



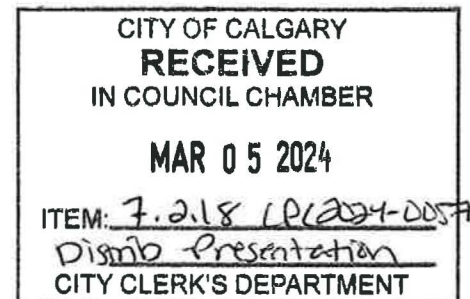
Public Hearing of Council

Agenda Item: 7.2.18



LOC2023-0279 / CPC2024-0057 Policy and Land Use Amendment

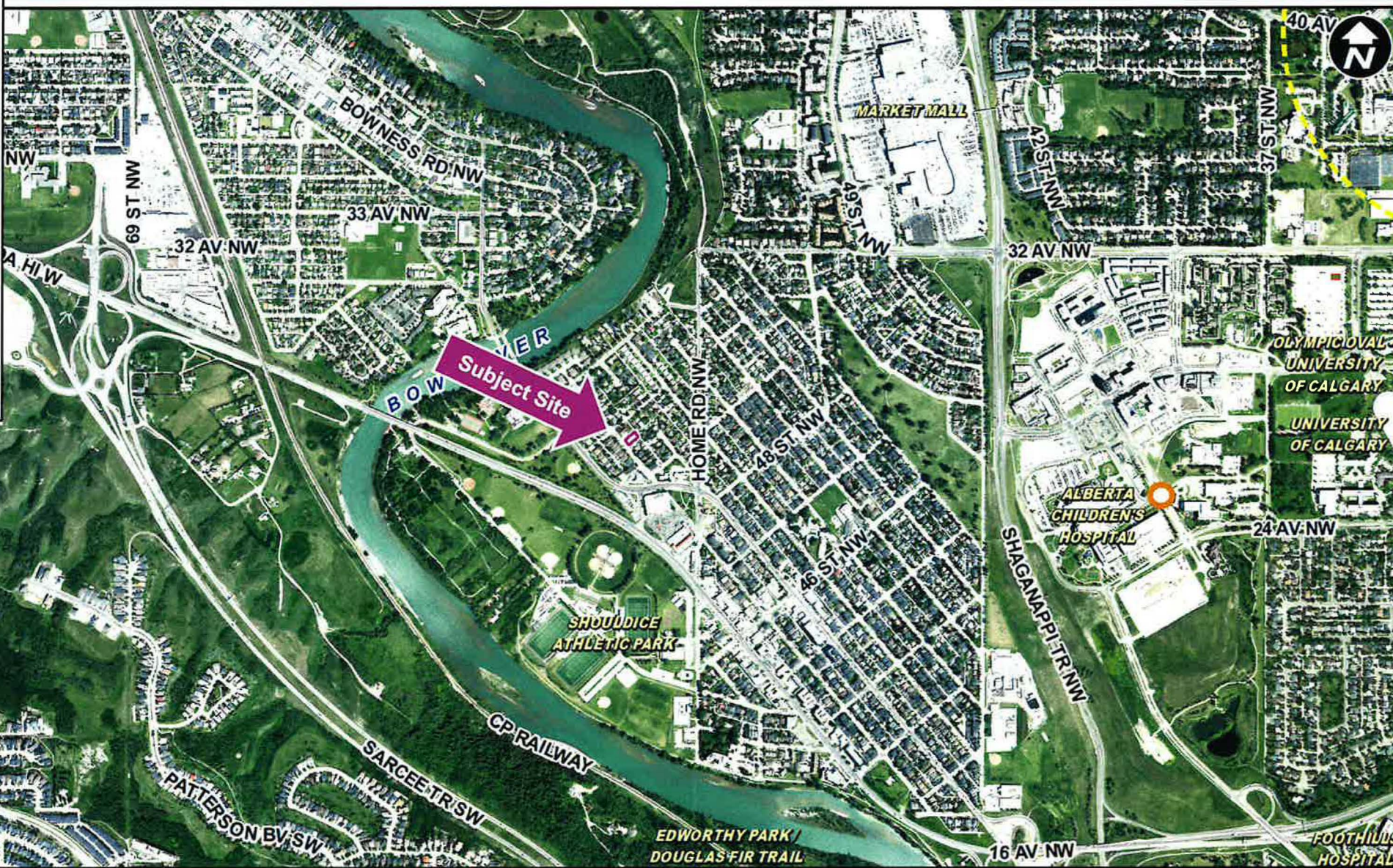
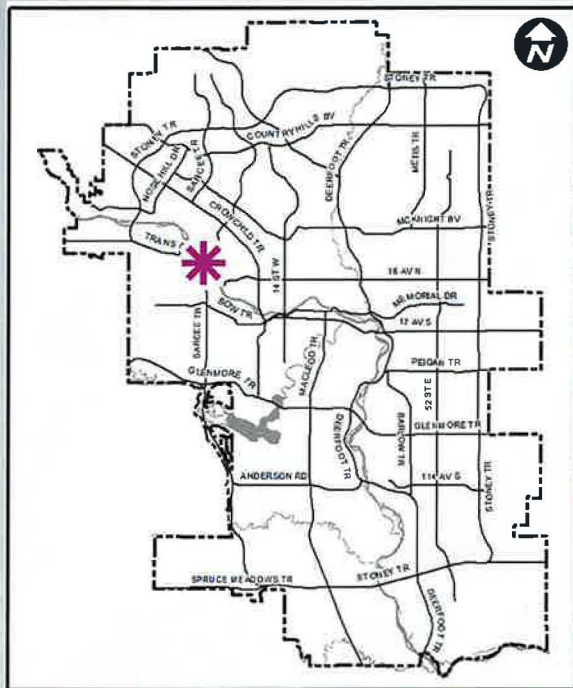
March 5, 2024



