



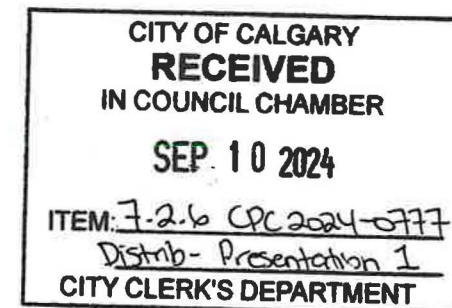
Public Hearing of Council

Agenda Item: 7.2.6



LOC2024-0090 / CPC2024-0777 Policy Amendment

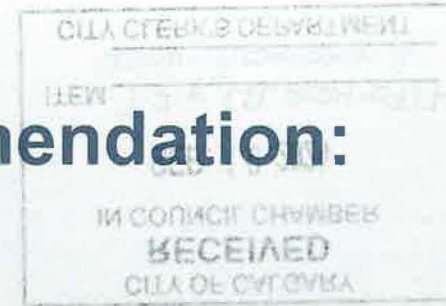
September 10, 2024

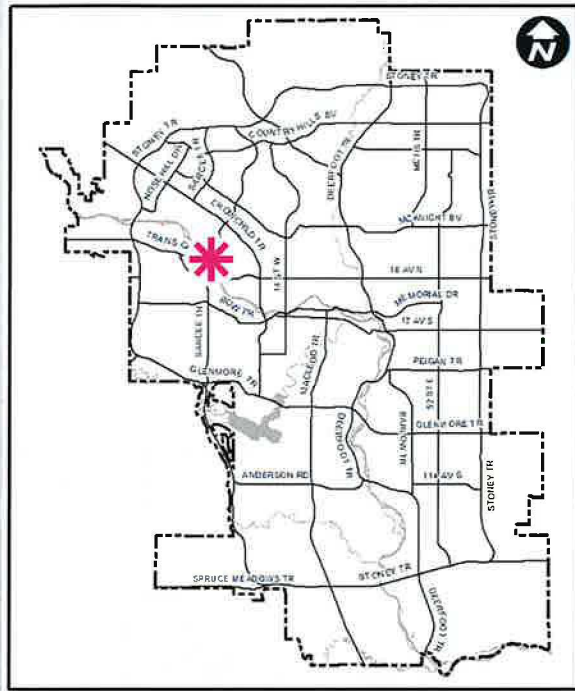


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 69P2024** for the amendment to the Montgomery Area Redevelopment Plan.





LEGEND

- 600m buffer from LRT station
- LRT Stations**

 - Blue
 - Red
 - Green (Future)

