



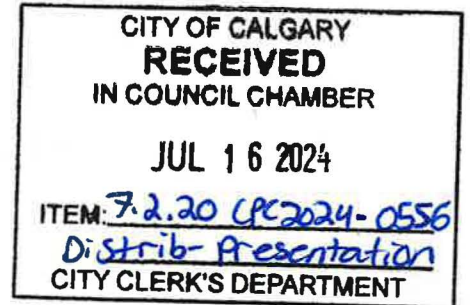
Public Hearing of Council

Agenda Item: 7.2.20



LOC2023-0353 / CPC2024-0556 Policy and Land Use Amendment

July 16, 2024

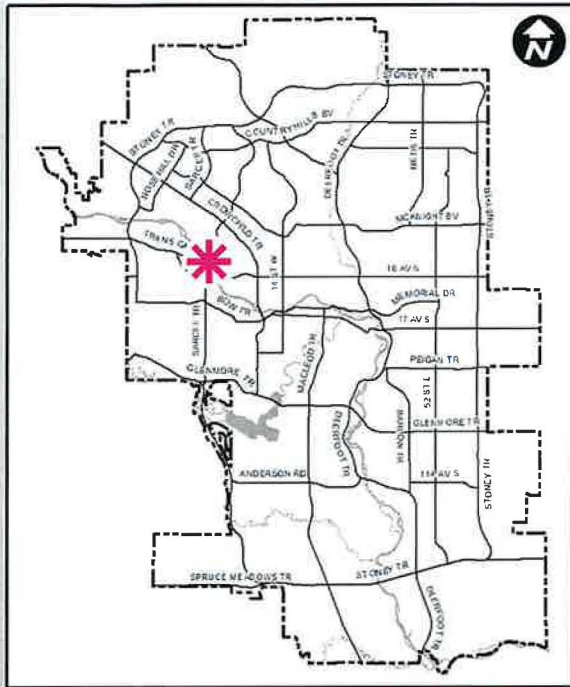




Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 47P2024** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 186D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4840 – 20 Avenue NW (Plan 4994GI, Block 39, Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) 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

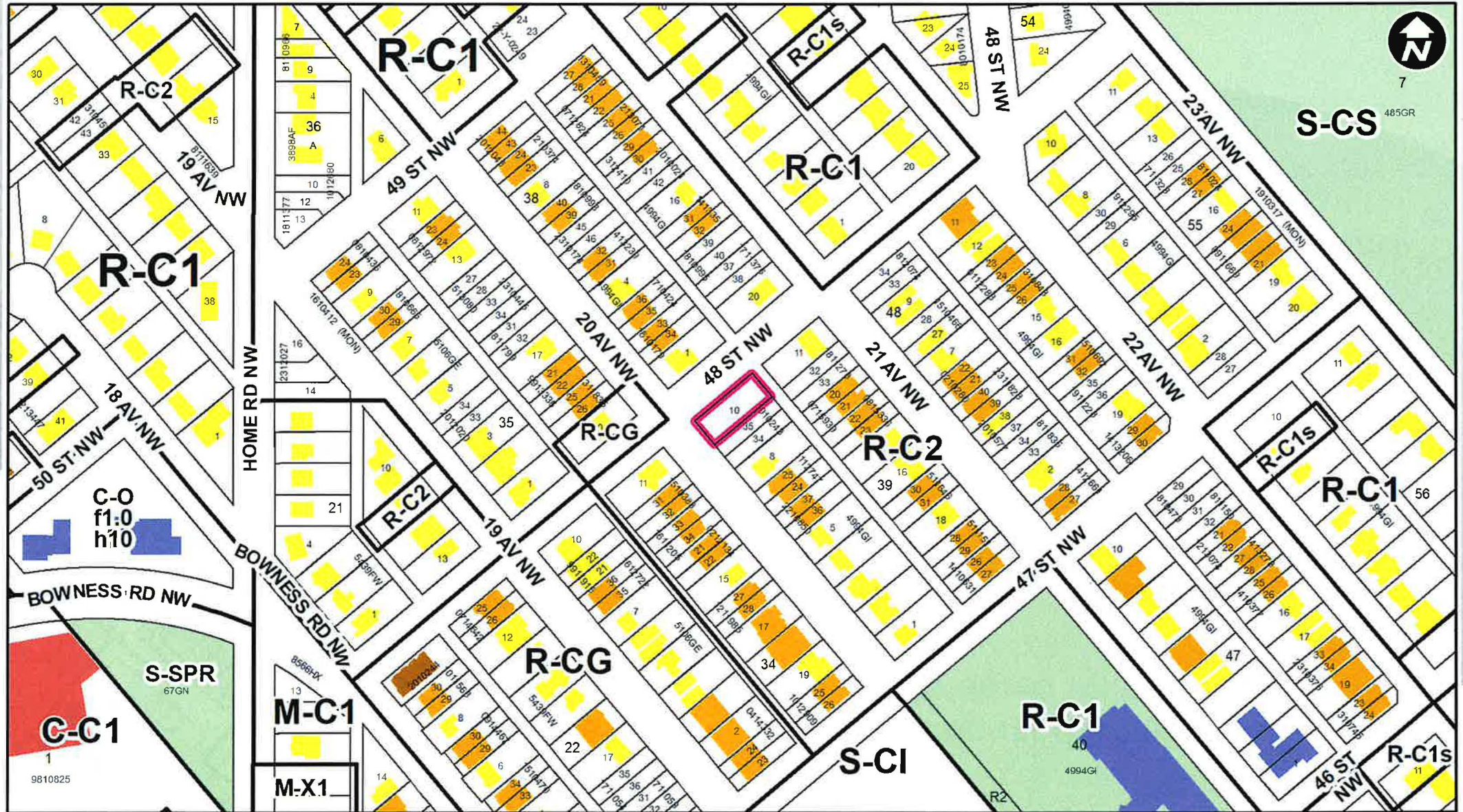
Parcel Size:

