



# Public Hearing of Council

Agenda Item: 7.2.12



## LOC2023-0274 / CPC2024-0125 Policy and Land Use Amendment

April 9, 2024

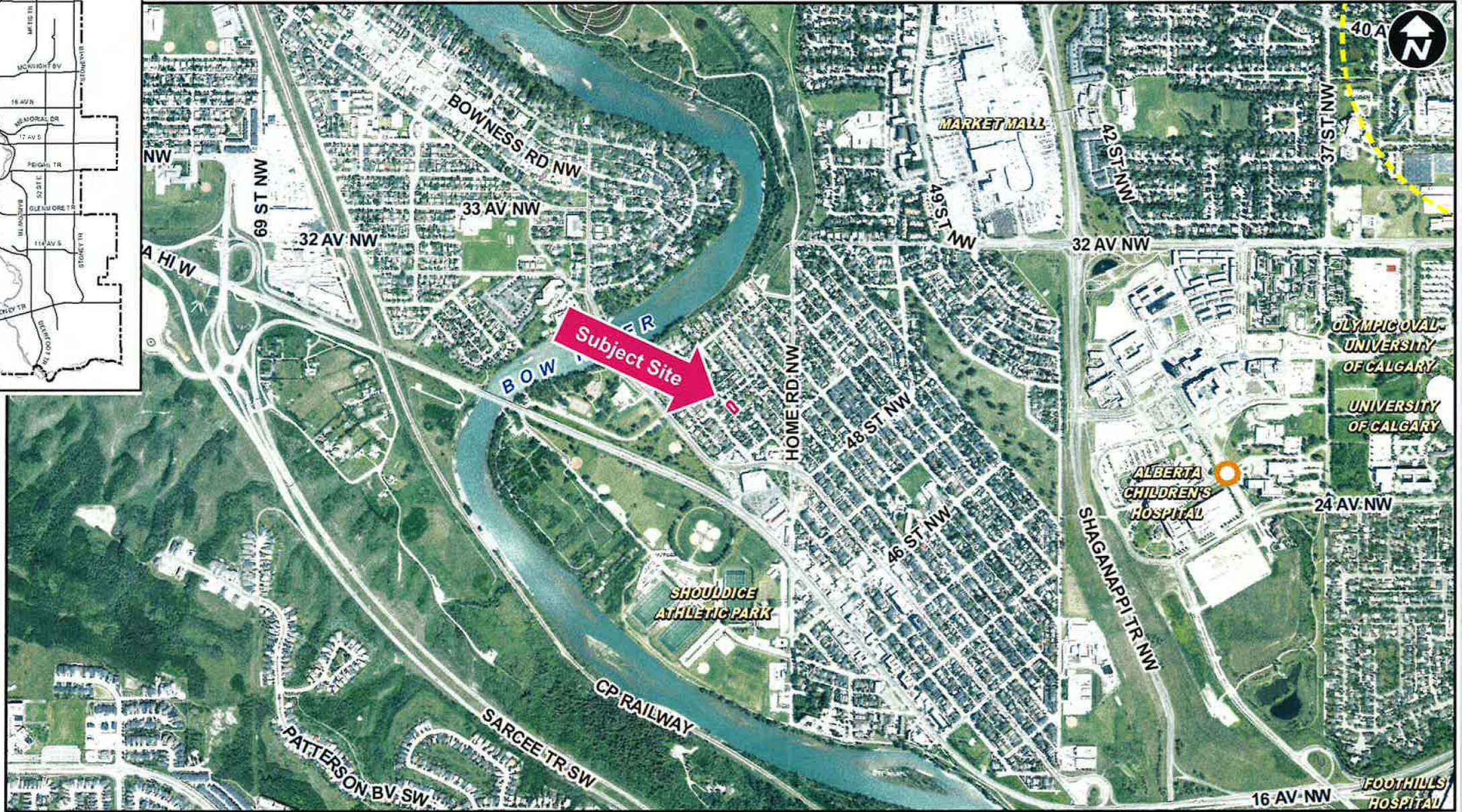
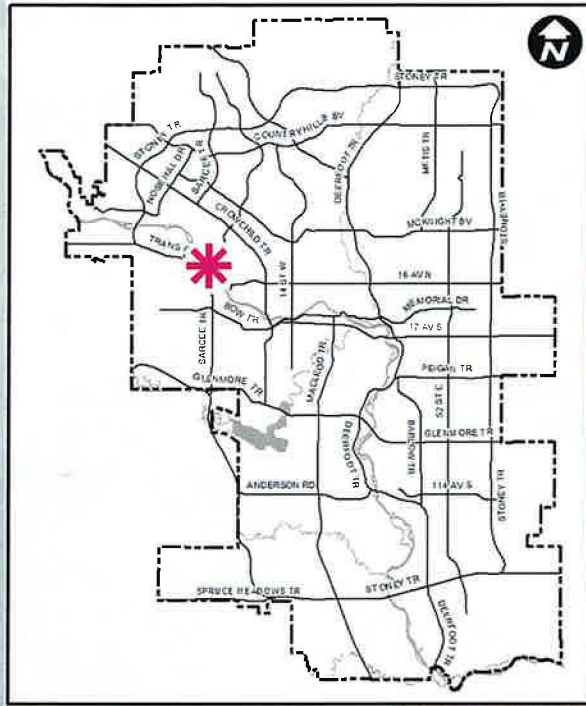
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
APR 09 2024  
ITEM: 7.2.12 CPC2024-0125  
DISTRIB-PRESENTATION  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 12P2024** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 91D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1804 – 51 Street NW (Plan 67GN, Block 2, Lot 24) 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



