



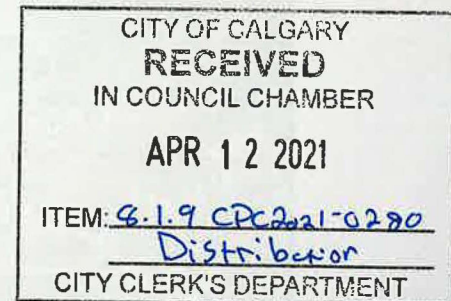
Public Hearing of Council

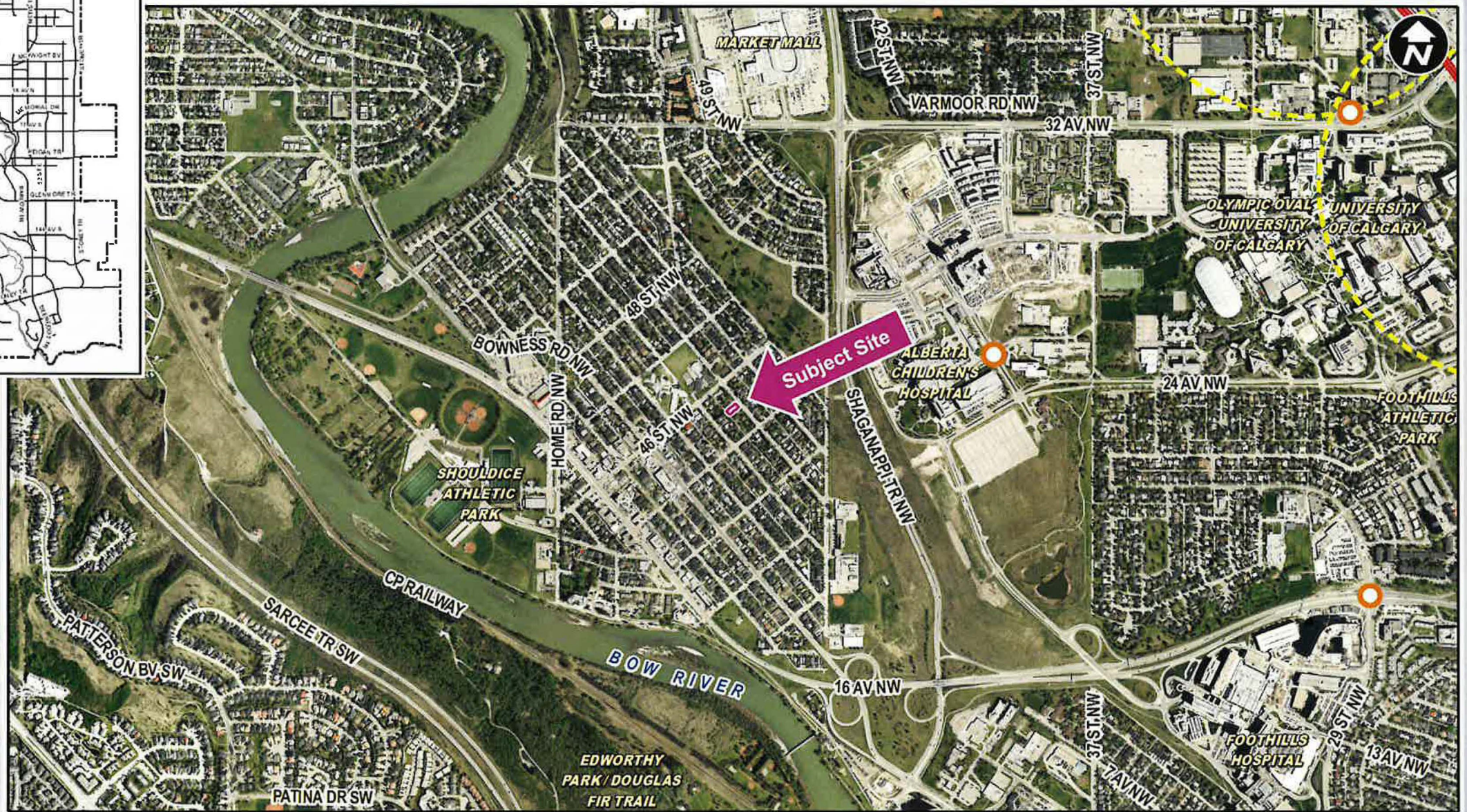
Agenda Item: 8.1.9

LOC2020-0208

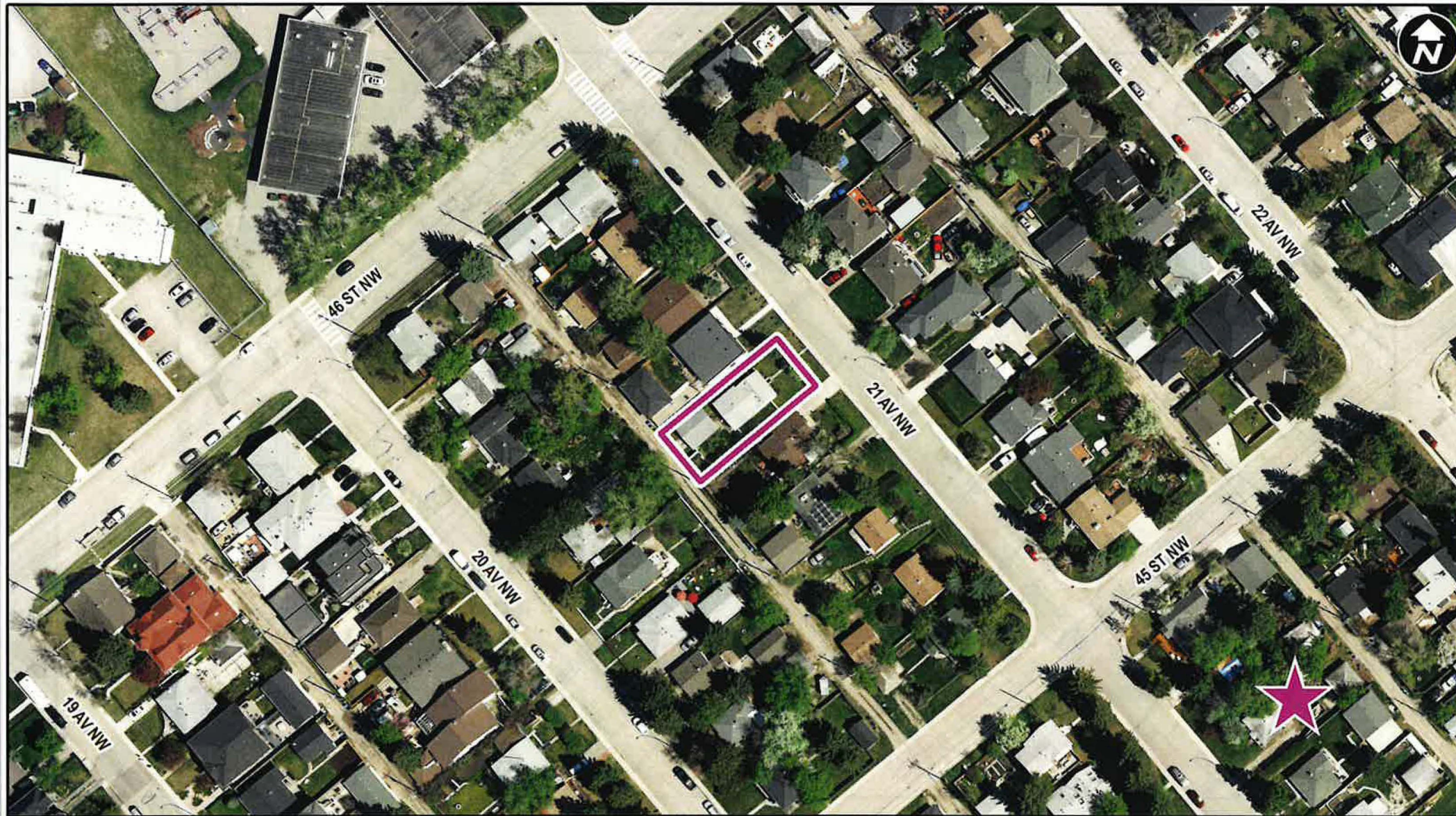
Policy Amendment and Land Use Amendment

April 12, 2021





- 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



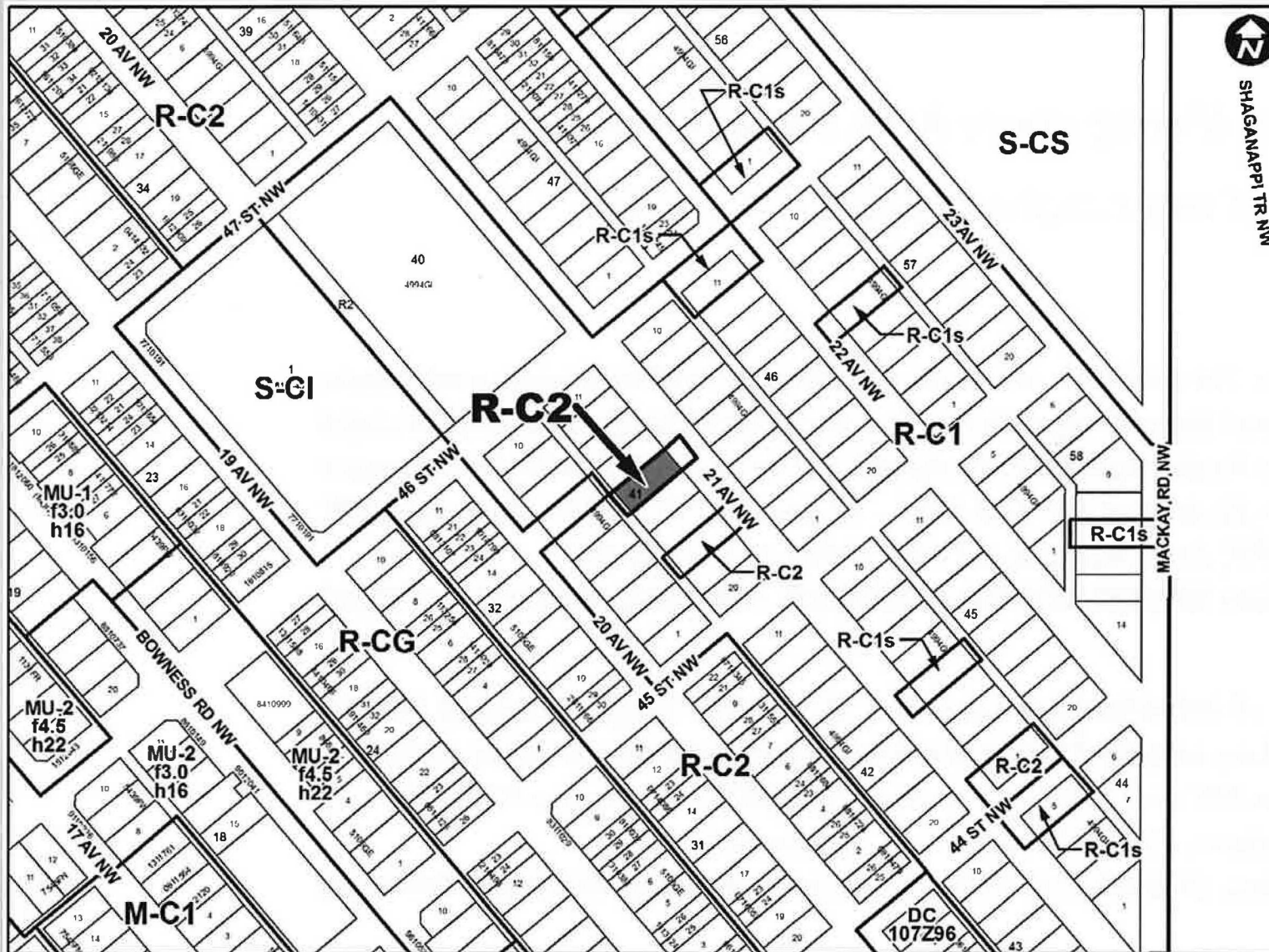
Parcel Size:

0.04 ha
15m x 36m

LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed R-C2 District:

- Allows for single detached, semi-detached, duplex dwellings, and suites
- Max building height = 10m (same as R-C1)
- Max number of units: 2

Proposed Amendment to Montgomery Area Redevelopment Plan:

- Add subject site to list of exemptions to policy R4 and R5

Policy R4. In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-1 Residential Single Detached District to R-2 Low Density Residential District should not be permitted, *with the exception of the sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW, 5028 - 20 Avenue NW, 4611 - 21 Avenue NW, 1920 Home Road NW, 4504 - 21 Avenue NW*

Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020

Policy R5. The redesignation of individual lots from R-1 Residential Single Detached District to R-2 Residential Low Density District is not supported, *with the exception of the sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW, 5028 - 20 Avenue NW, 4611 - 21 Avenue NW, 1920 Home Road NW, 4504 - 21 Avenue NW*