0.06 ha
15m x 36m

Surrounding Land Use

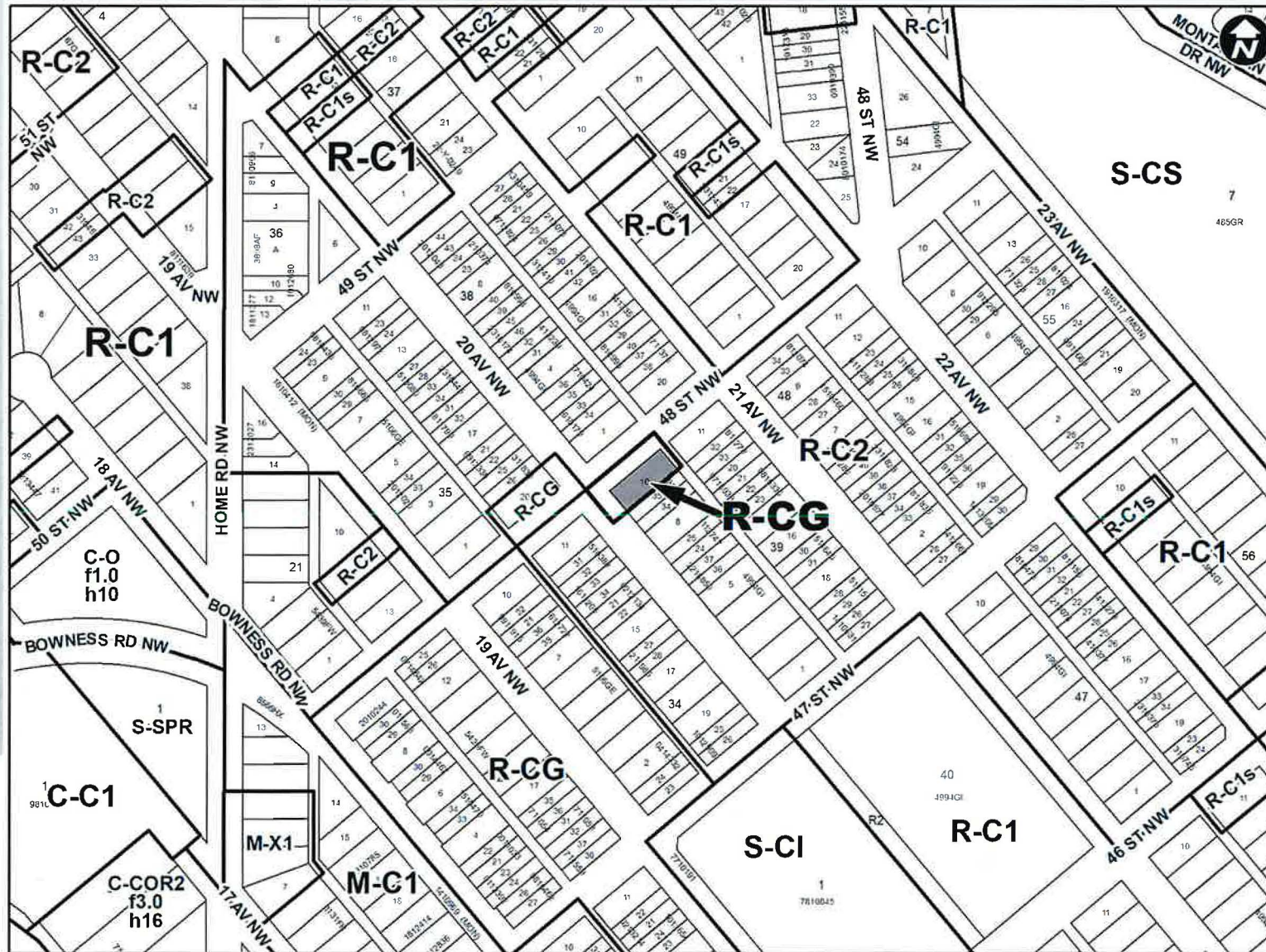
LEGEND

- 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 Land Use Map

6



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

- Accommodates rowhouses, townhouses, single detached and semi-detached housing
- Maximum building height of 11 metres (approximately 3 storeys)
- Maximum density of 75 units per hectare (4 units), plus secondary suites

