

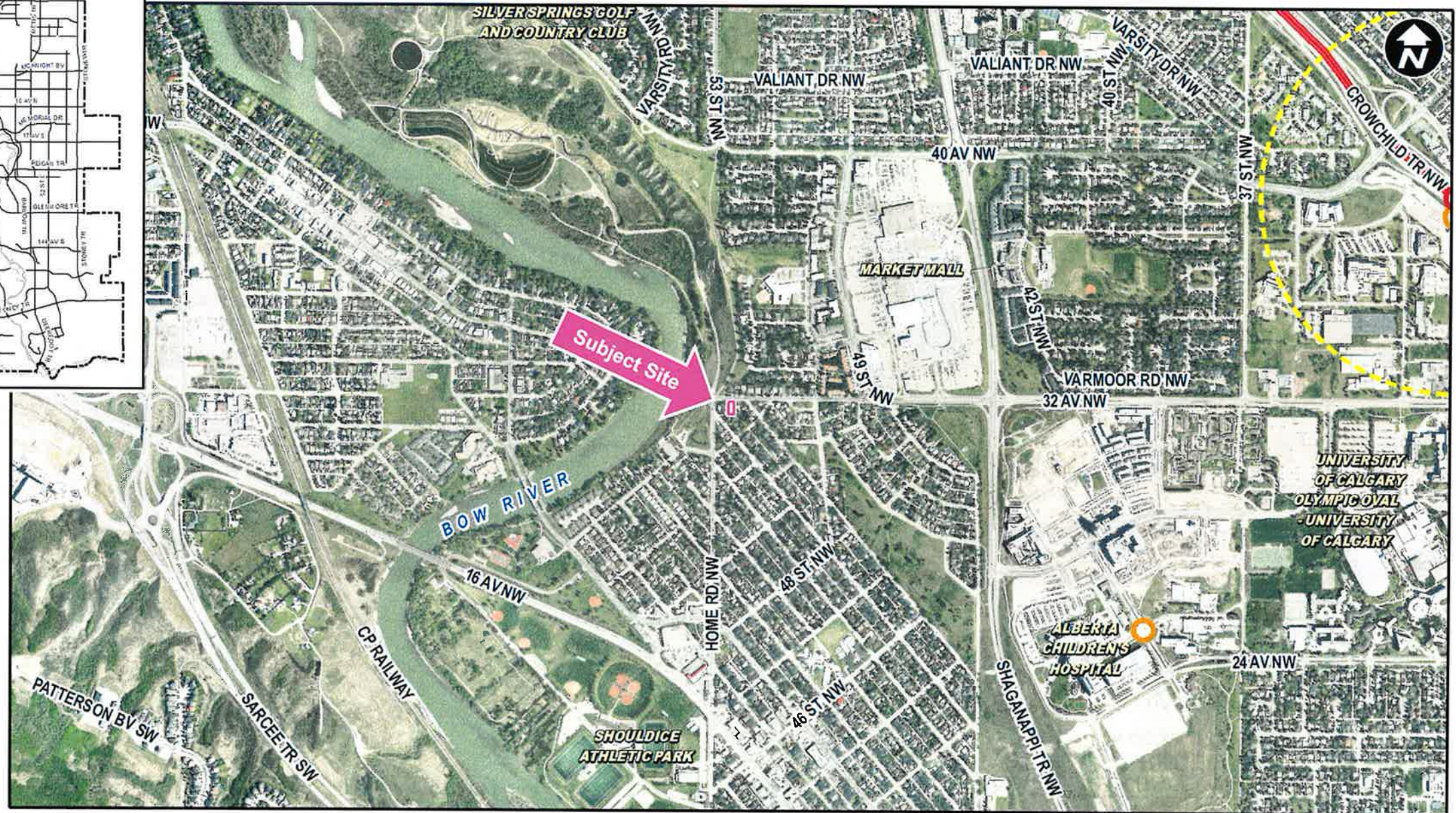
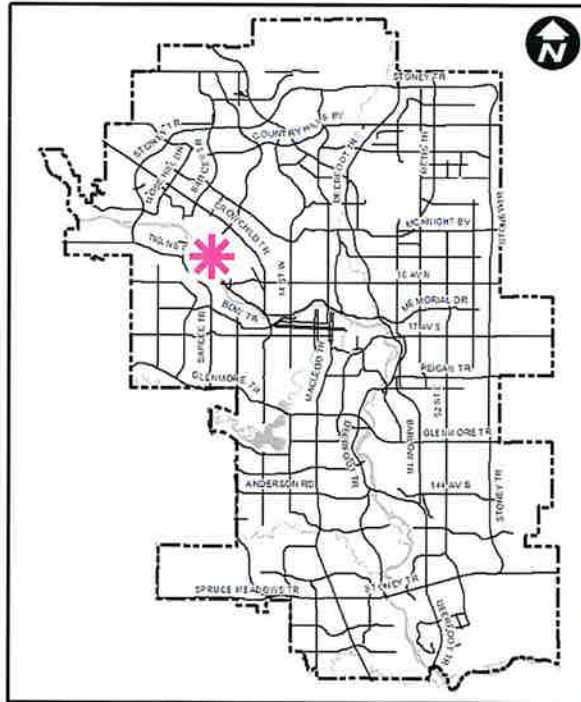


