

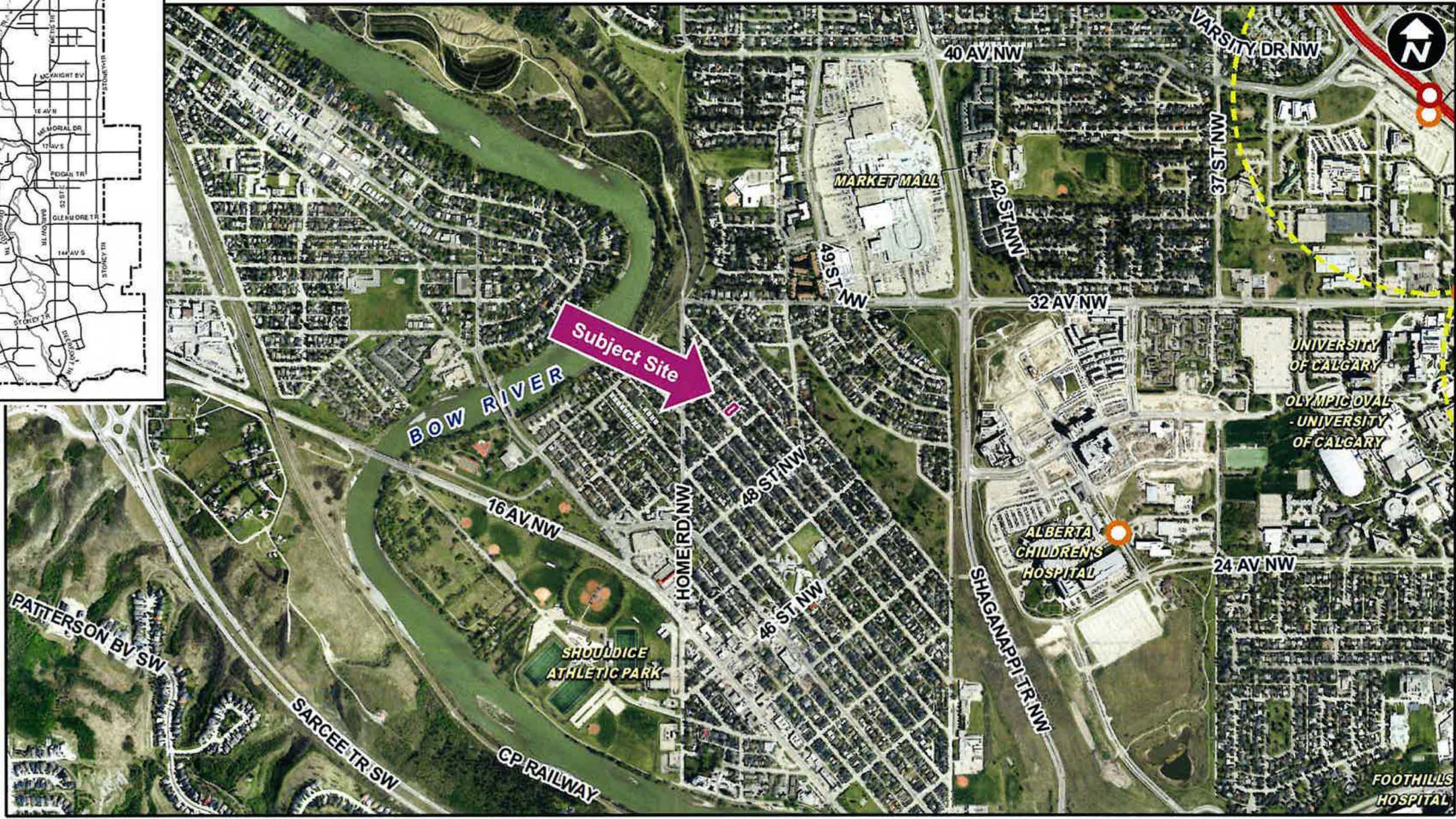
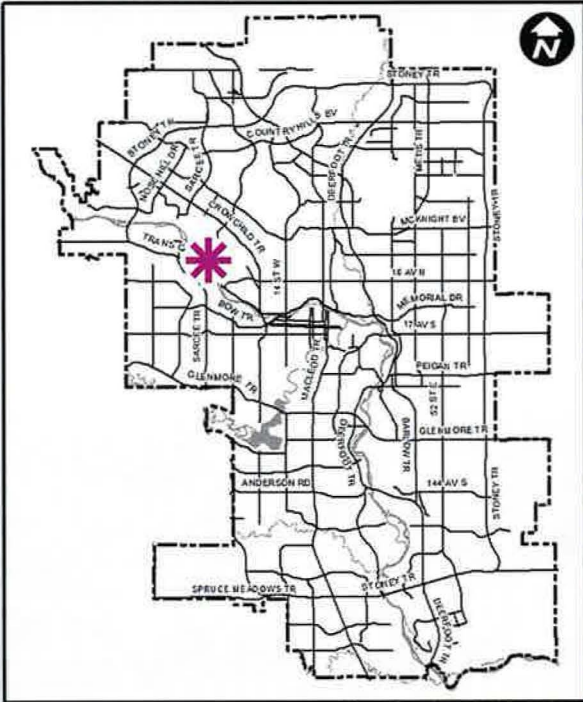