- LRT Line**

 - Blue
 - Blue/Red
 - Red

- Max BRT Stops**

 - Orange
 - Purple
 - Teal
 - Yellow

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





Figure 1.3

Future Land Use Plan

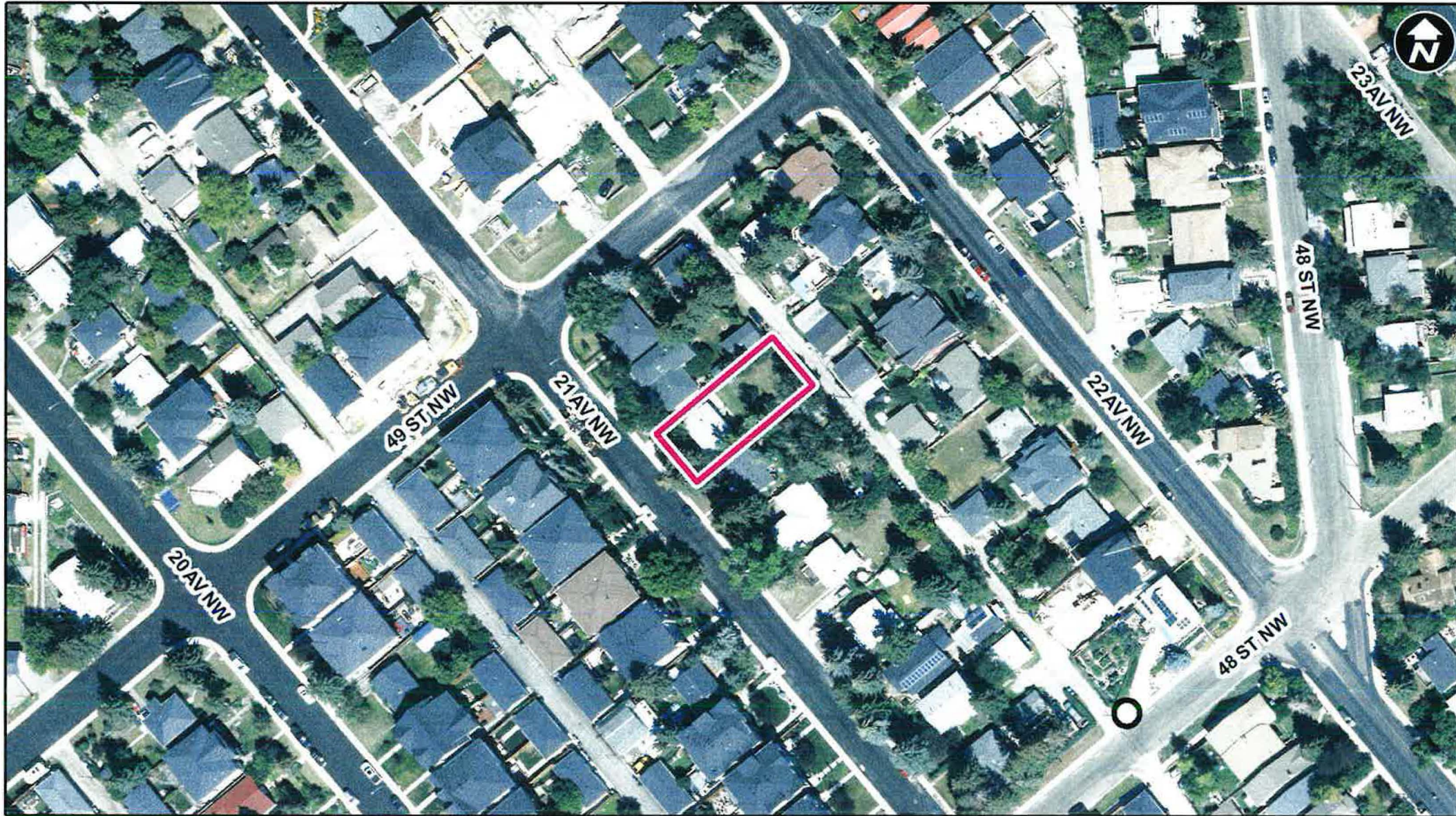
Legend
Low Density Residential Low Density Residential/ Townhouse

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 69P2024** for the amendment to the Montgomery Area Redevelopment Plan.