Public Hearing of Council

Agenda Item: 8.1.16

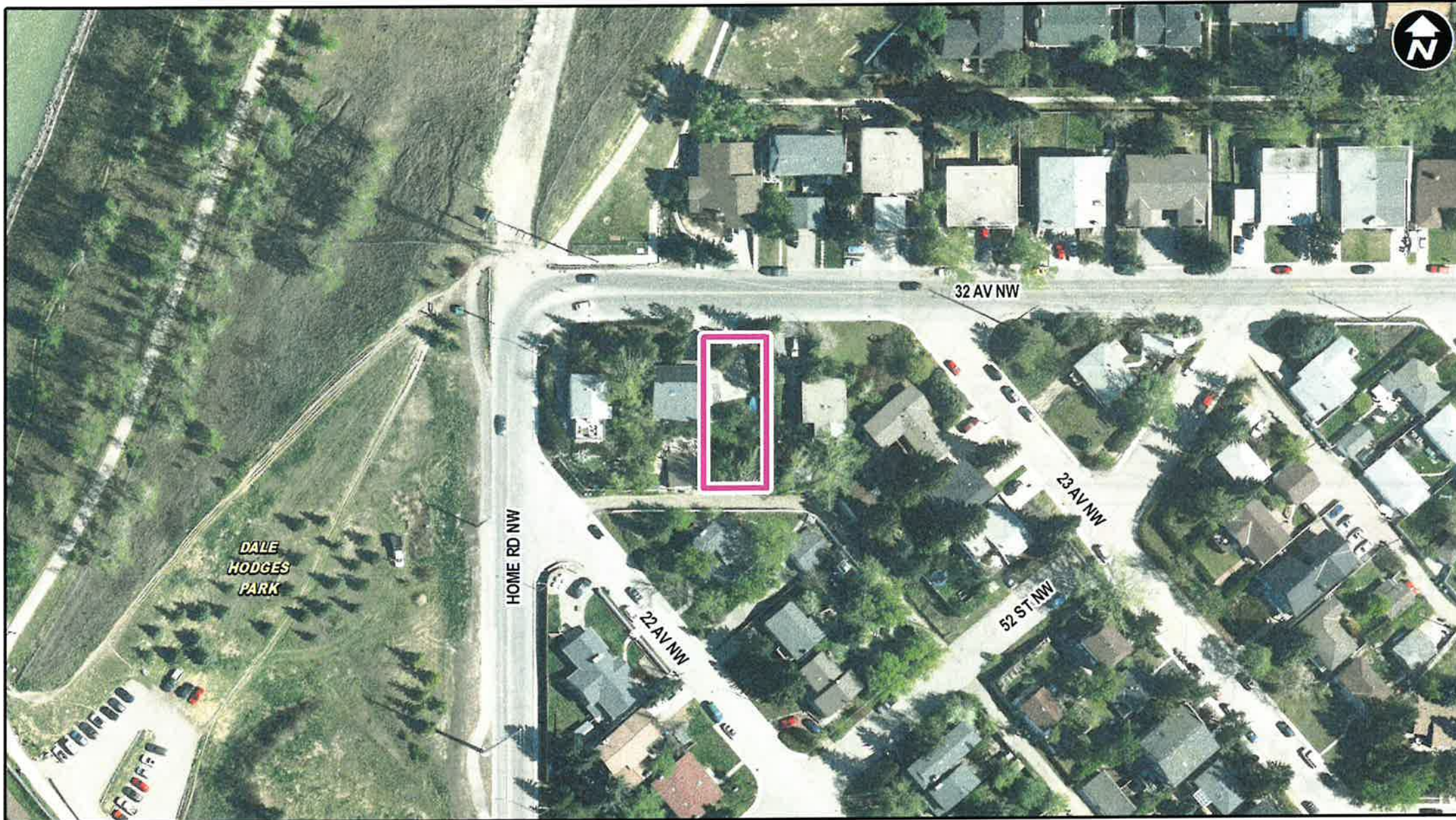
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 15 2021
ITEM: 8.1.16 CPC2021-1305
DISTRIBUTION
CITY CLERK'S DEPARTMENT

