



# Public Hearing of Council

Agenda Item: 7.2.6



## LOC2023-0213 / CPC2023-1098 Policy and Land Use Amendment

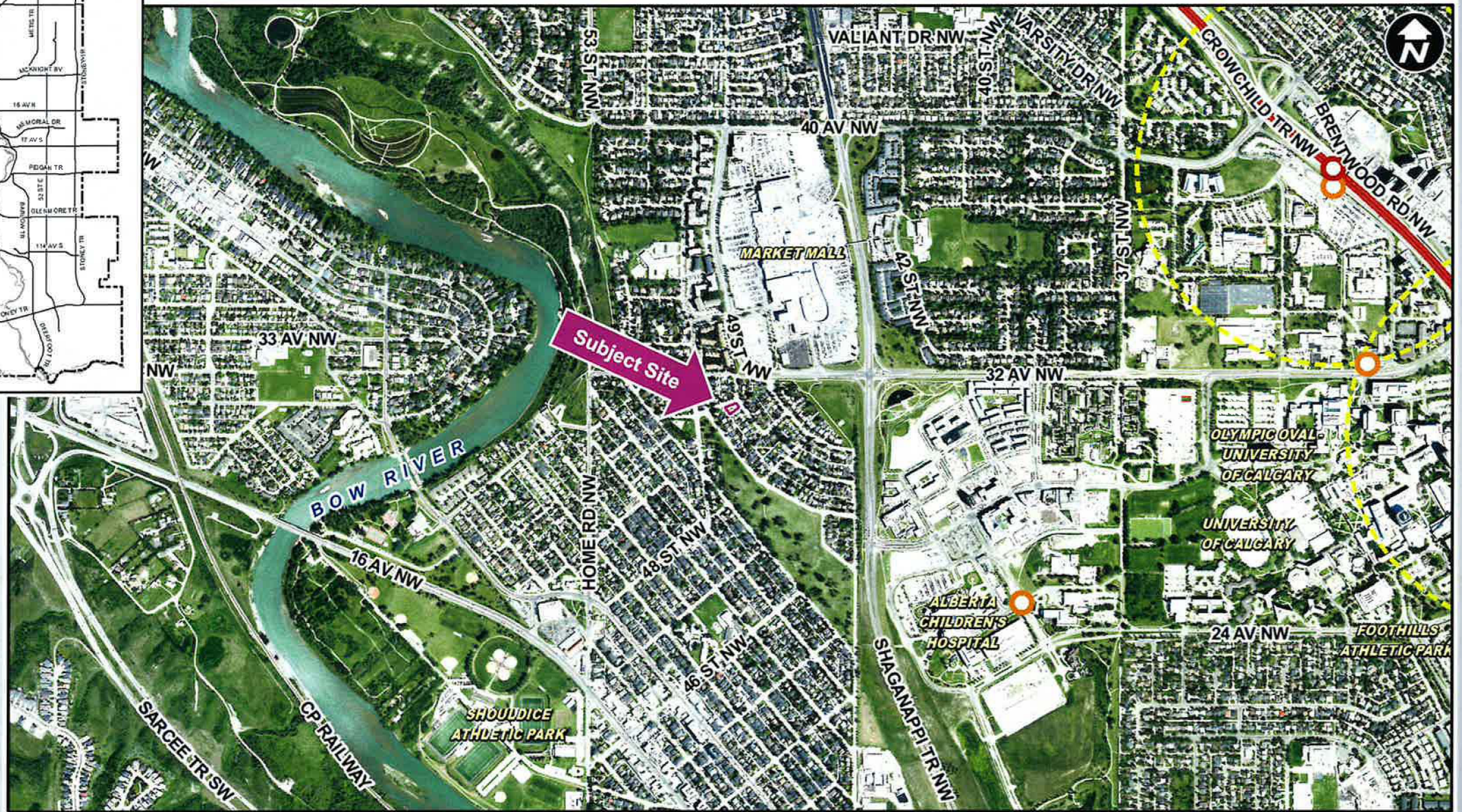
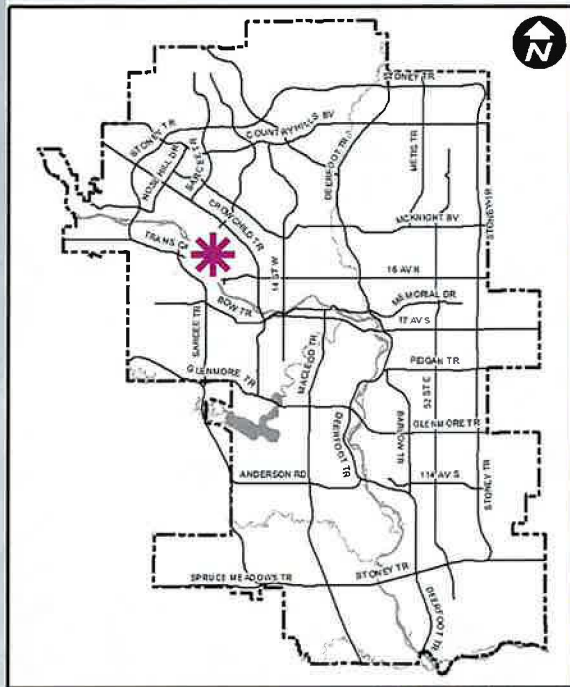
December 5, 2023

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
DEC 05 2023  
ITEM: 7.2.6 CPC2023-1098  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 87P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 249D2023** for the redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 4767 Montana Crescent NW (Plan 485GR, Block 5, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) 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



