



Public Hearing of Council

Agenda Item: 7.2.21



LOC2023-0267 / CPC2024-0597 Policy and Land Use Amendment

July 16, 2024

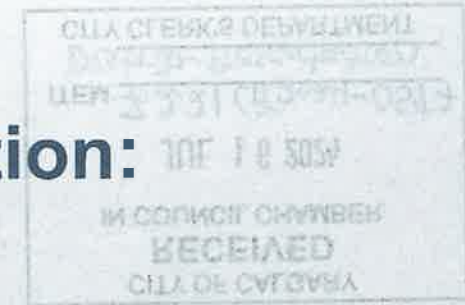
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

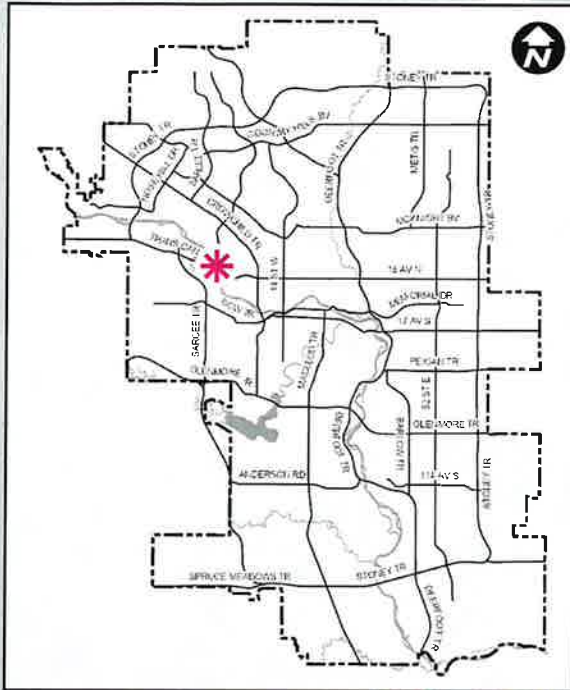
JUL 16 2024
ITEM: 7.2.21 CPC2024-0597
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 49P2024** for an amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 196D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4603 – 22 Avenue NW (Plan 4994GI, Block 46, Lot 20) 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



