



Public Hearing of Council

Agenda Item: 7.2.16



LOC2023-0332 / CPC2024-0259

Land Use and Policy Amendment

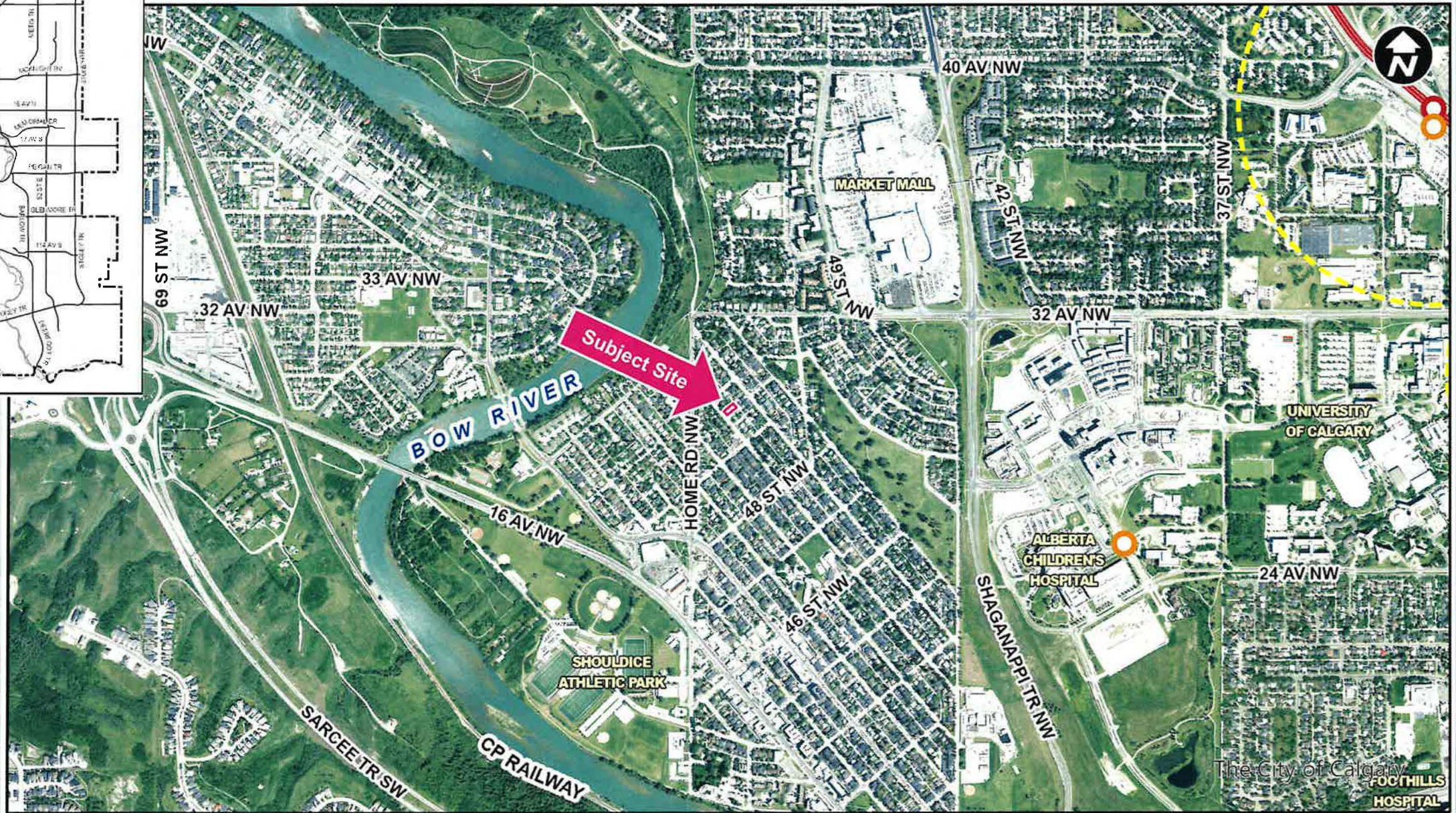
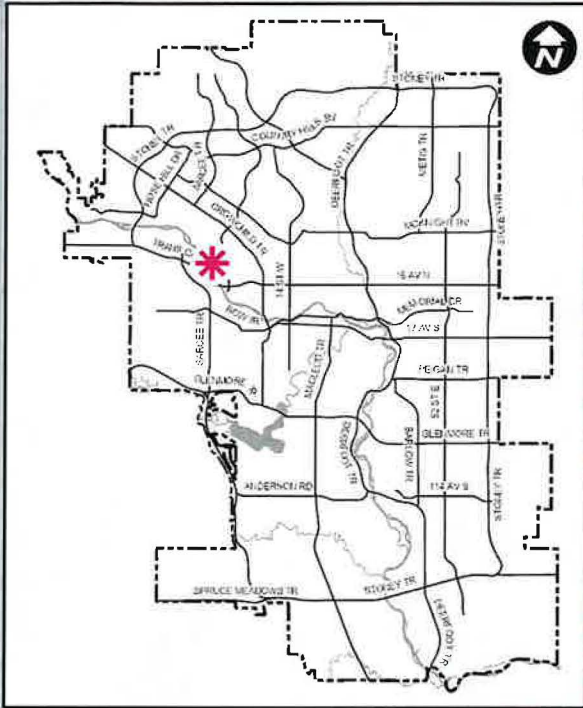
May 7, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.16 / CPC2024-0259
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 24P2024** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 132D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5104 – 21 Avenue NW (Plan 4994GI, Block 50, Lot 7) 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
○ Bus Stop

