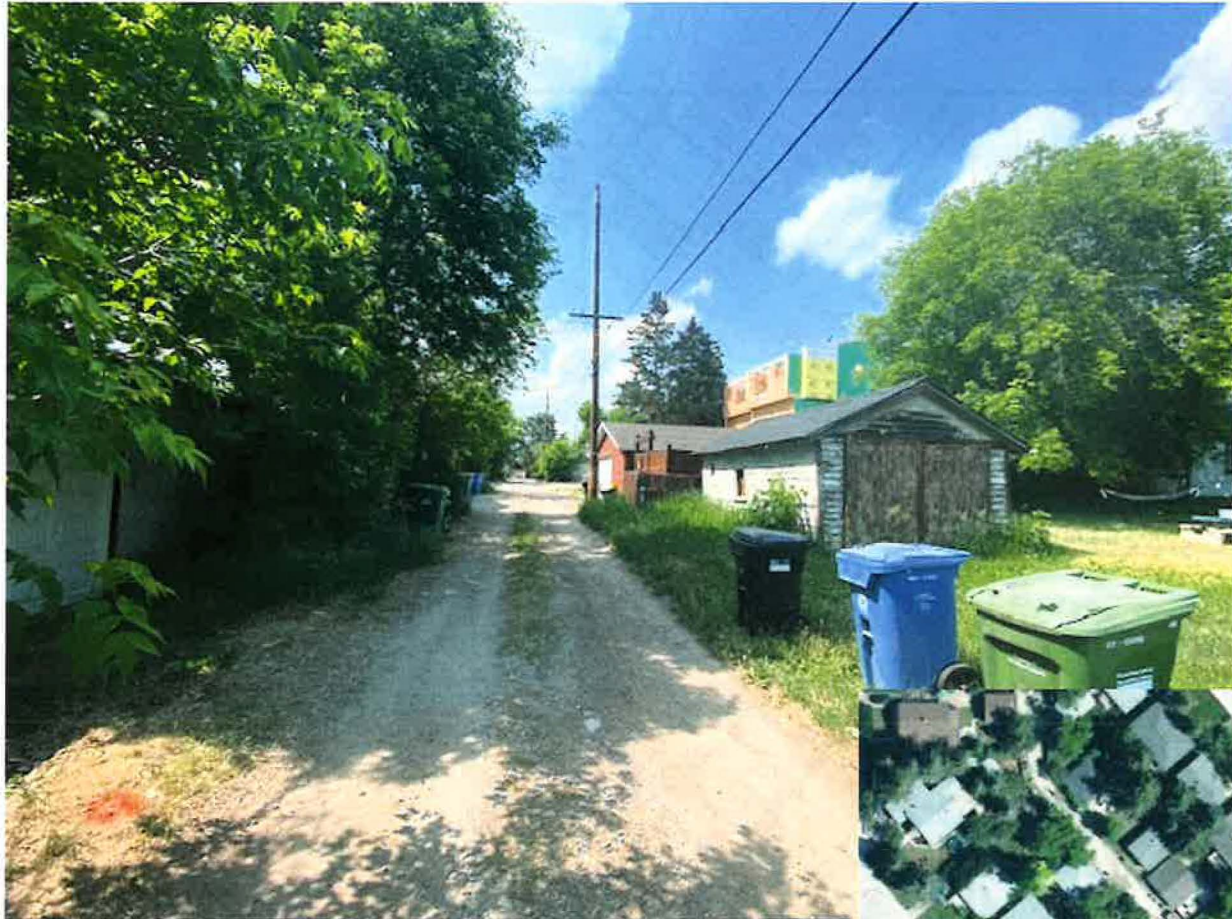


Looking West Down 21 Ave NW



Looking East Down 21 Ave NW





Looking West Down the Lane



Looking East Down the Lane