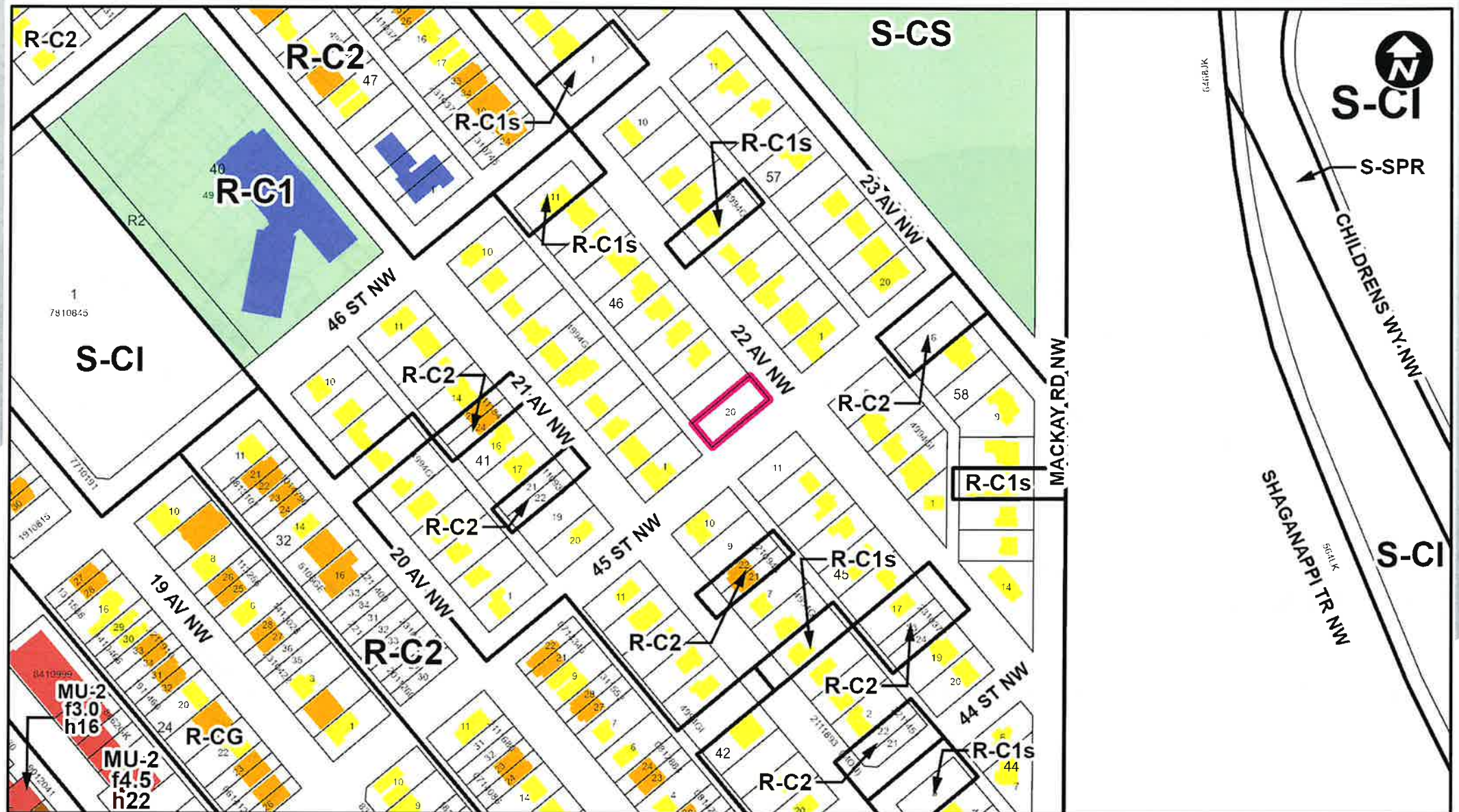
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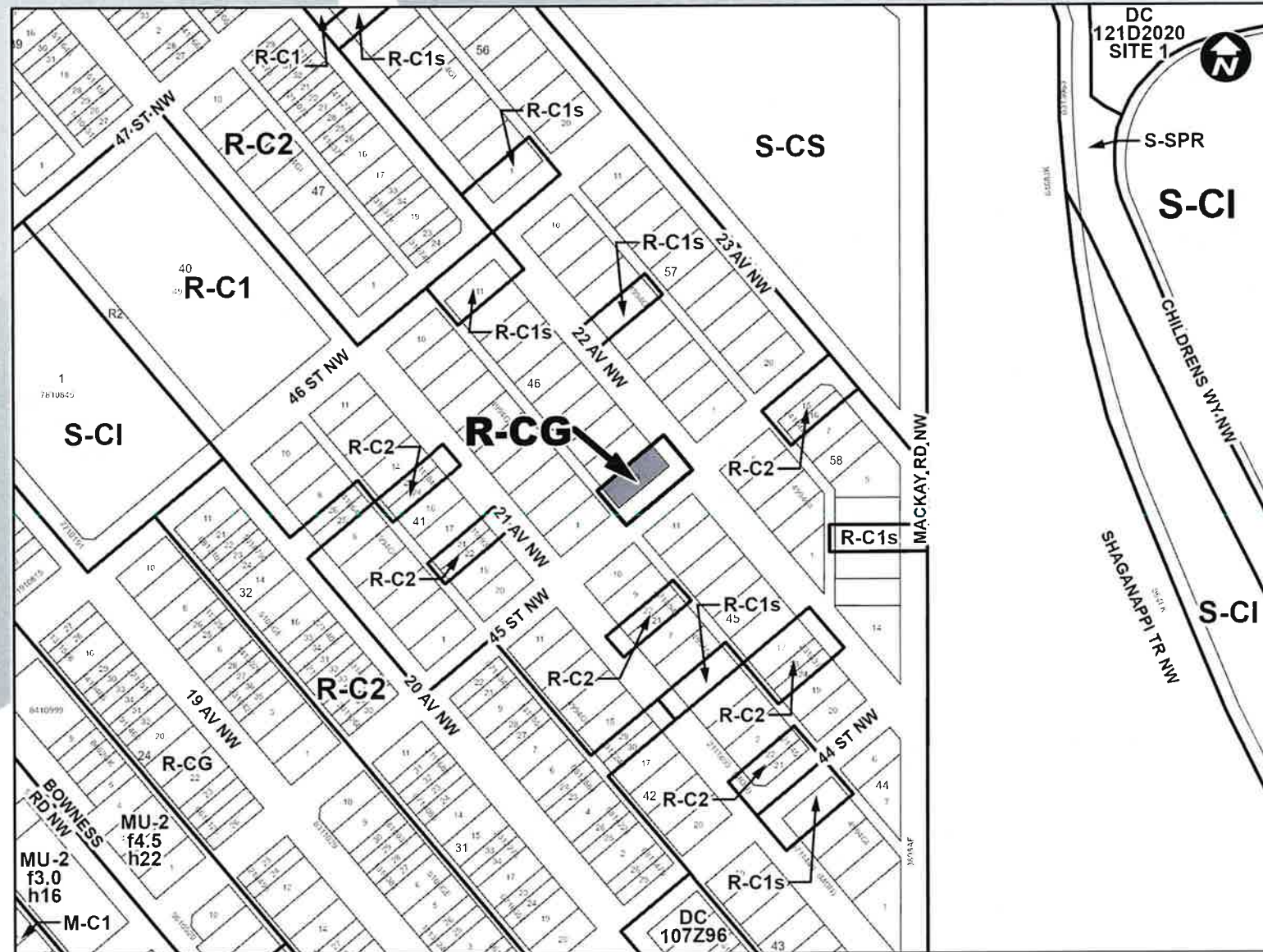
0.06 ha
15m x 36m