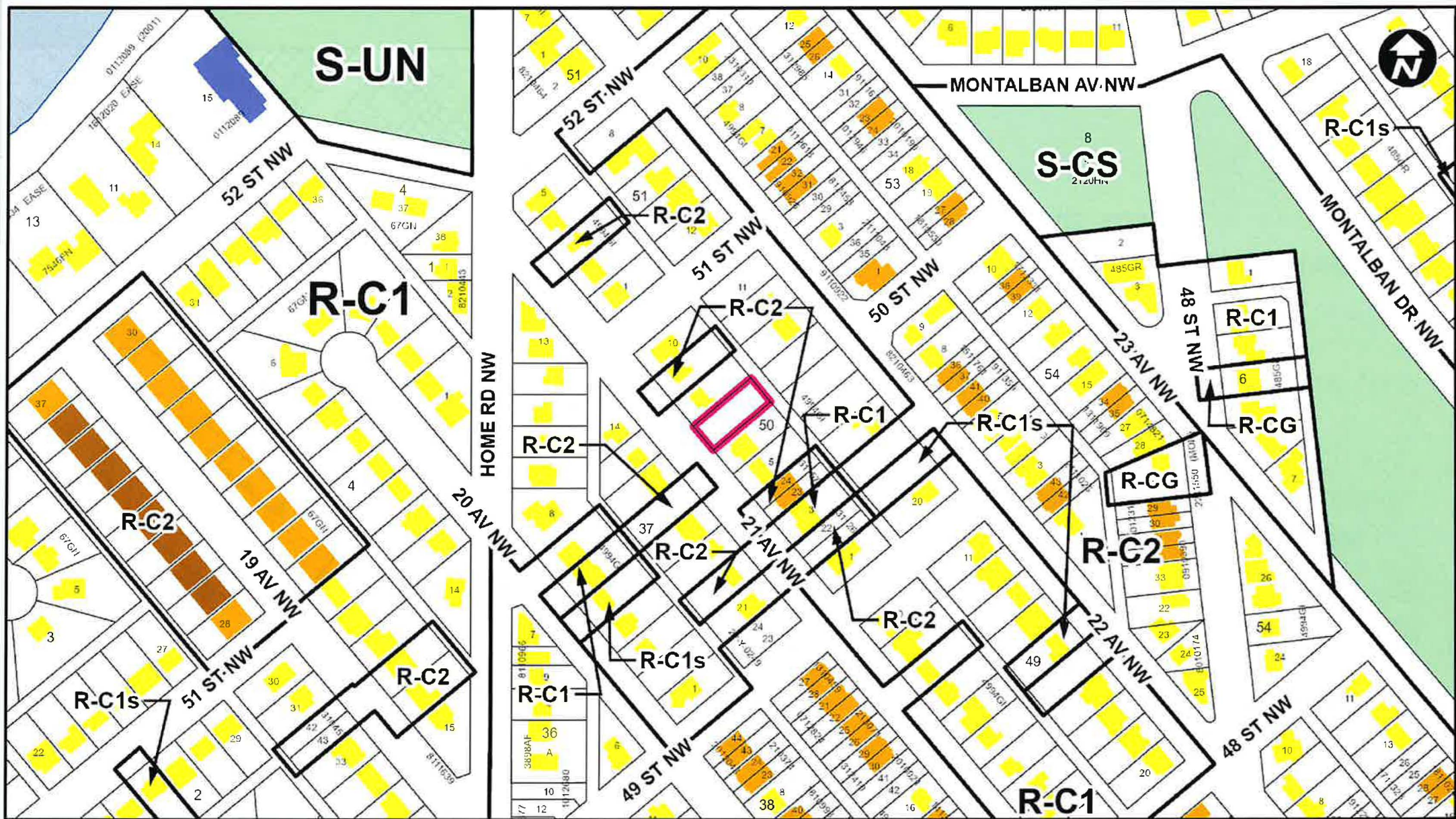
Parcel Size:

