

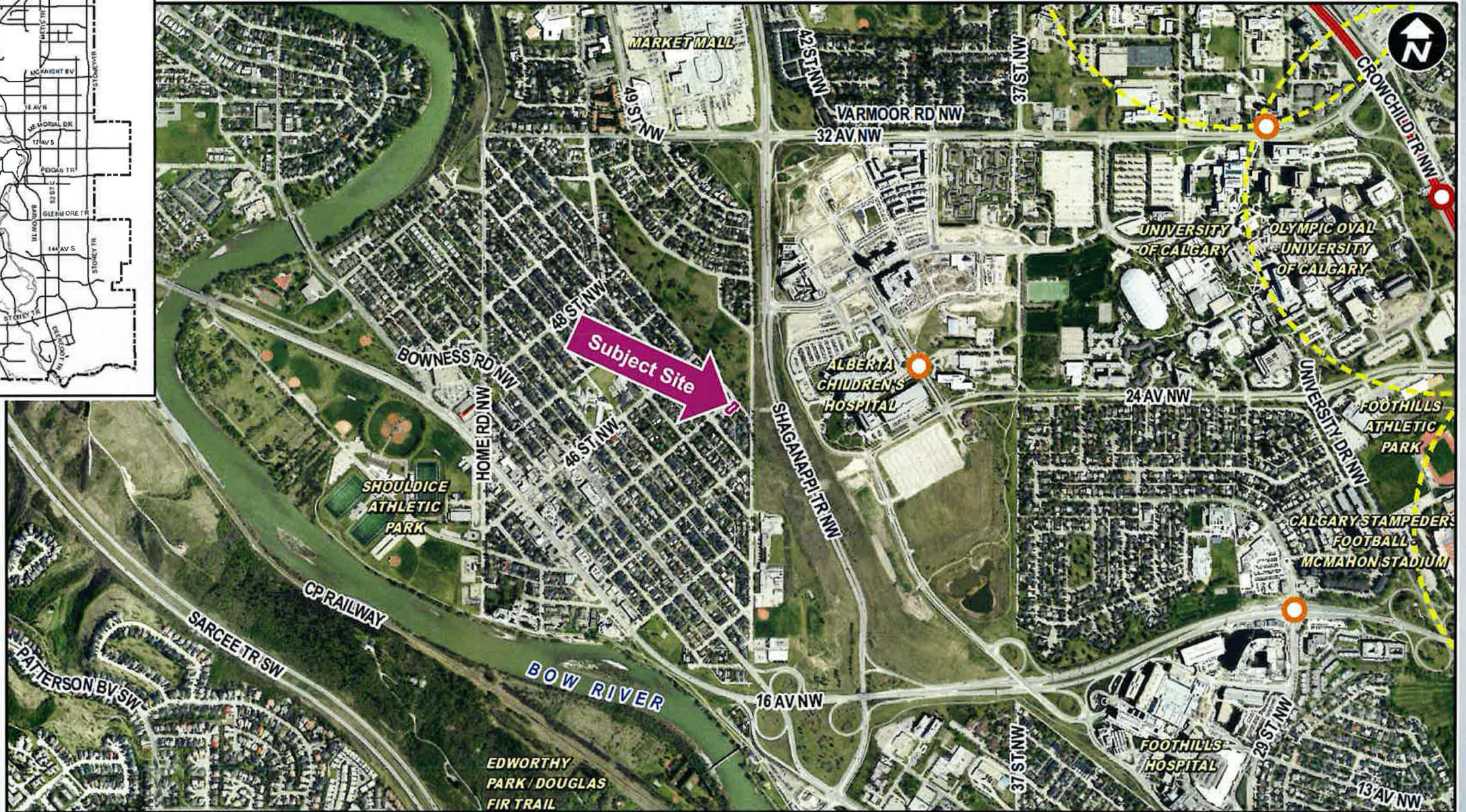
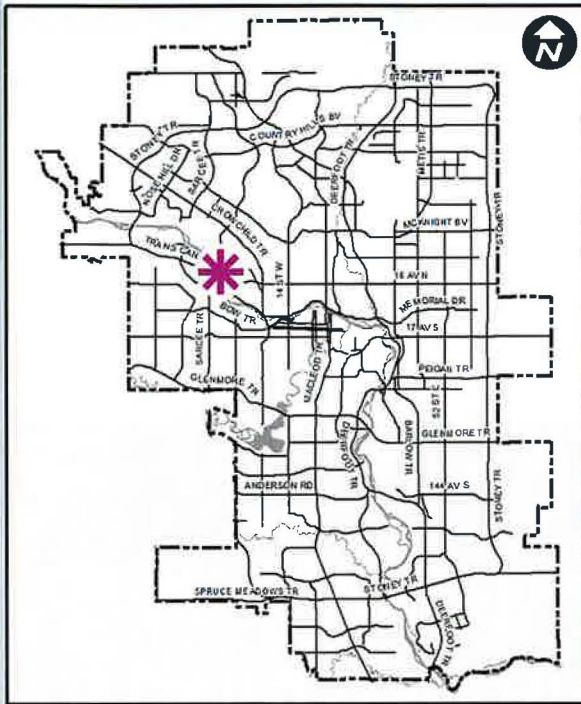