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 9P2024** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 74D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5128 – 17 Avenue NW (Plan 67GN, Block 2, Lot 21) 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



Parcel Size:

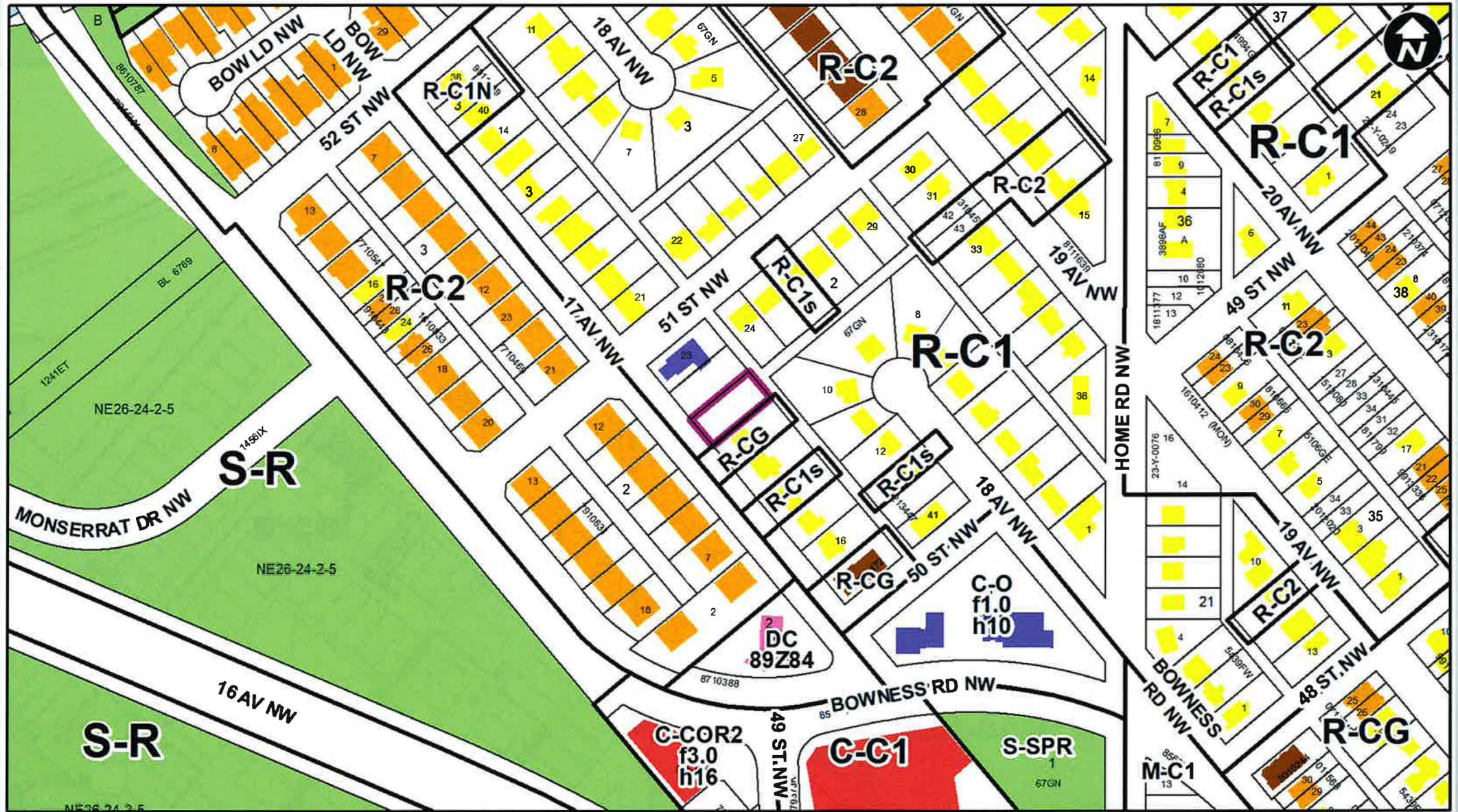
0.06 ha

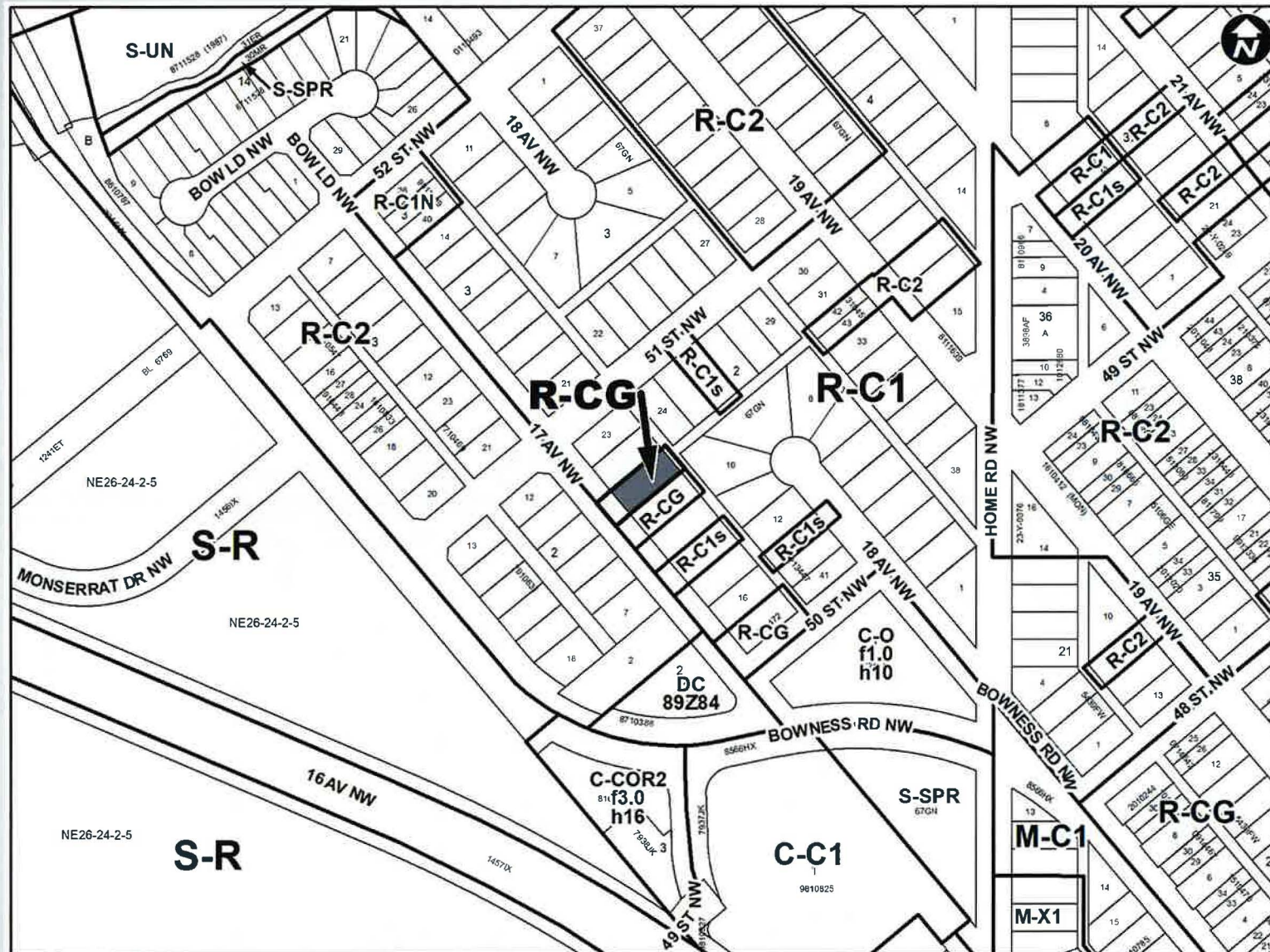
16m x 36m

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

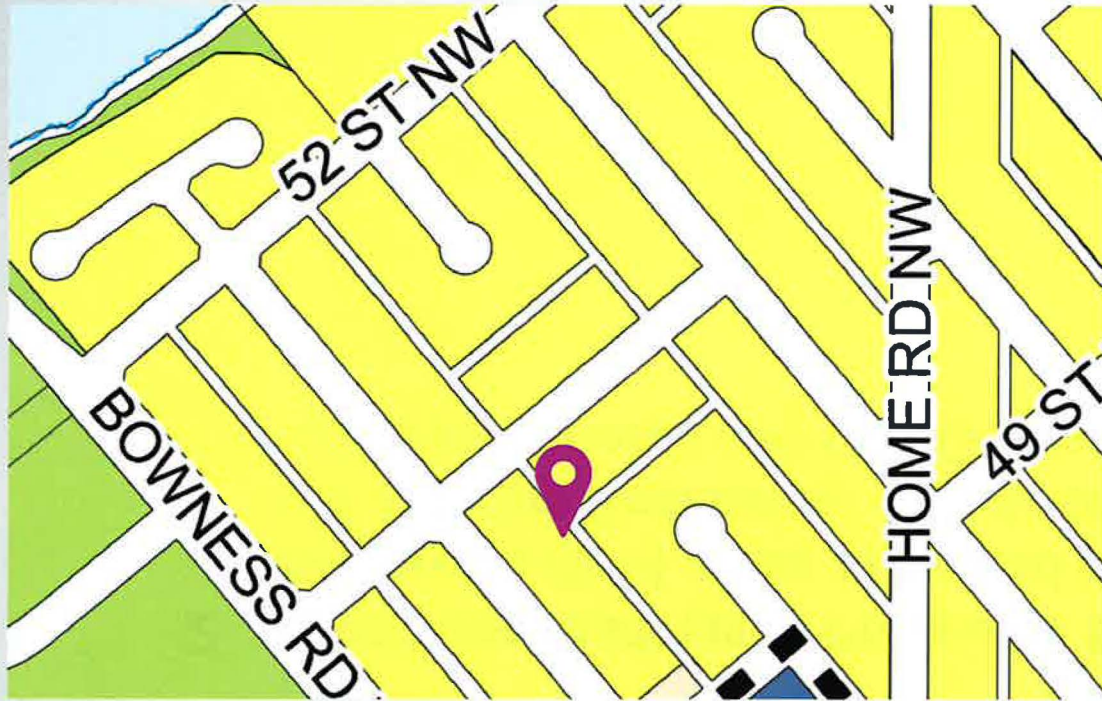




Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Maximum