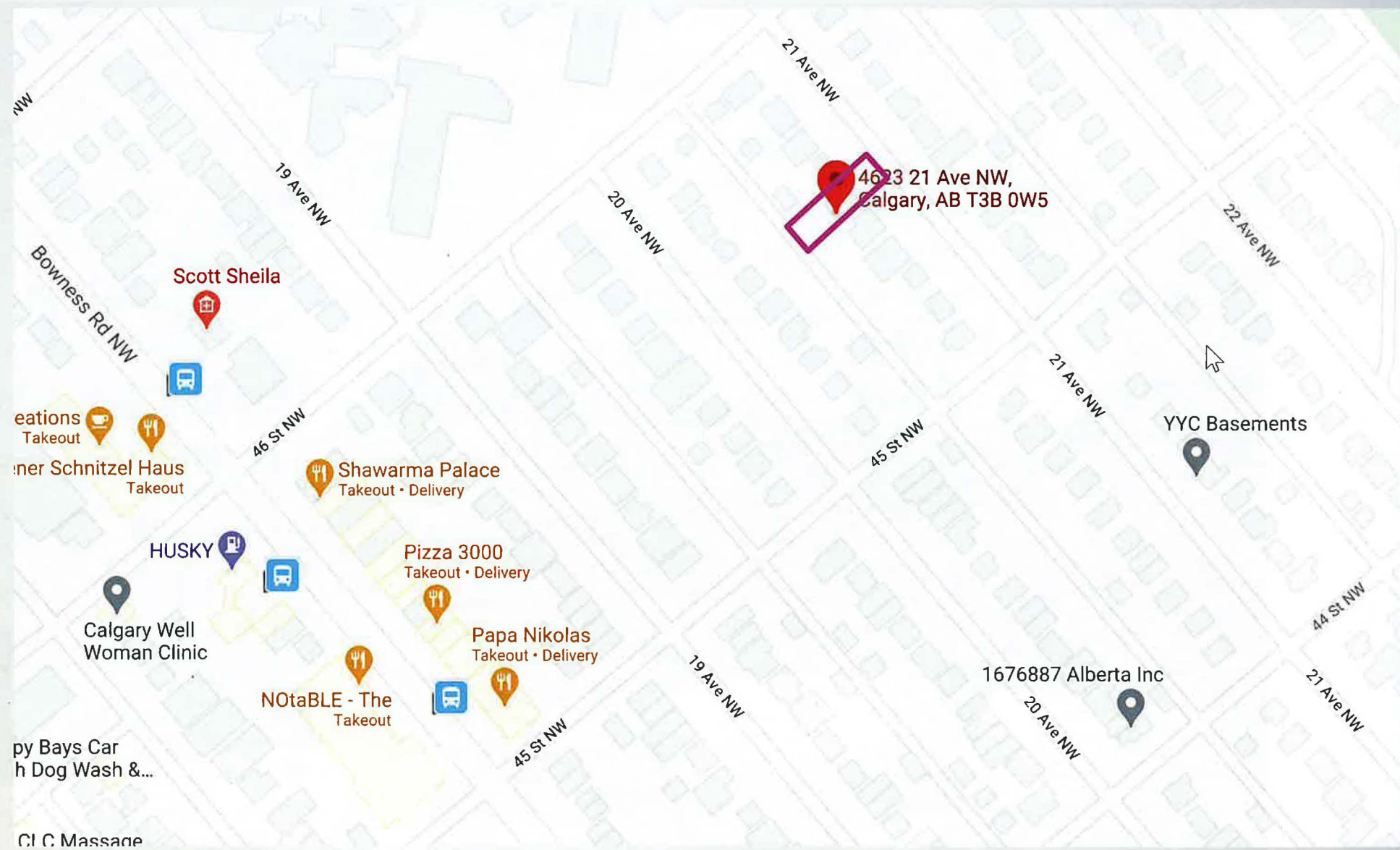
Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 15P2021** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 51D2021** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4623 - 21 Avenue NW (Plan 4994G, Block 41, Lot 15) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual Two Dwelling (R-C2) District.

Supplementary Slides



Bowness Rd at 46 ST
400m / 5 min

Bowness Rd at 46 ST
500m / 6 min

Bowness Rd at 45 ST
450m / 5 min