Public Hearing of Council

Agenda Item: 8.1.9

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 11 2022
ITEM: 8.1.9 - CPC2021-1470
Distribution
CITY CLERK'S DEPARTMENT

LOC2021-0127
Land Use Amendment
January 11, 2022



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



LEGEND

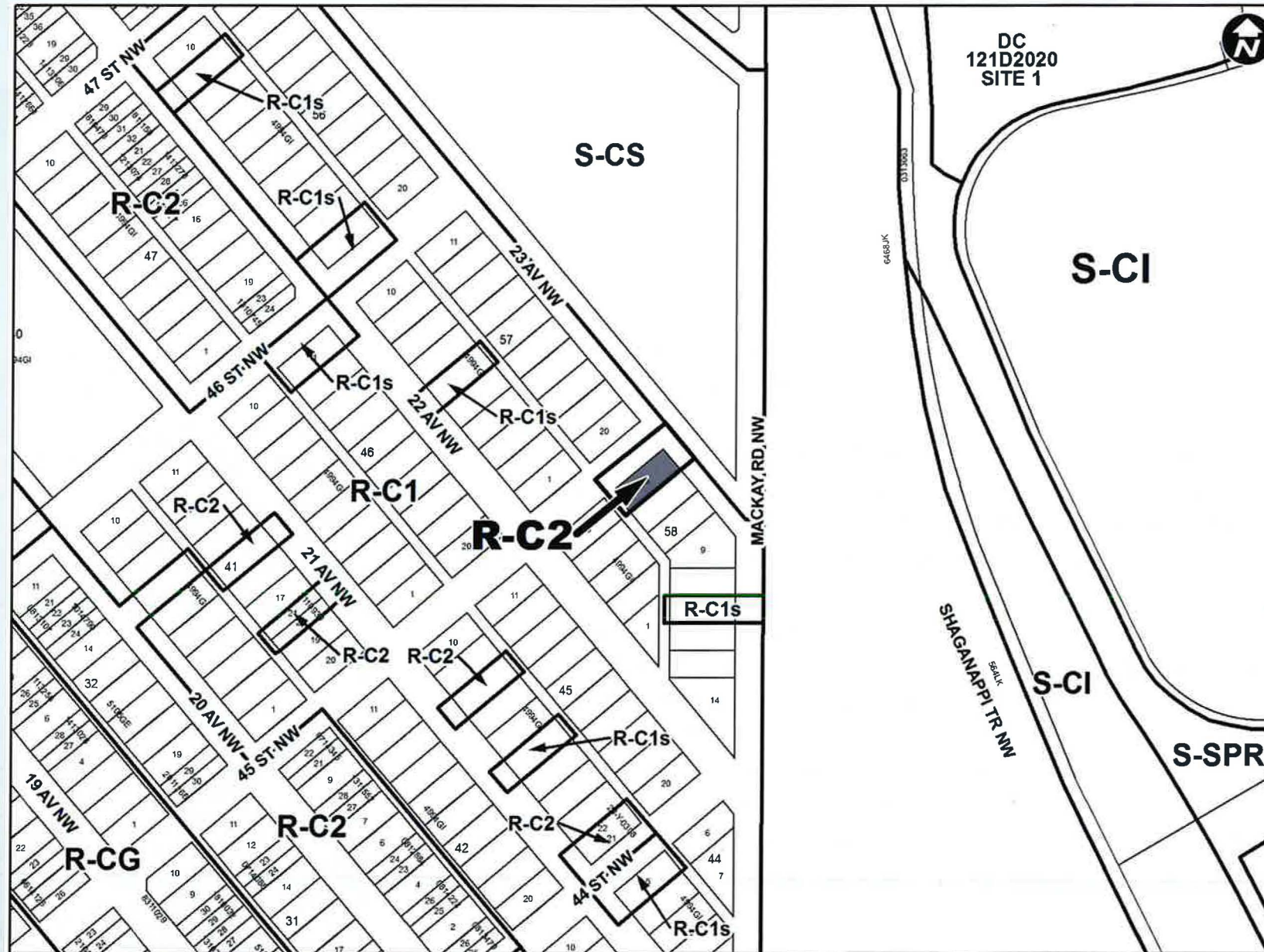
- 600m buffer from LRT station
- LRT Stations
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops
 - Orange
 - Purple
 - Teal
 - Yellow
- Bus Stop