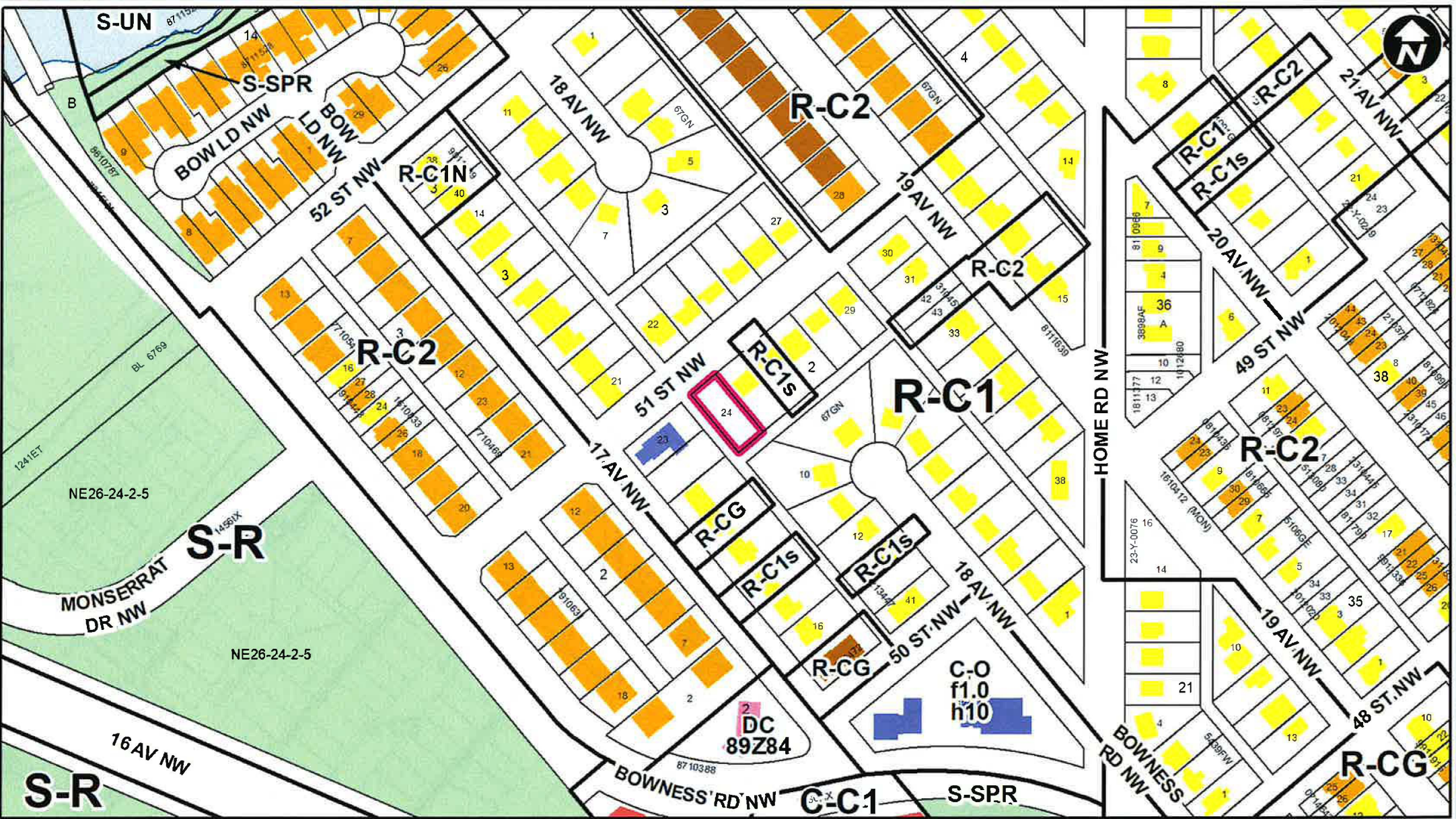
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  - LRT Stations**
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    - Green (Future)
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    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow
  - Bus Stop