LOC2021-0115
Land Use Amendment
November 15, 2021



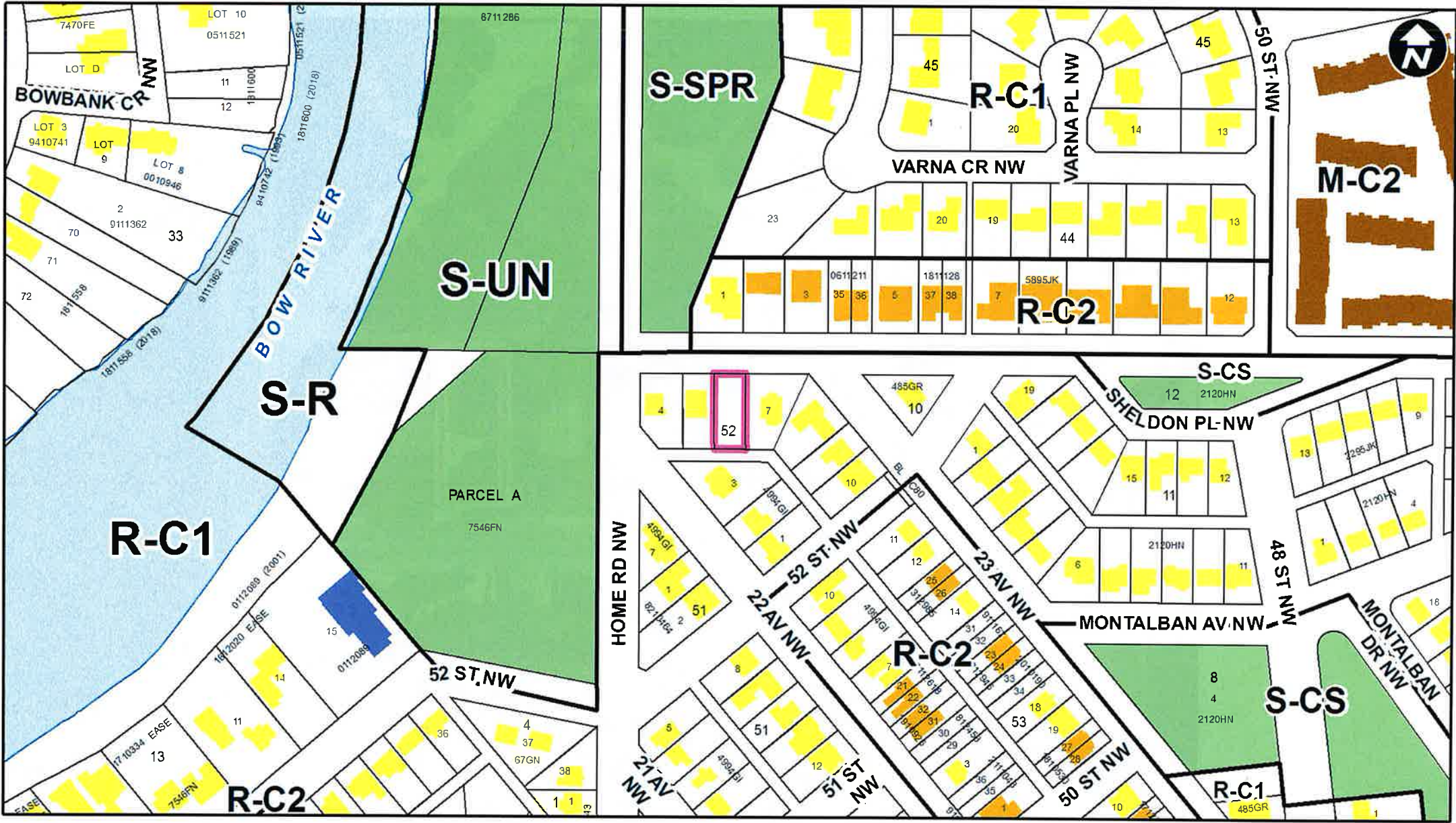
LEGEND