Parcel Size:

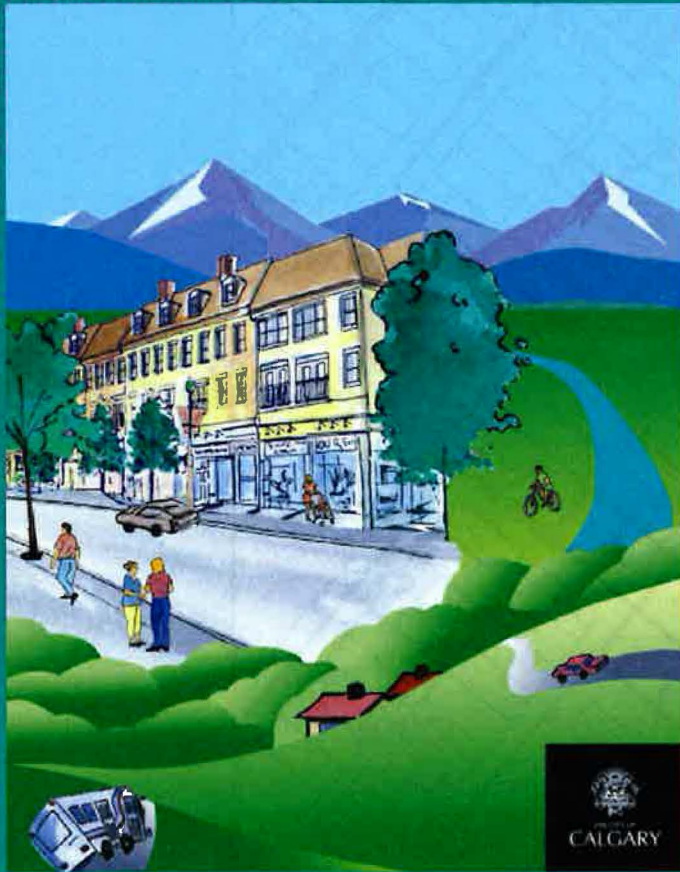
0.06 ha
15 m x 36 m

- 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





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, 3019 - 46 Street NW*
Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020, 15P2021, 16P2021, 47P2021
- 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, 3019 - 46 Street NW*
Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020, 15P2021, 16P2021, 47P2021

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 2P2022** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 2D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 4515 – 23 Avenue NW (Plan 4994GI, Block 58, Lot 6) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.



- Montalban Park towards North
- Single detached dwelling
- Vehicle access along 45 St NW towards the west