building height of 11 metres (3 storeys)
- Maximum density is 75 units per hectare (4 units)
- Accommodates grade-oriented developments in a variety of forms

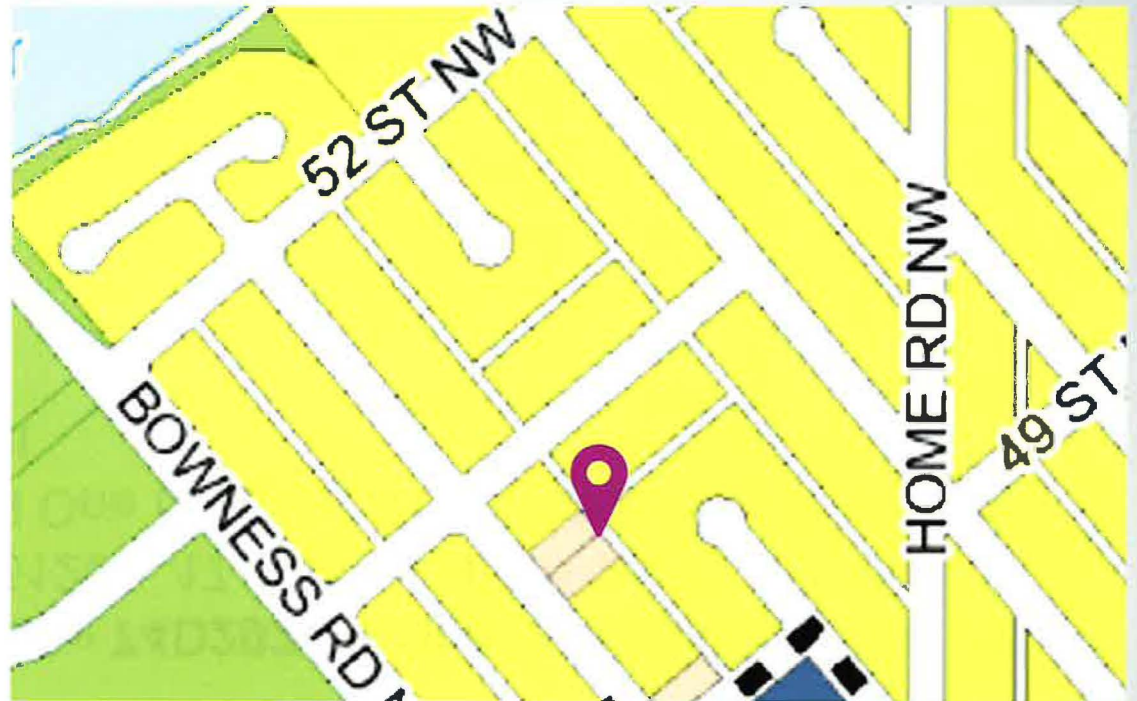
Proposed Amendment to the Montgomery Area Redevelopment Plan



Future Land Use Plan

- Low Density Residential
- Low Density Residential/ Townhouse

Subject Site



Current – Low Density Residential

Proposed – Low Density Residential/ Townhouse

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Supplementary Slides