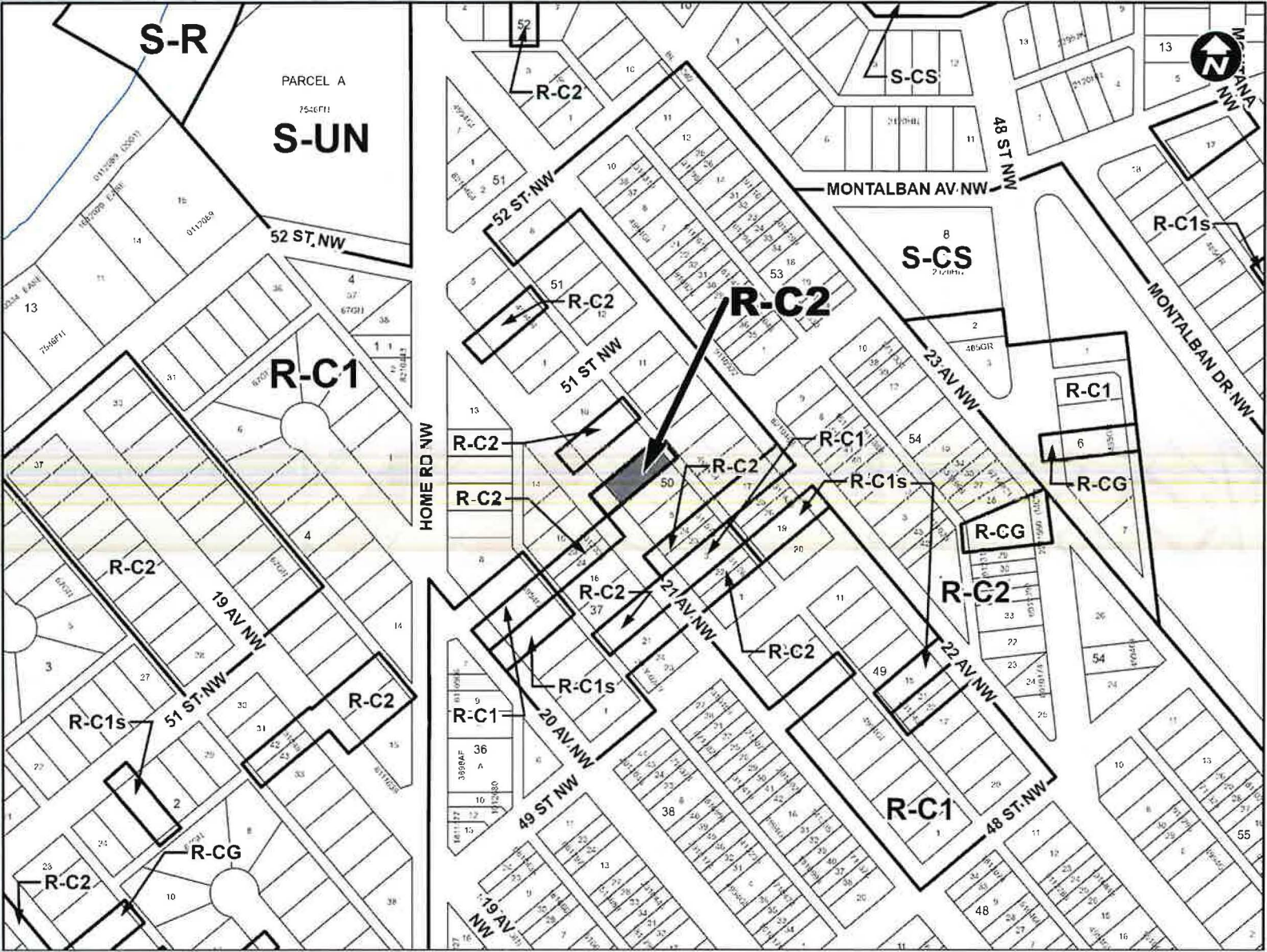
0.06 ha
15m x 36m

The City of Calgary

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:

- Accommodates low-density development including single detached and semi-detached housing
- Maximum building height of 10.0 metres