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:

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



Figure 1.3
Future Land Use Plan

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

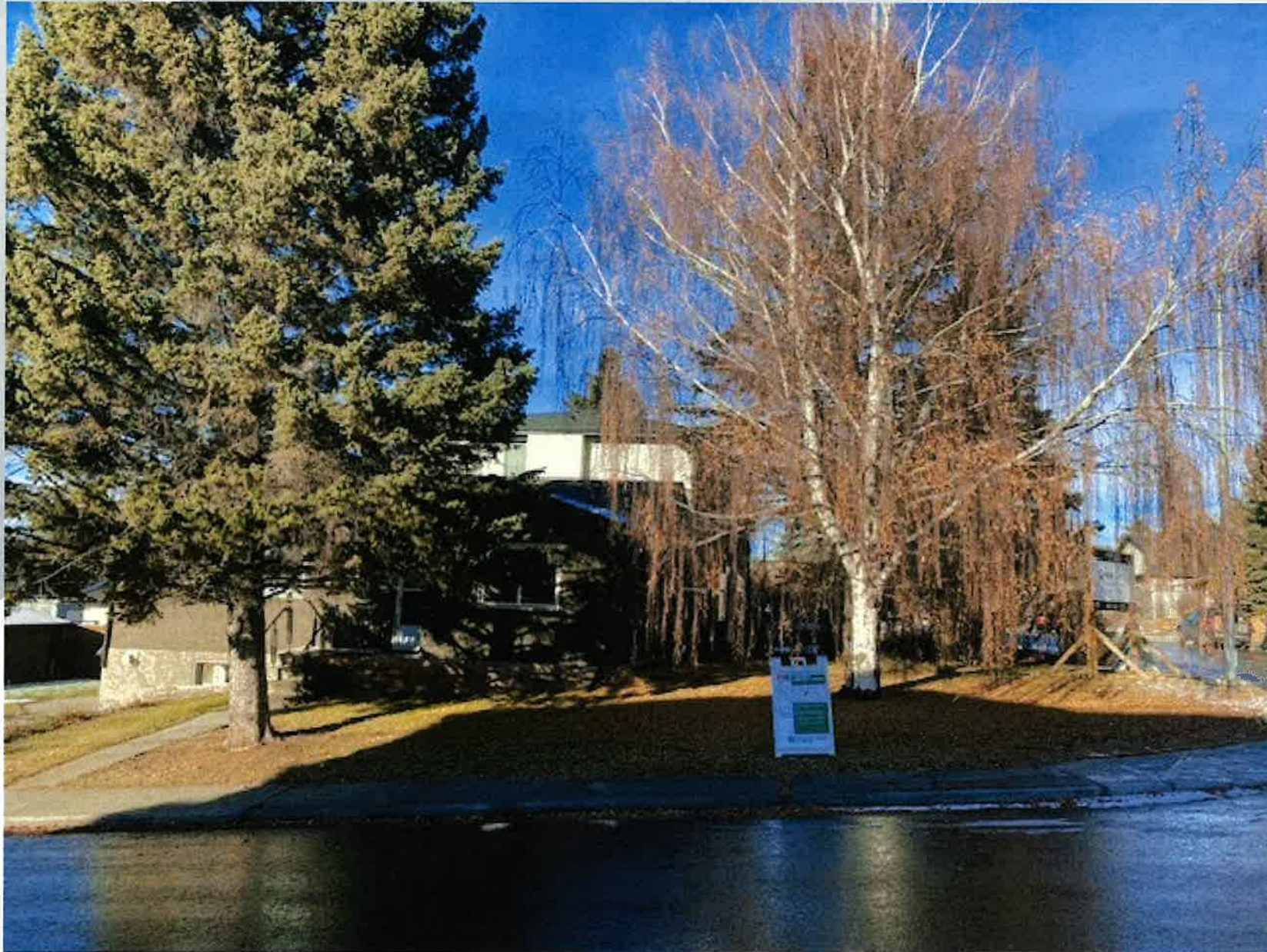
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Supplementary Slides