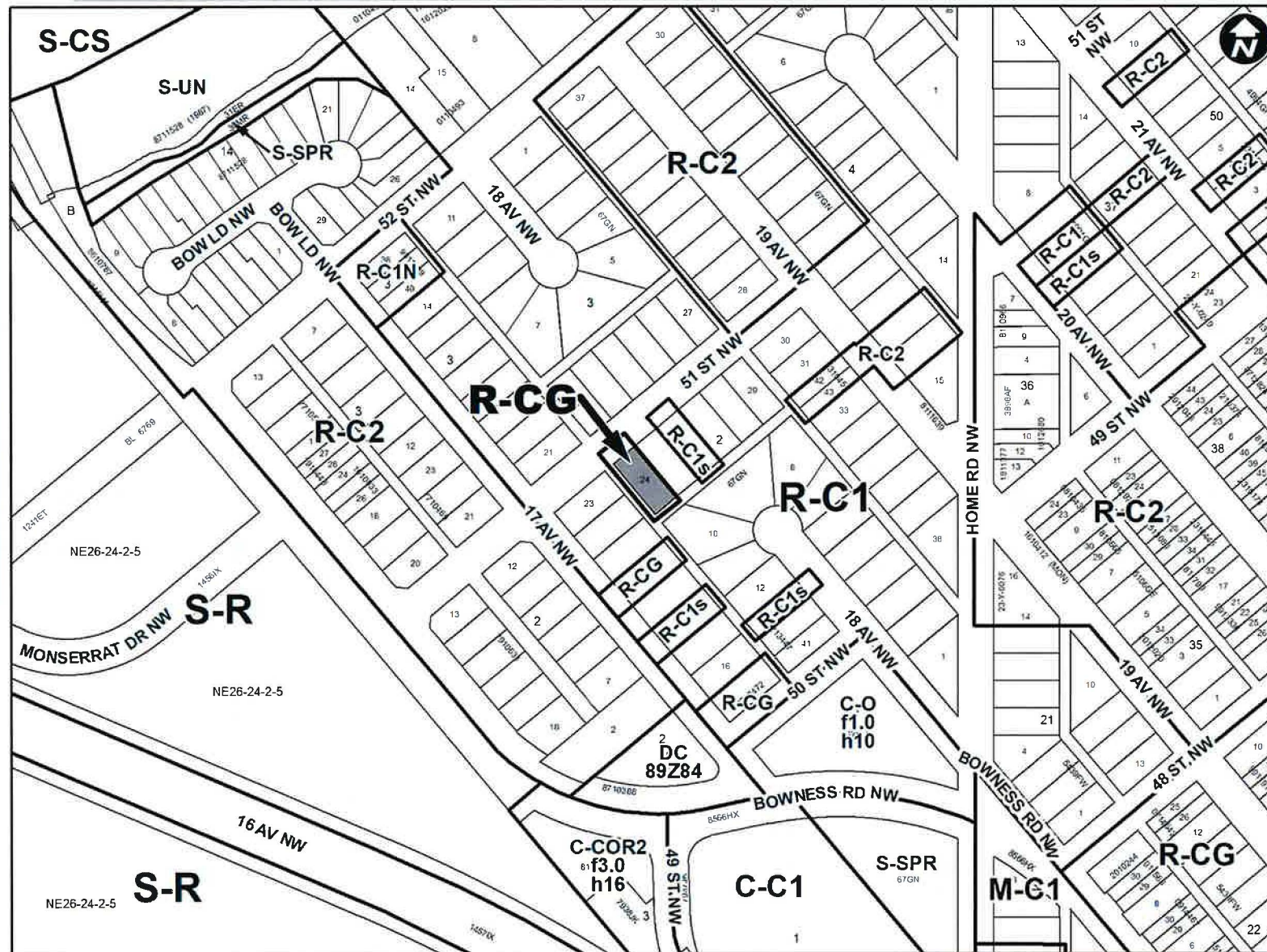
**Parcel Size:**

0.06 ha  
15m 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

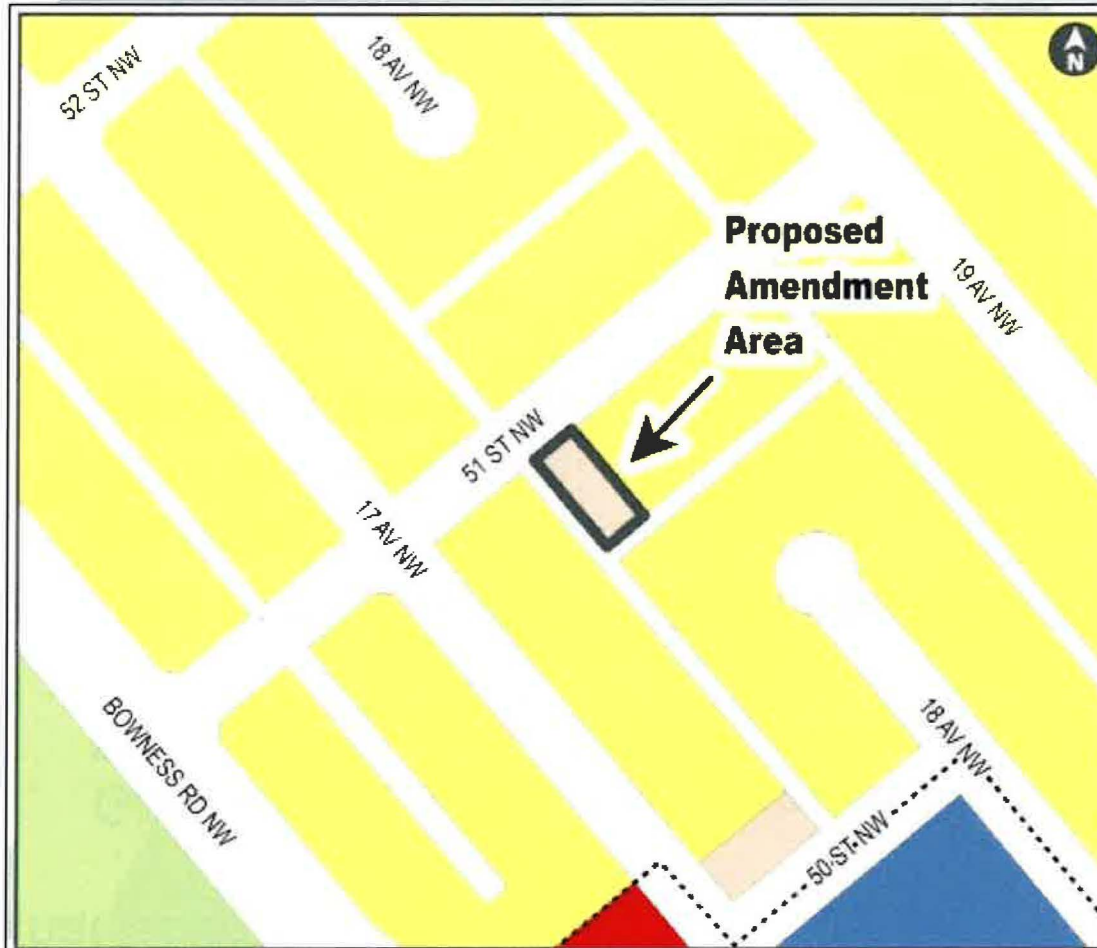




## Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Grade-Oriented Semi-Detached, Duplex, Rowhouse, Townhouse
- Max Building Height: 11 m (approx. 3 storeys)
- Max density: 75 units per hectare (4 units)