Public Hearing of Council

Agenda Item: 8.1.10

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 10 2022
ITEM: 8.1.10 CPC2022-0258
DISTRIBUTION
CITY CLERK'S DEPARTMENT

LOC2021-0185 / CPC2022-0258
Policy Amendment and Land Use Amendment
May 10, 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

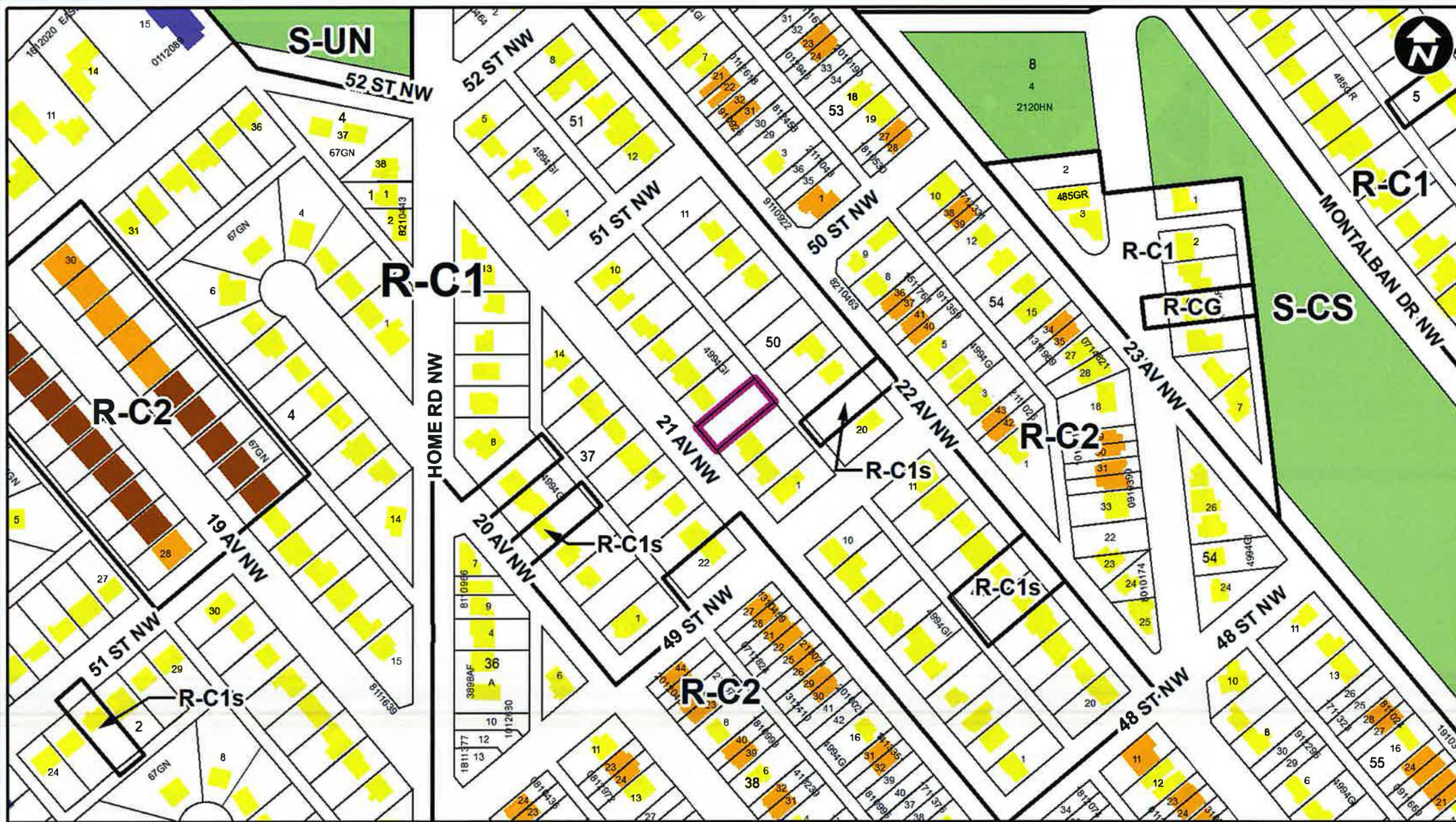
○ Bus Stop

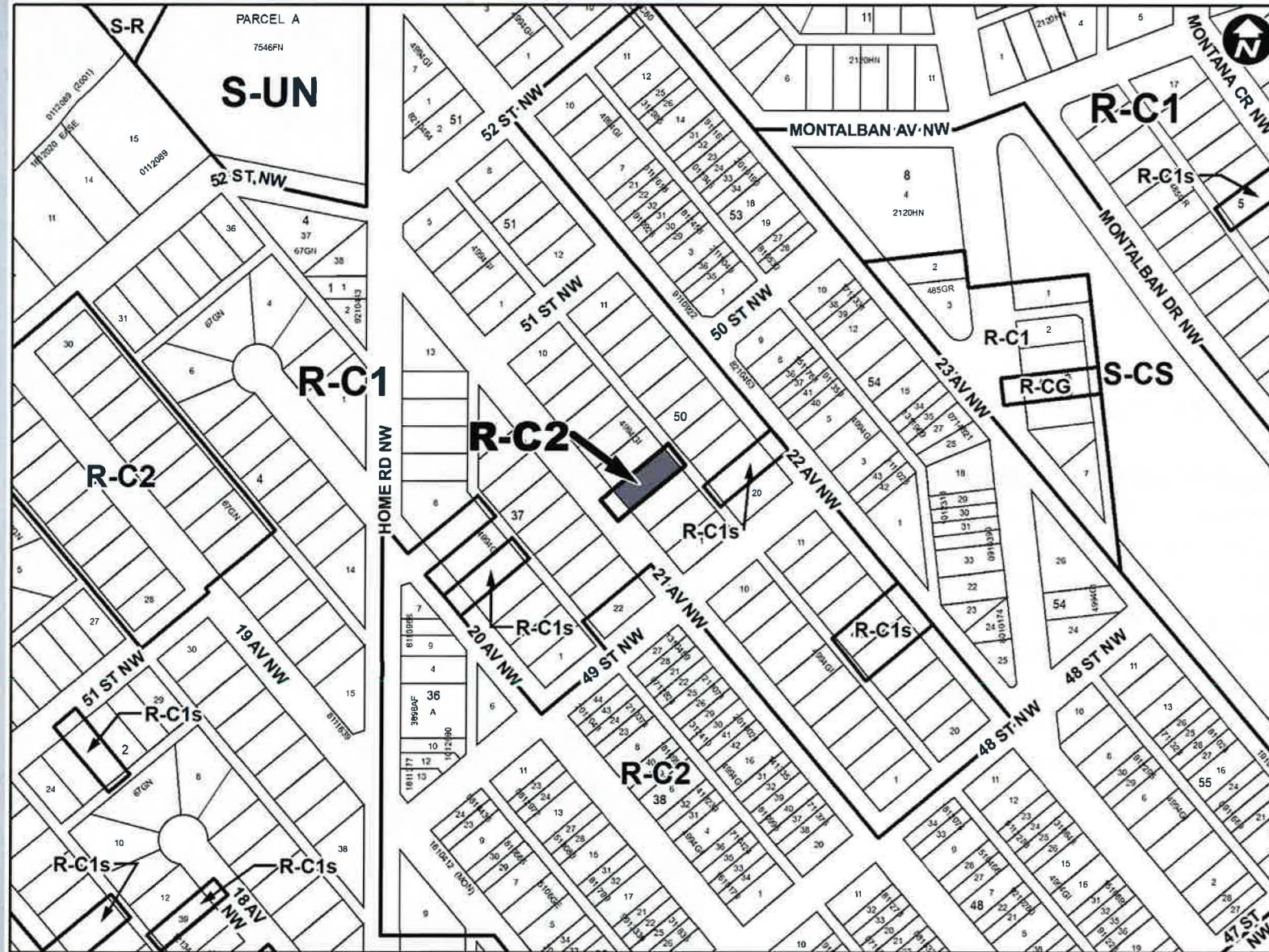
Parcel Size:

0.06 ha
15m x 37m

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

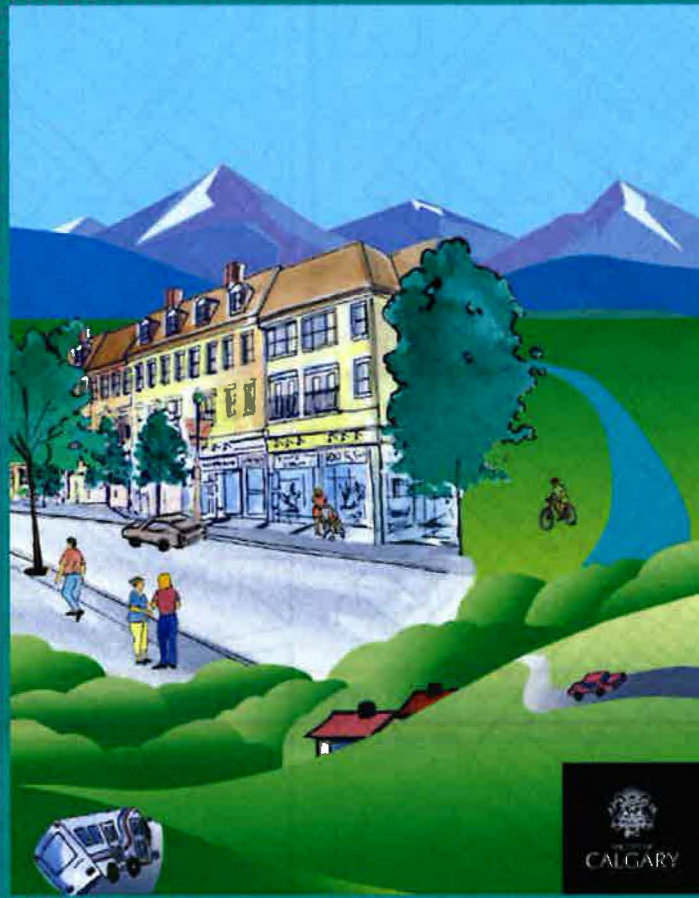




Proposed R-C2 District:

- Maximum height 10 metres
- Maximum 2 dwelling units
- Maximum 2 secondary or backyard suites

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, 5321 - 32 Avenue NW, 5127 - 19 Avenue NW, 4515 - 23 Avenue NW.* Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020, 15P2021, 16P2021, 47P2021, 61P2021, 1P2022, 2P2022

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, 5321 - 32 Avenue NW, 5127 - 19 Avenue NW, 4515 - 23 Avenue NW.* Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020, 15P2021, 16P2021, 47P2021, 61P2021, 1P2022, 2P2022

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 25P2022** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 64D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5016 – 21 Avenue N.W (Plan 4994GI Block 50 Lot 4) from Residential Contextual One Dwelling (R-C1) District **to** Residential Contextual One / Two Dwelling (R-C2) District.

Supplementary Slides

Subject Site 5016 - 21 Avenue NW



Subject Site from lane



Across from 21 Avenue



Across from 21 Avenue