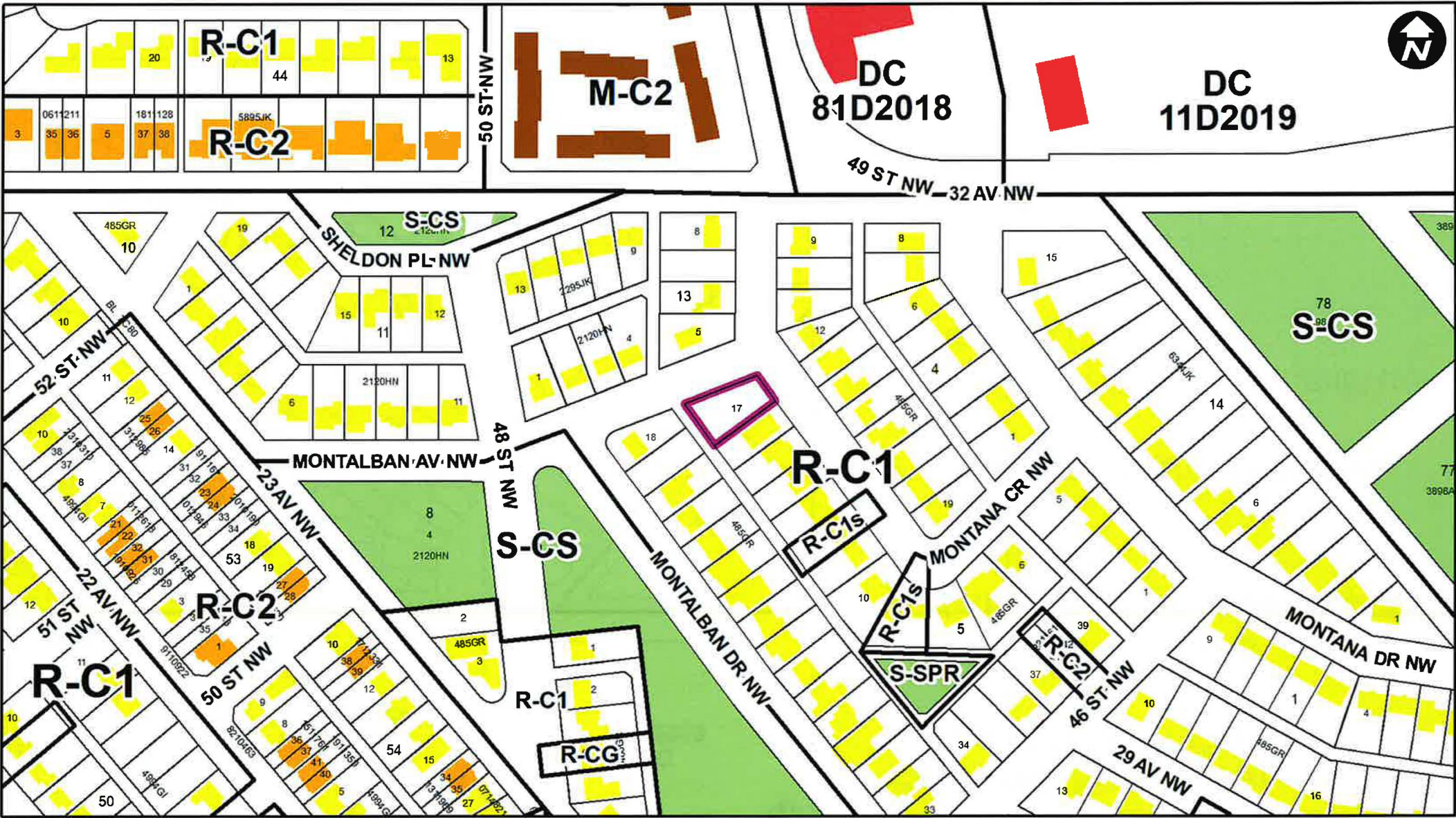
○ Bus Stop

**Parcel Size:**

**0.07 ha**

**15-25 m x 36 m**

# Surrounding Land Use



- 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 Land Use Map

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

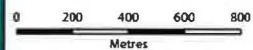
- Allows for a range of low-density housing forms including rowhouses
- Maximum height: 11 metres
- Maximum density: 75 units per hectare (5 units)

# Montgomery Area Redevelopment Plan



Figure 1.3

Future Land Use Plan



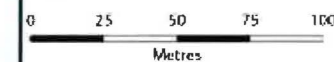
Approved: 11P2004  
Amended: 80P2022

- |                                    |   |
|------------------------------------|---|
| <b>Legend</b>                      |   |
| --- Plan Area Boundary             | Medium Density Residential/ Institutional |
| - Active Frontage                  | General Commercial                        |
| - Main Street Area                 | Highway Commercial                        |
| - Developed Area Guidebook         | Parks/ Community Facilities               |
| Commercial/Retail Ready            | Institutional/ Schools                    |
| Future Comprehensive Plan          | Utilities                                 |
| Neighbourhood Limited              | Large Lot Residential                     |
| Neighbourhood - Low Rise           | Future Transportation                     |
| Community Mid Rise                 | Future Transportation/ Open Space         |
| Low Density Residential            | Storage                                   |
| Low Density Residential/ Townhouse | School                                    |



Figure 1.3

Future Land Use Plan



- |                         |                                    |
|-------------------------|------------------------------------|
| <b>Legend</b>           |                                    |
| --- Plan Area Boundary  | Low Density Residential/ Townhouse |
| Low Density Residential | Parks/ Community Facilities        |

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## Supplementary Slides



Montalban Avenue NW and Montana Crescent NW



Montana Crescent NW



Montalban Ave NW and the Lane



Rear View from the Lane



# Existing Land Use Map 13