# Policy Amendment to the Montgomery Area Redevelopment Plan



Current – Low Density Residential

Proposed – Low Density Residential/ Townhouse

Figure 1.3

Future Land Use Plan

**Legend**

- Main Street Area
- Developed Area Guidebook
- Low Density Residential
- Low Density Residential/ Townhouse
- General Commercial
- Parks/ Community Facilities
- Institutional/ Schools

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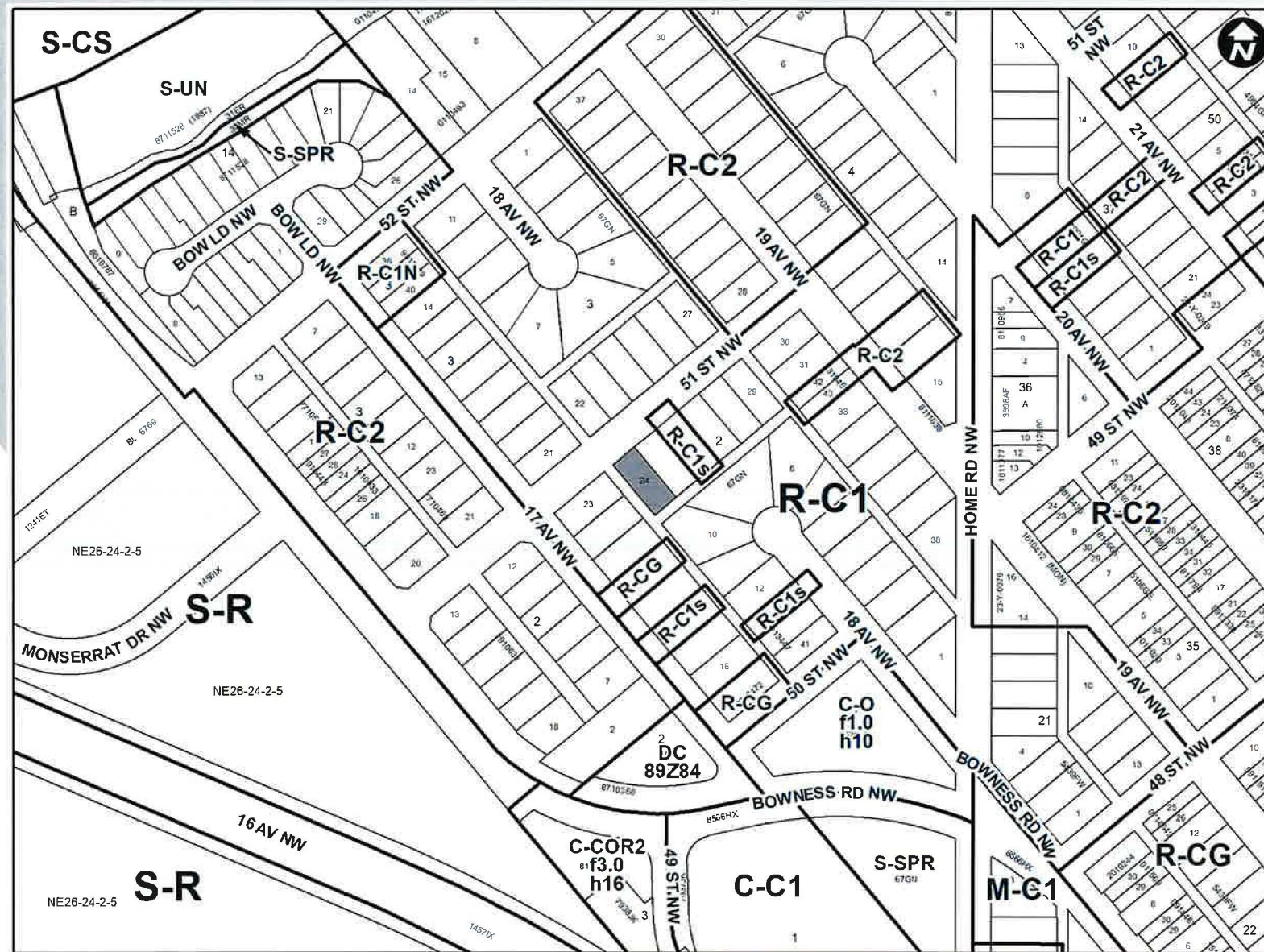
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**Supplementary Slides**



Site Photo Looking Southeast from 51 Street NW





