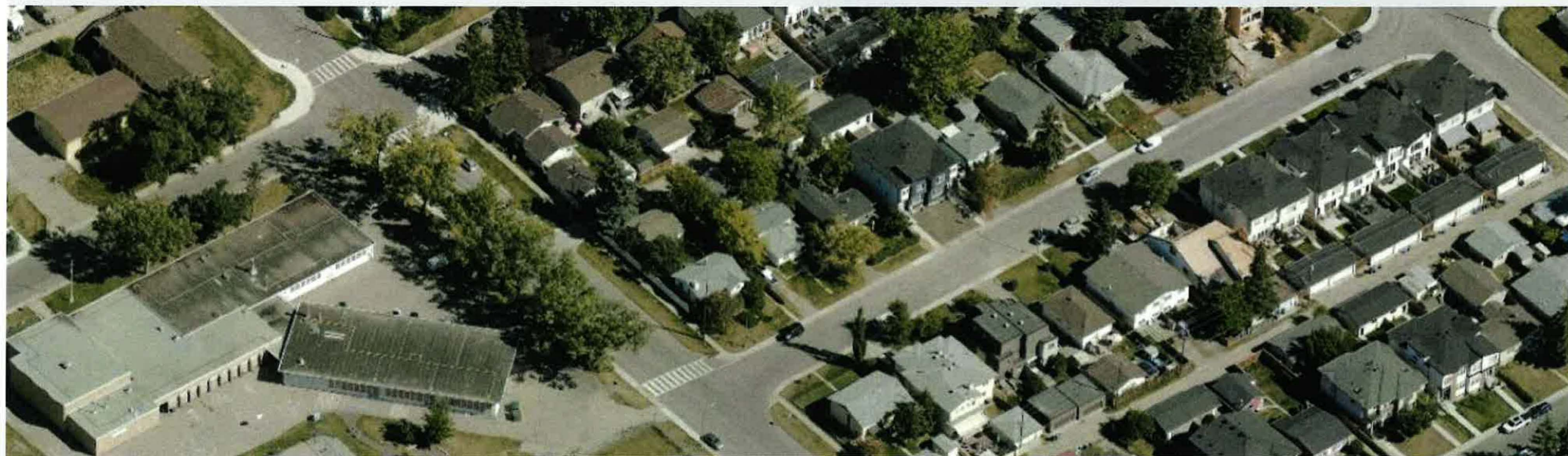


# Public Hearing of Council

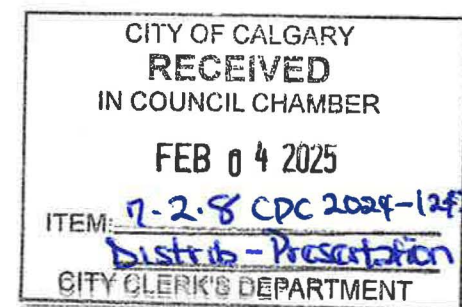
Agenda Item: 7.2.8

1



## LOC2024-0237 / CPC2024-1242 Policy Amendment

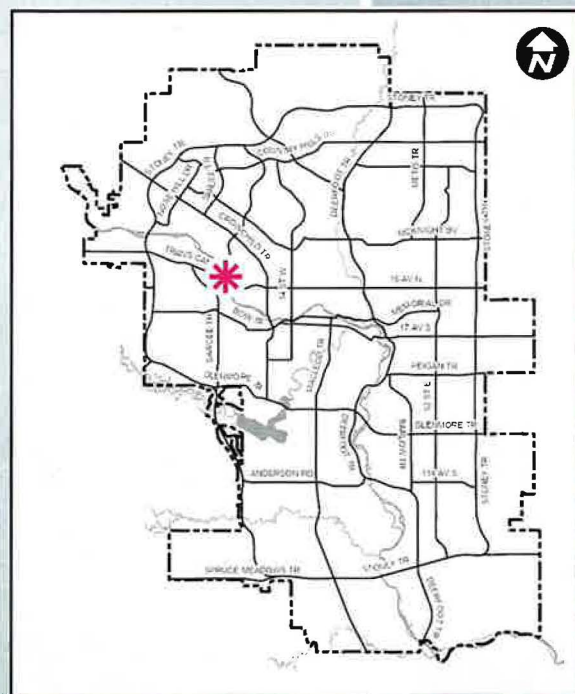