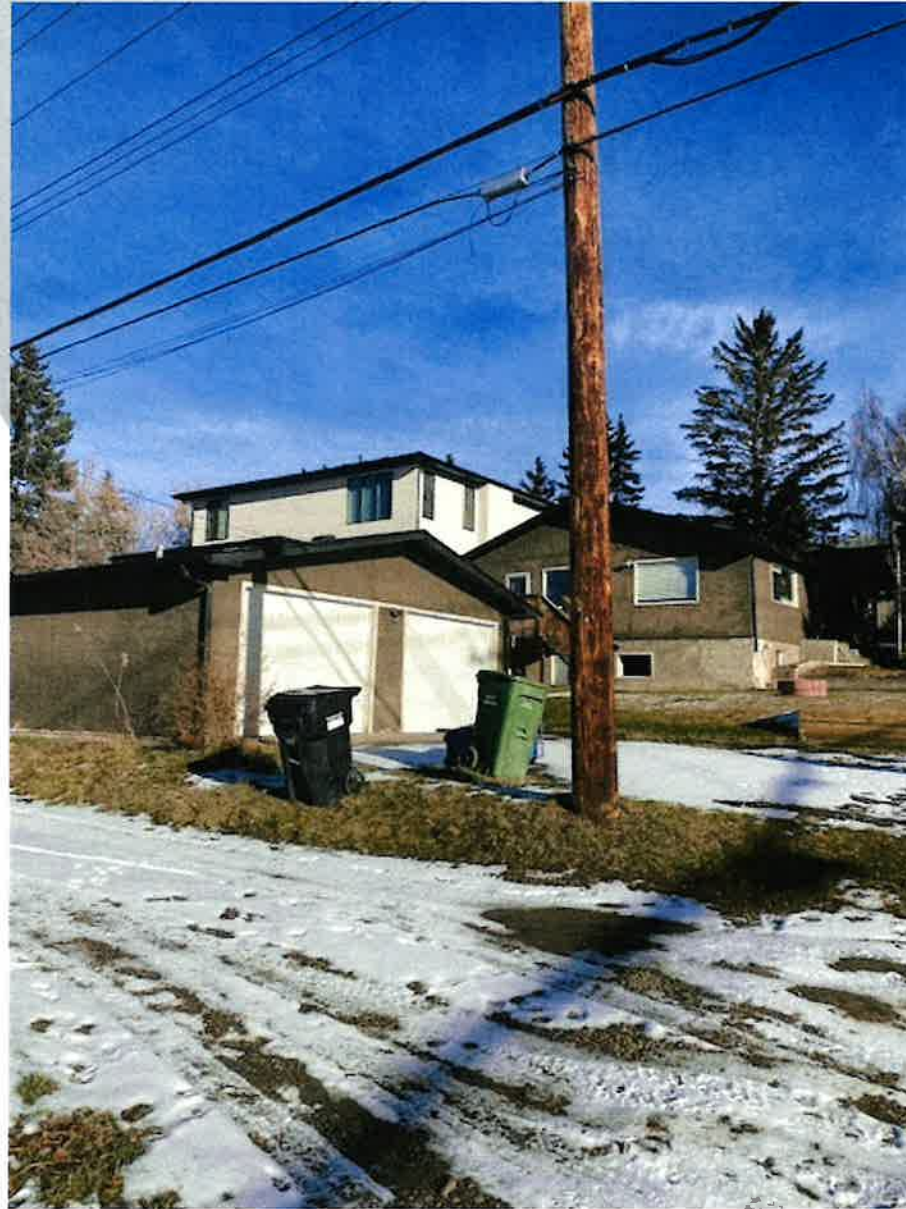




From 45 St NW looking northwest



From 22 Av NW looking southwest



From 45 St NW looking northeast