- 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

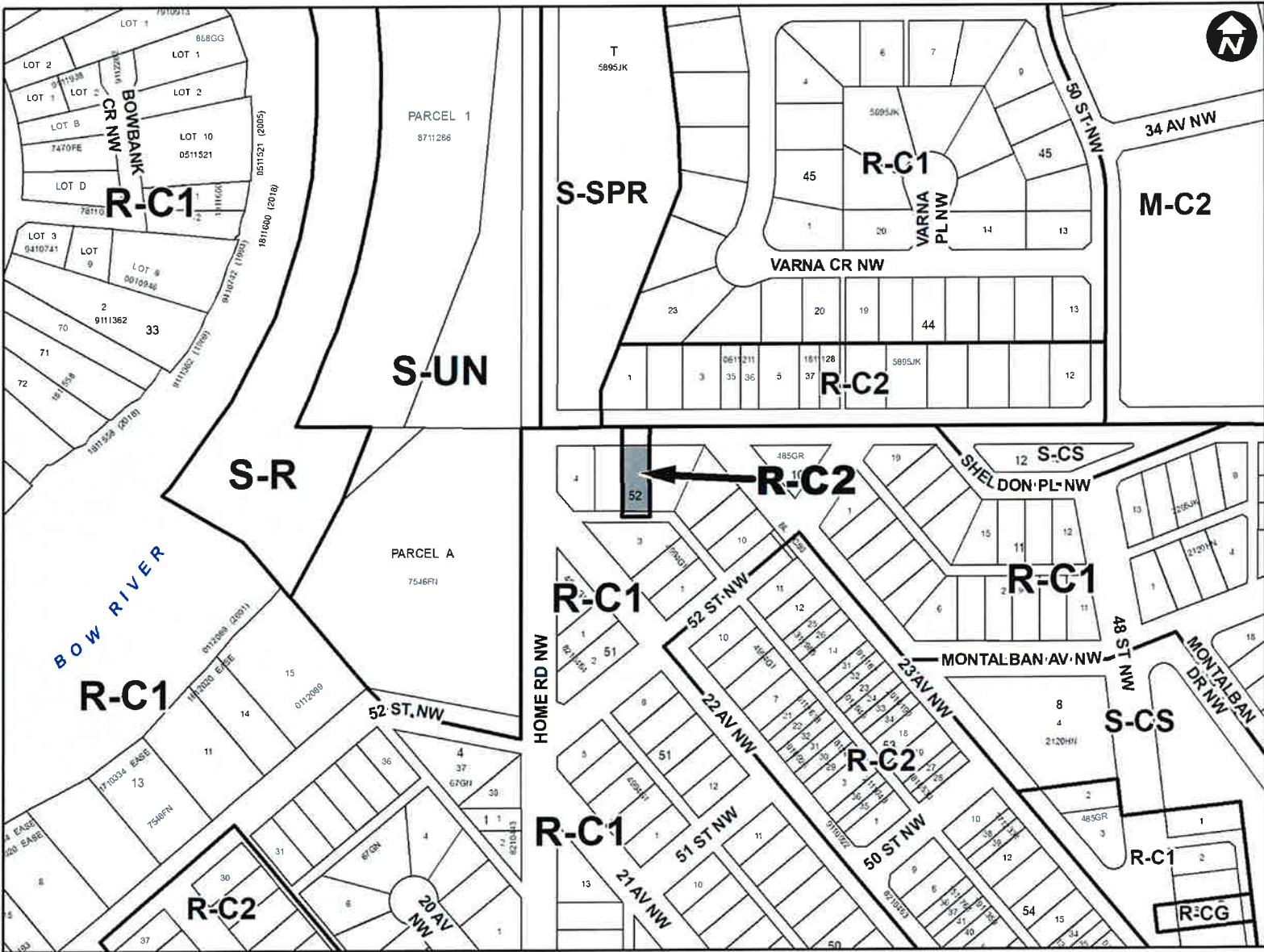


Parcel Size:

0.6 ha
15.24m x 36.58m



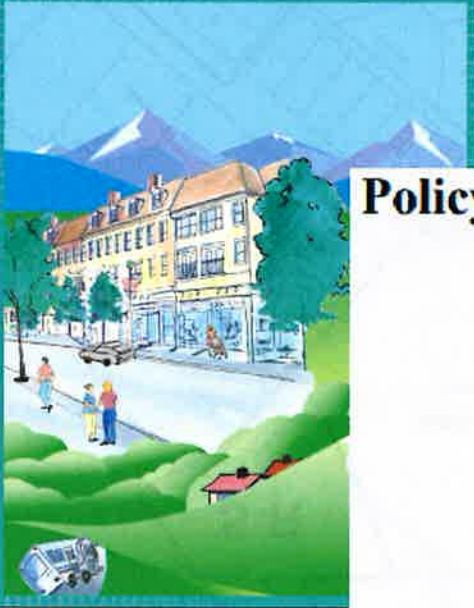
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed R-C2 District:

- Maximum Height 10m (2-3 storeys)
- Maximum parcel coverage 45%
- Minimum parcel width 7.5m for a Single Detached Dwelling, 13.0m for a Semi-Detached or Duplex Dwelling
- Maximum 2 Dwelling Units

Montgomery Area Redevelopment Plan



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, 4623 - 21 Avenue NW, 4532 - 21 Avenue NW*

Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020, 15P2021, 16P2021

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, 4623 - 21 Avenue NW, 4532 - 21 Avenue NW*

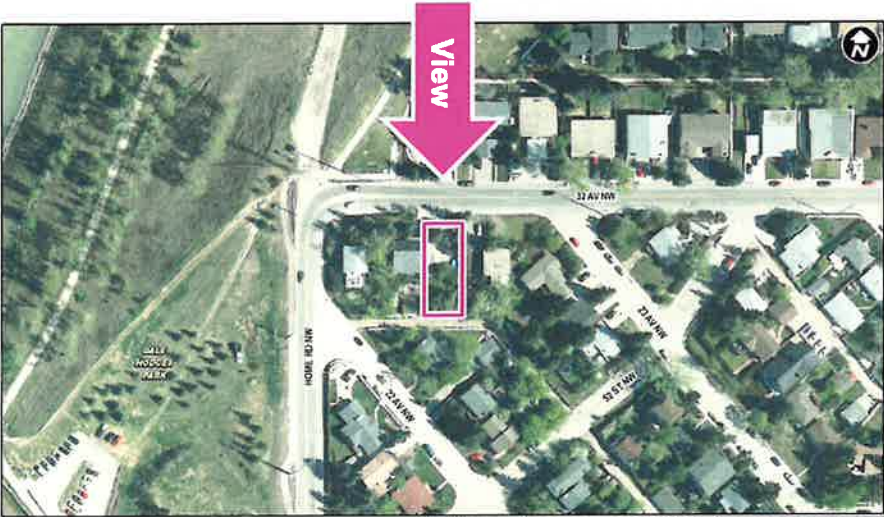
Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020, 15P2021, 16P2021

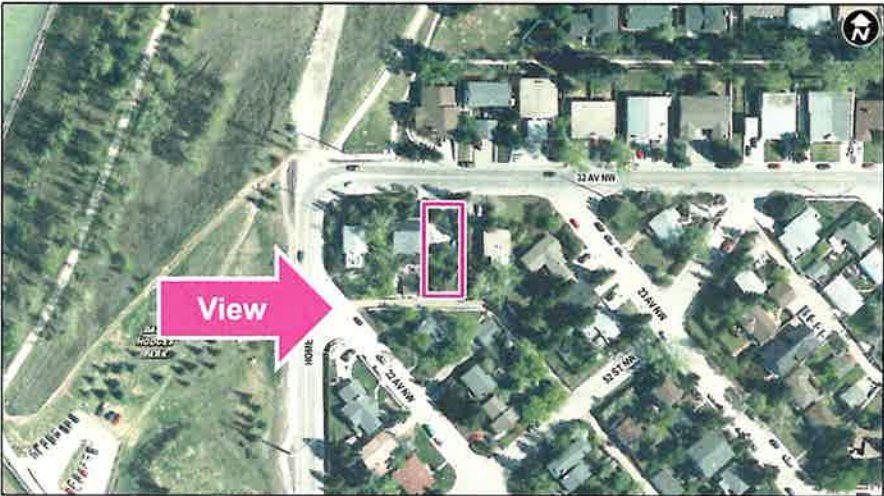
Calgary Planning Commission's Recommendation:

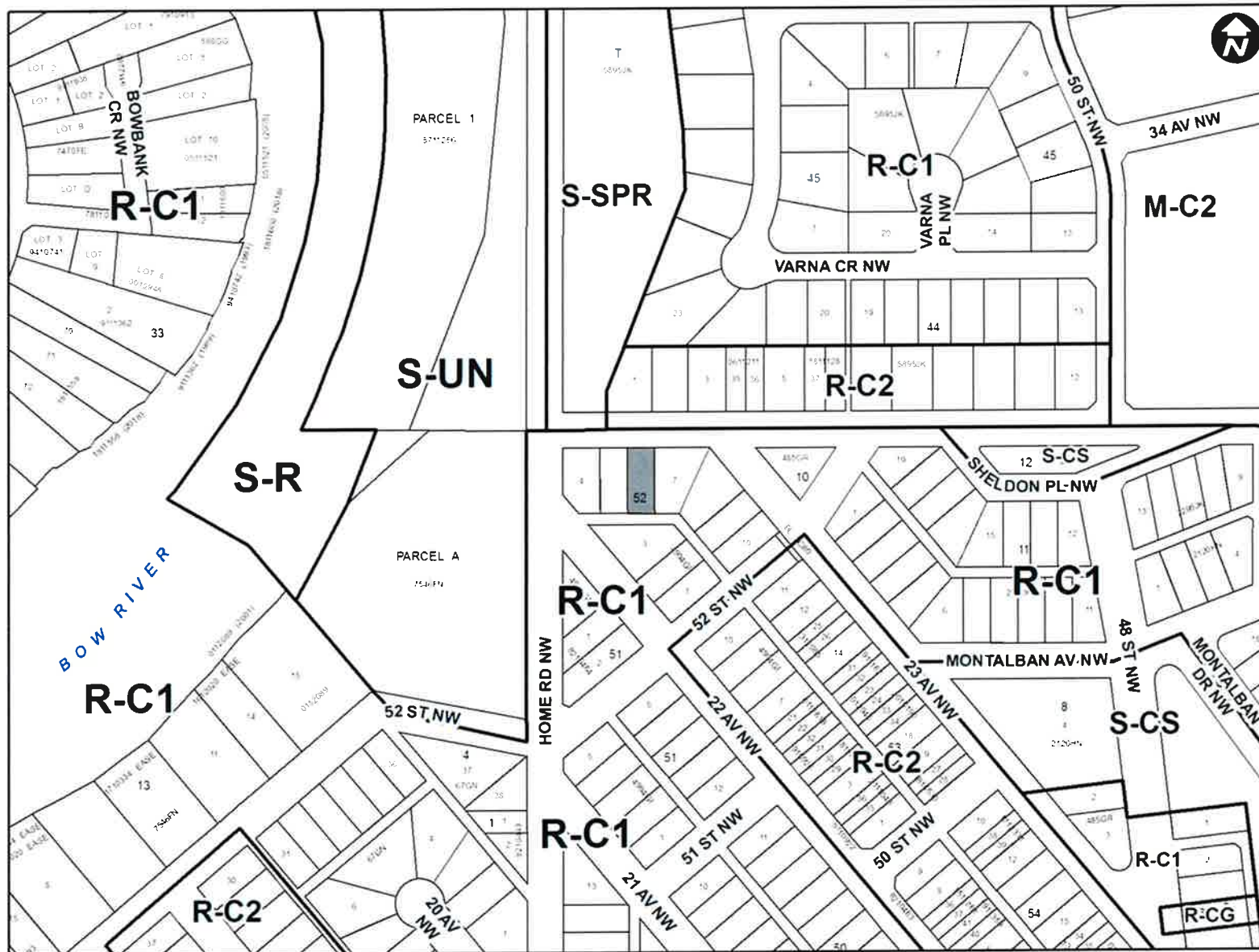
That Council:

1. Give three readings to **Proposed Bylaw 61P2021** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 168D2021** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 5321 – 32 Avenue NW (Plan 4994GI, Block 52, Lot 6) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

Supplementary Slides







Existing R-C1 District:

- Maximum Height 10 metres (2-3 storeys)
- Maximum parcel coverage 45%
- Maximum 1 Dwelling Unit

Public Response

- 1 letter of support
- 3 letters of opposition
- Community Association provided letter of objection