February 4, 2025



## Calgary Planning Commission's Recommendation:

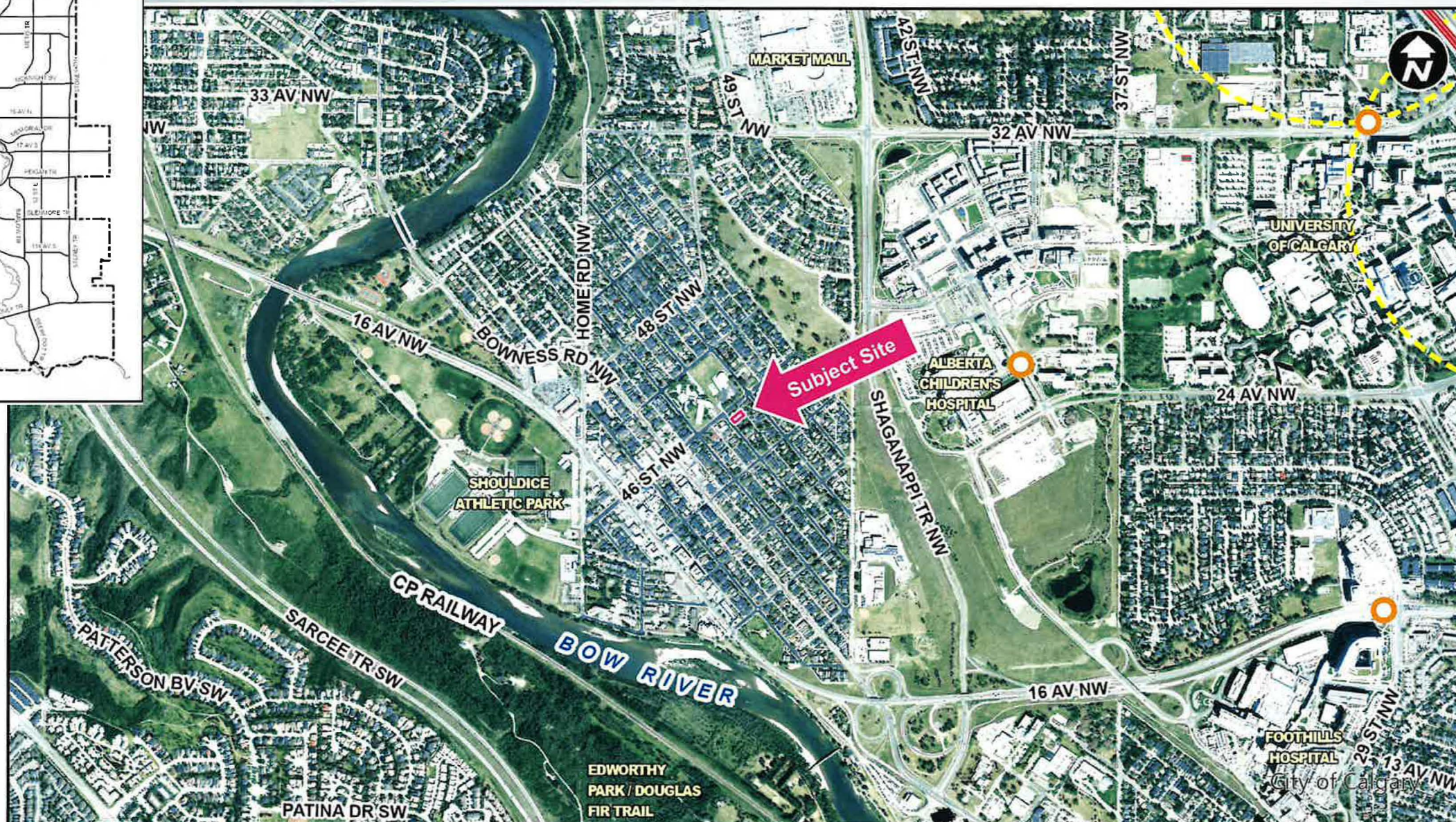
That Council:

Give three readings to **Proposed Bylaw 9P2025** for the amendment to the Montgomery Area Redevelopment Plan.