- Maximum density of 2 dwelling units, plus suites

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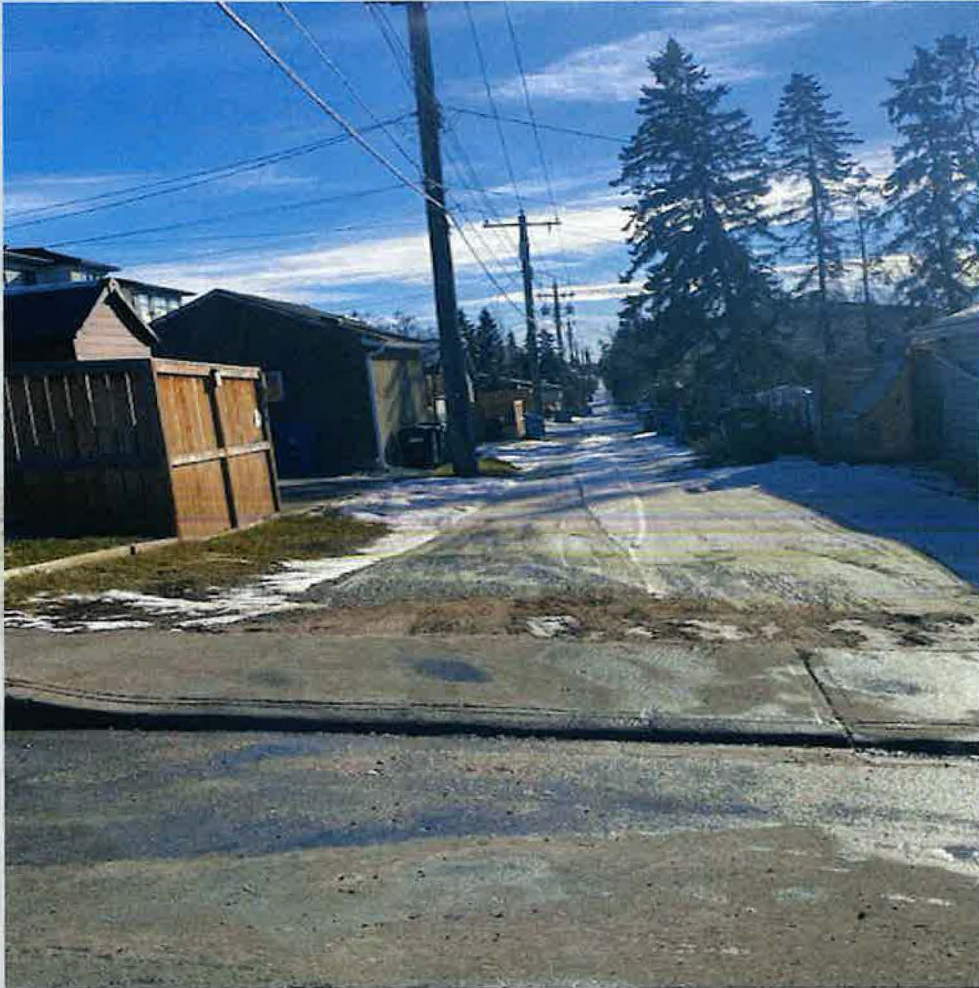
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Supplementary Slides



View from 21 Ave NW



View from 51 St NW



View from the rear lane at the back of the property