Supplementary Slides

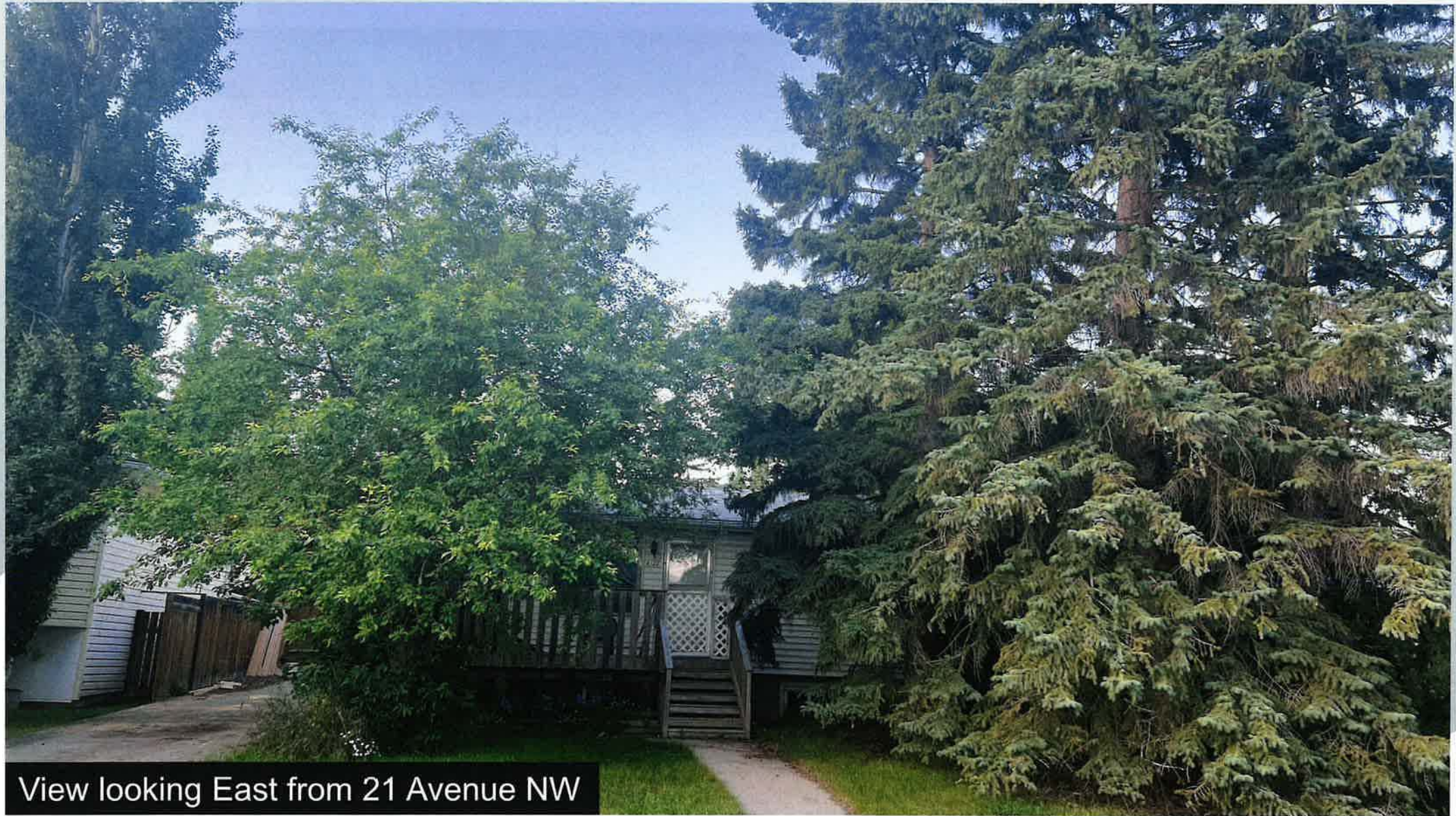


LEGEND

- 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:

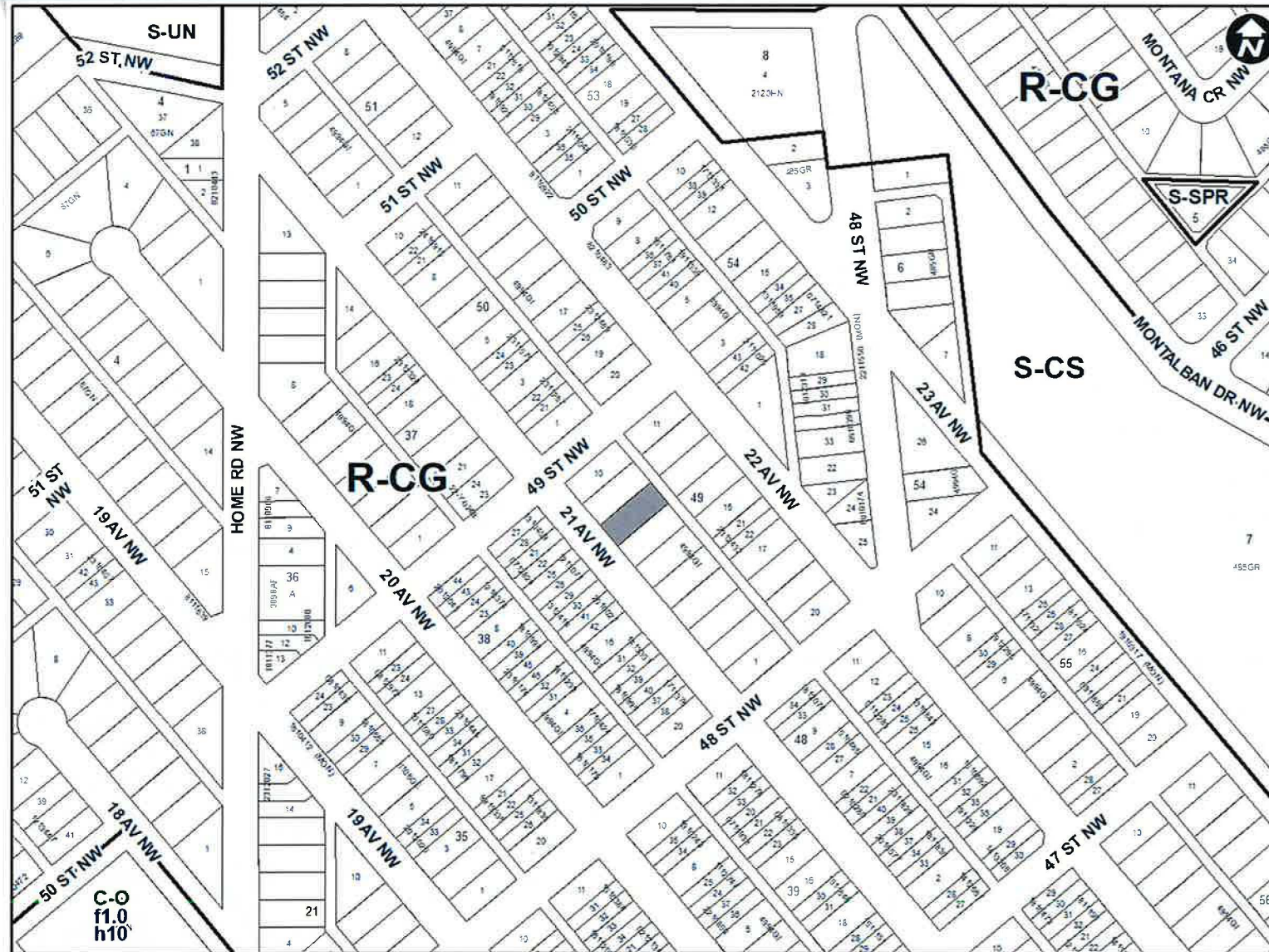
0.06 ha
15m x 36m



View looking East from 21 Avenue NW



View looking West from Lane



Applicant-led Outreach:

- the applicant delivered letters to nearby residents and emailed the Montgomery Community Association for comments.

City-led Outreach:

- Notifications mailed to nearby landowners on 2024 April 05.
- Posted a notice (sign) on the property on 2024 April 8.
- Removed the notice (sign) on 2024 April 29.
- Administration received nine public submissions in opposition. The submissions included the following areas of concern:
 - increased density and building height with shadowing impacts;
 - increased traffic congestion and on-street parking with pedestrian safety concerns;

- increased strain on existing infrastructure;
- increased noise pollution and debris;
- decreased privacy;
- inappropriate location being a mid-block parcel;
- loss in community character;
- loss of mature trees and vegetation; and
- increased issues about rainwater run-offs to neighbouring lots.
- The Montgomery Community Association (CA) provided a response in opposition to this application on 2024 April 25 (Attachment 5). The CA indicated the reason of opposition is that surrounding residents are not supportive of the proposed development on this site.