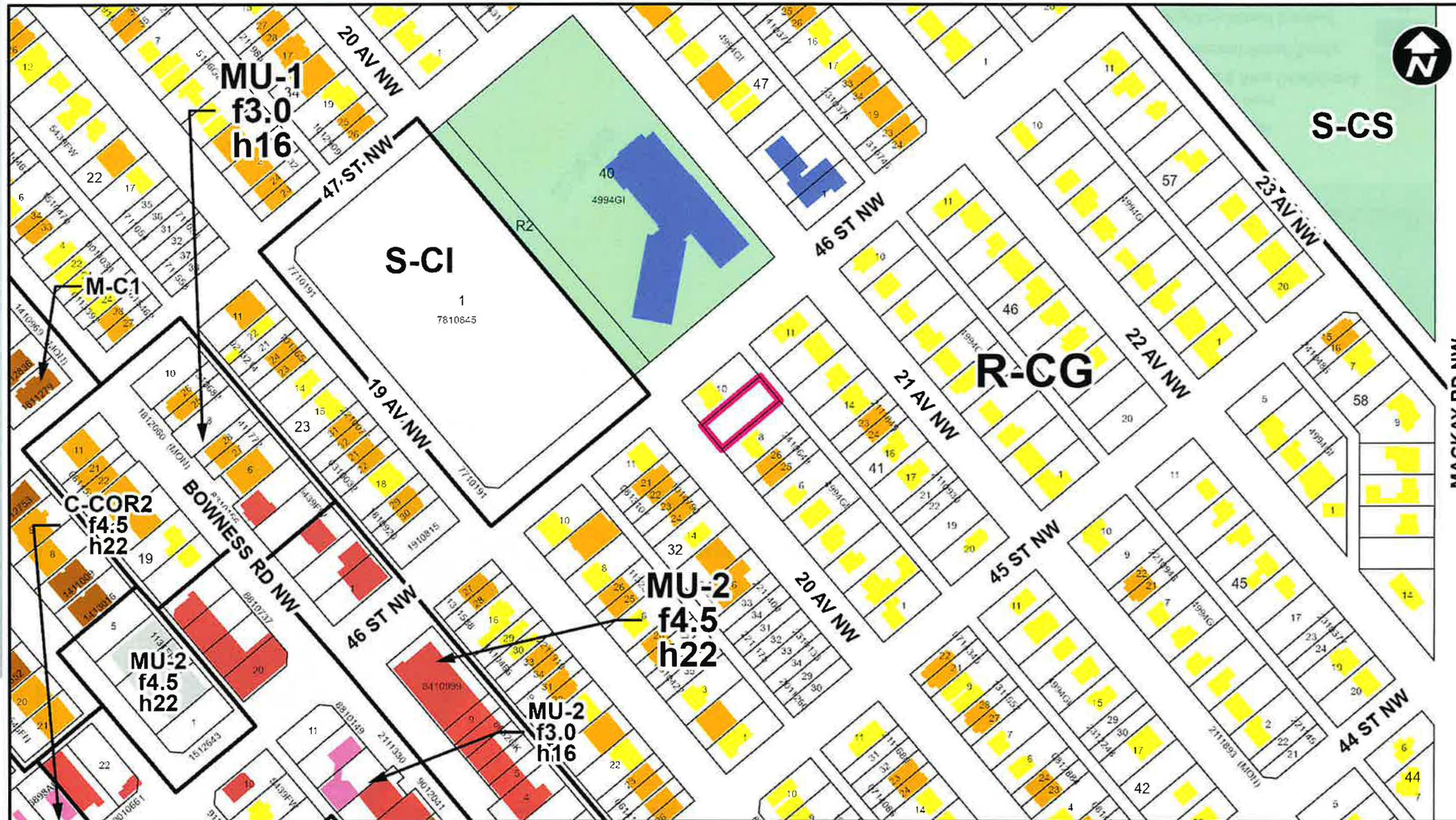
## LEGEND

- 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





Parcel Size:  
0.06 ha



## 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

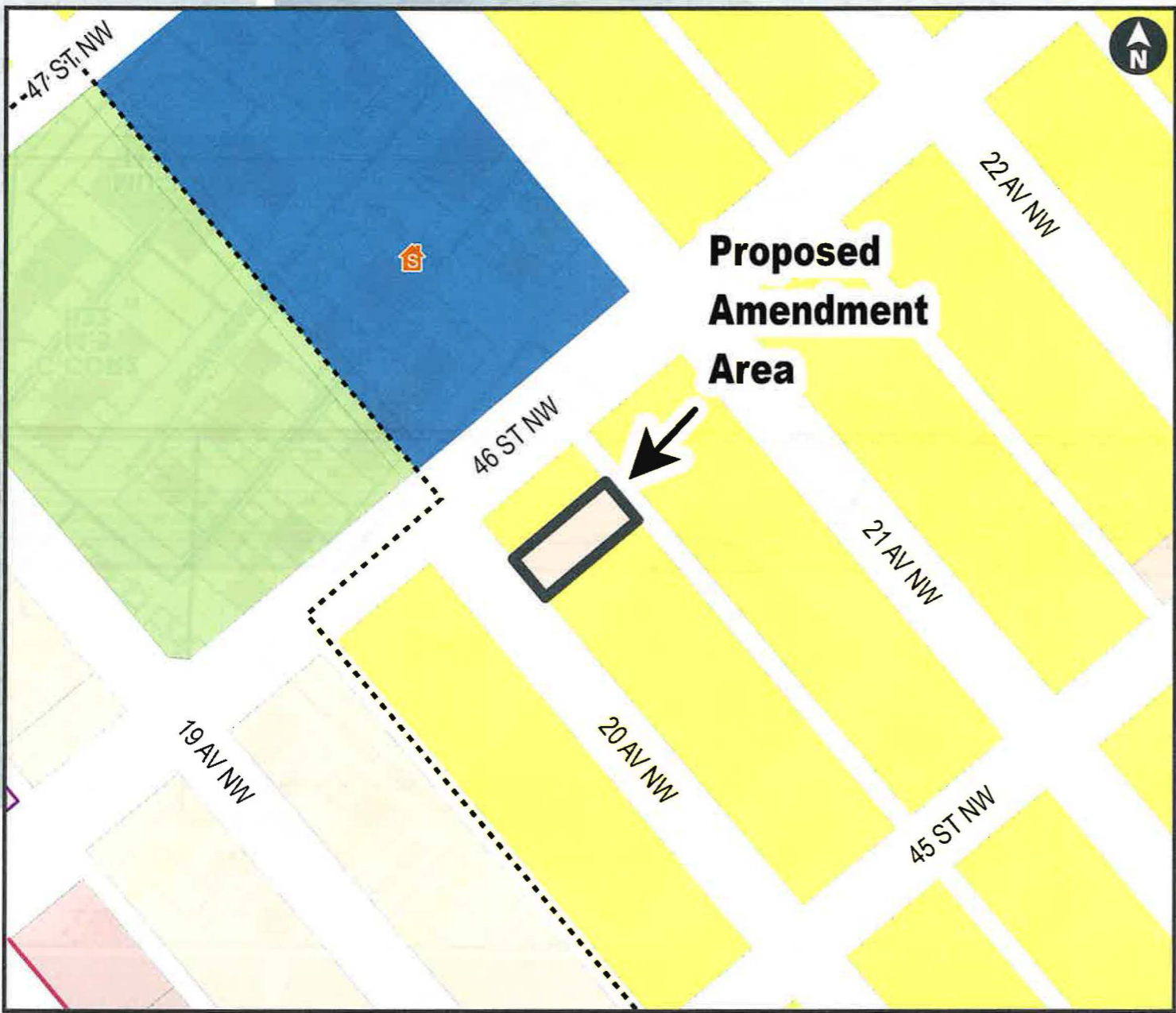


Figure 1.3 Future Land use Plan

- Legend**
- |                          |                                    |
|--------------------------|------------------------------------|
| Active Frontage          | Low Density Residential            |
| Main Street Area         | Low Density Residential/ Townhouse |
| Developed Area Guidebook | Parks/ Community Facilities        |
| Commercial/Retail Ready  | Institutional/ Schools             |
| Neighbourhood Limited    | School                             |
| Community Mid Rise       |                                    |

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 9P2025** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2).

## Supplementary Slides



View of the parcel from 20 AV NW looking Northeast



View of the parcel from the rear lane looking Southwest

# Existing Land Use Map 11