Montgomery Area Redevelopment Plan

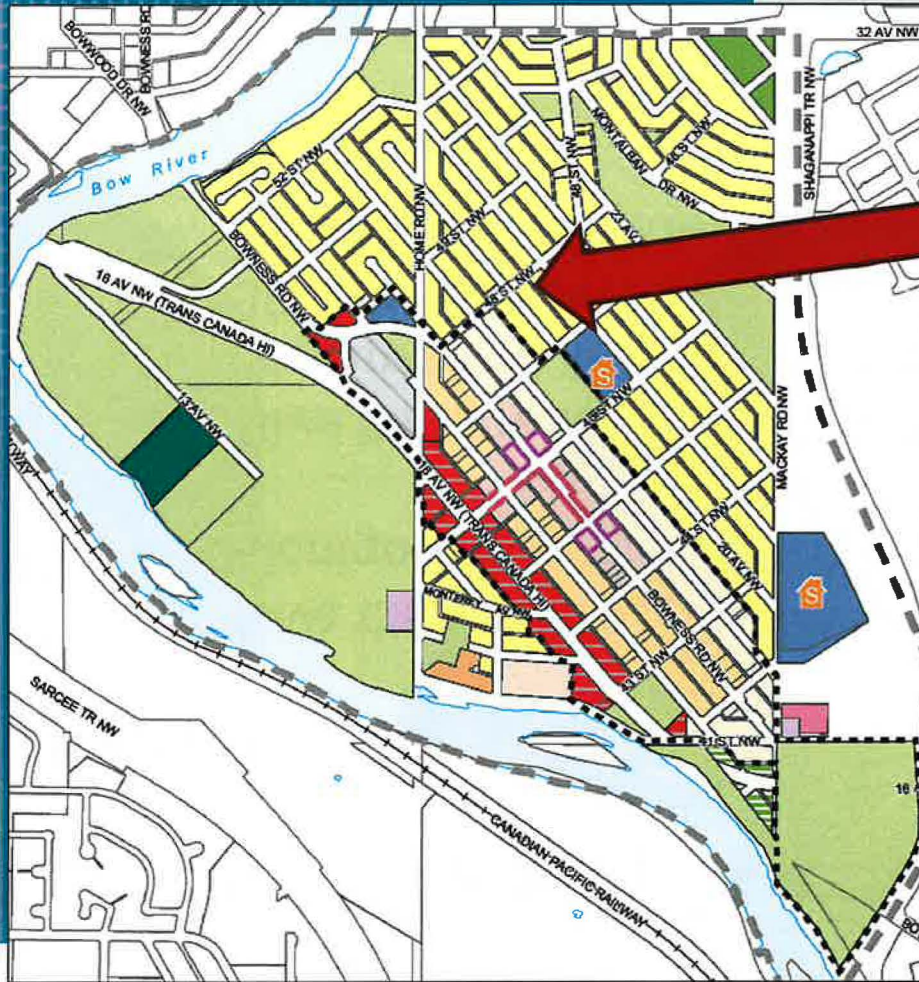
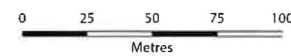


Figure 1.3

Future Land Use Plan

Legend

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



The map is conceptual only. No measurements of distances or areas should be taken from this map.

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Supplementary Slides





