



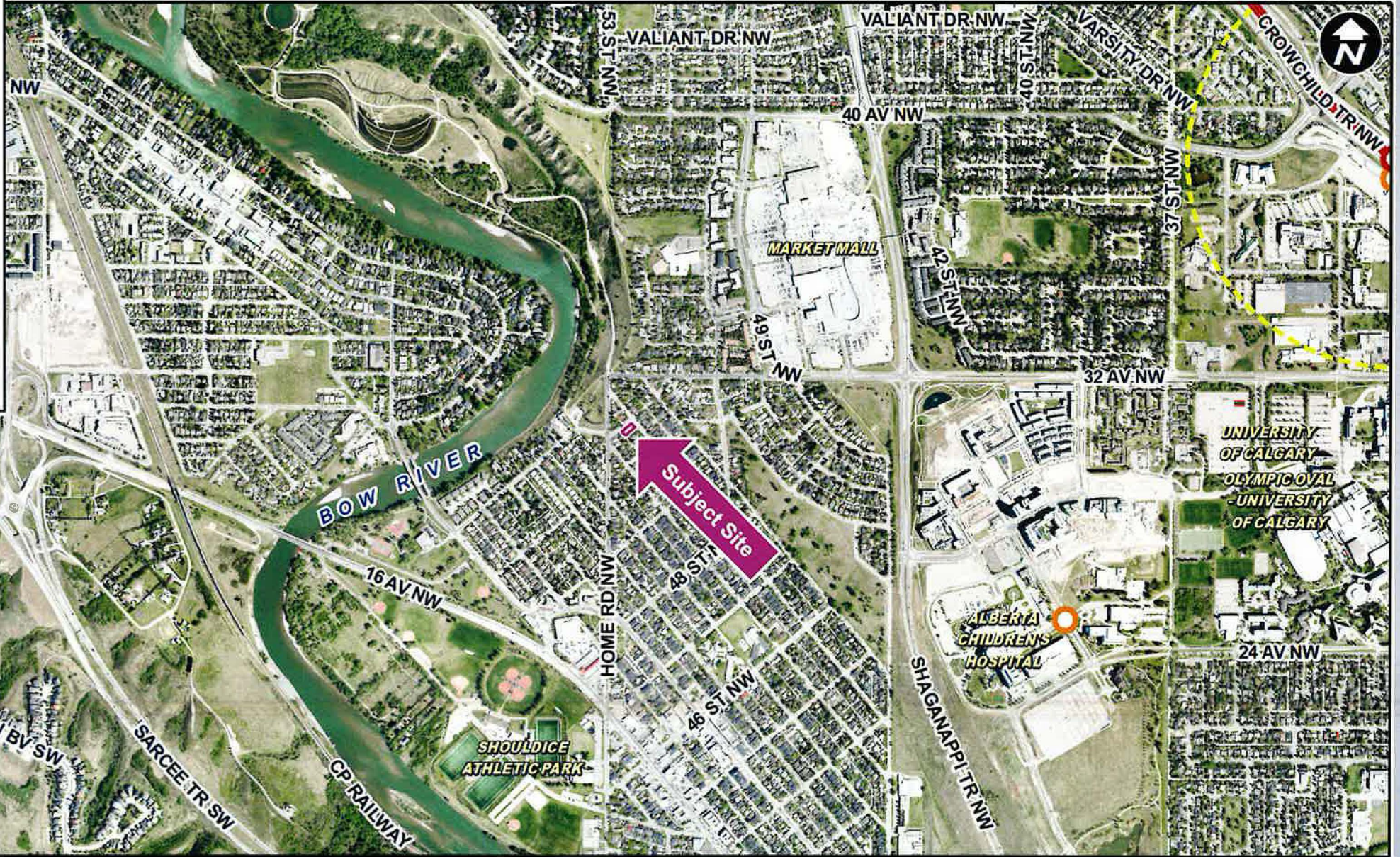
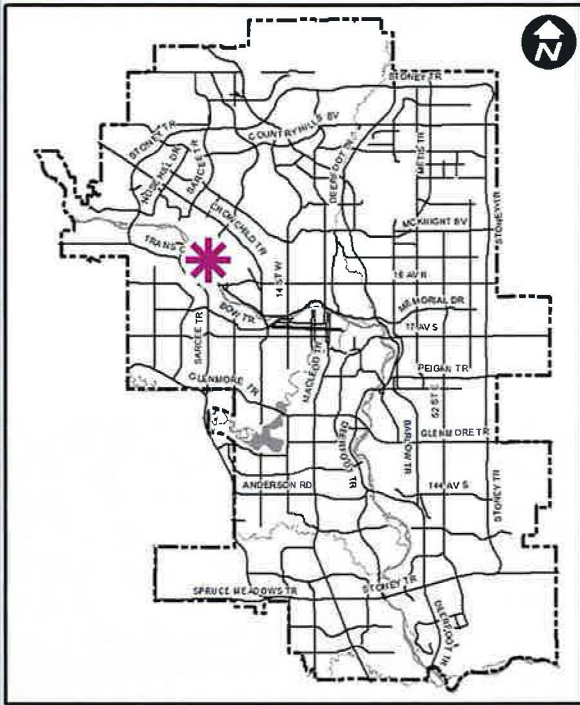
Public Hearing of Council

Agenda Item: 8.1.11

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 10 2022
ITEM: 8.1.11 CPC2022-0244
DISTRIBUTION
CITY CLERK'S DEPARTMENT

LOC2021-0209 / CPC2022-0244
Policy Amendment and Land Use Amendment
May 10, 2022



LEGEND

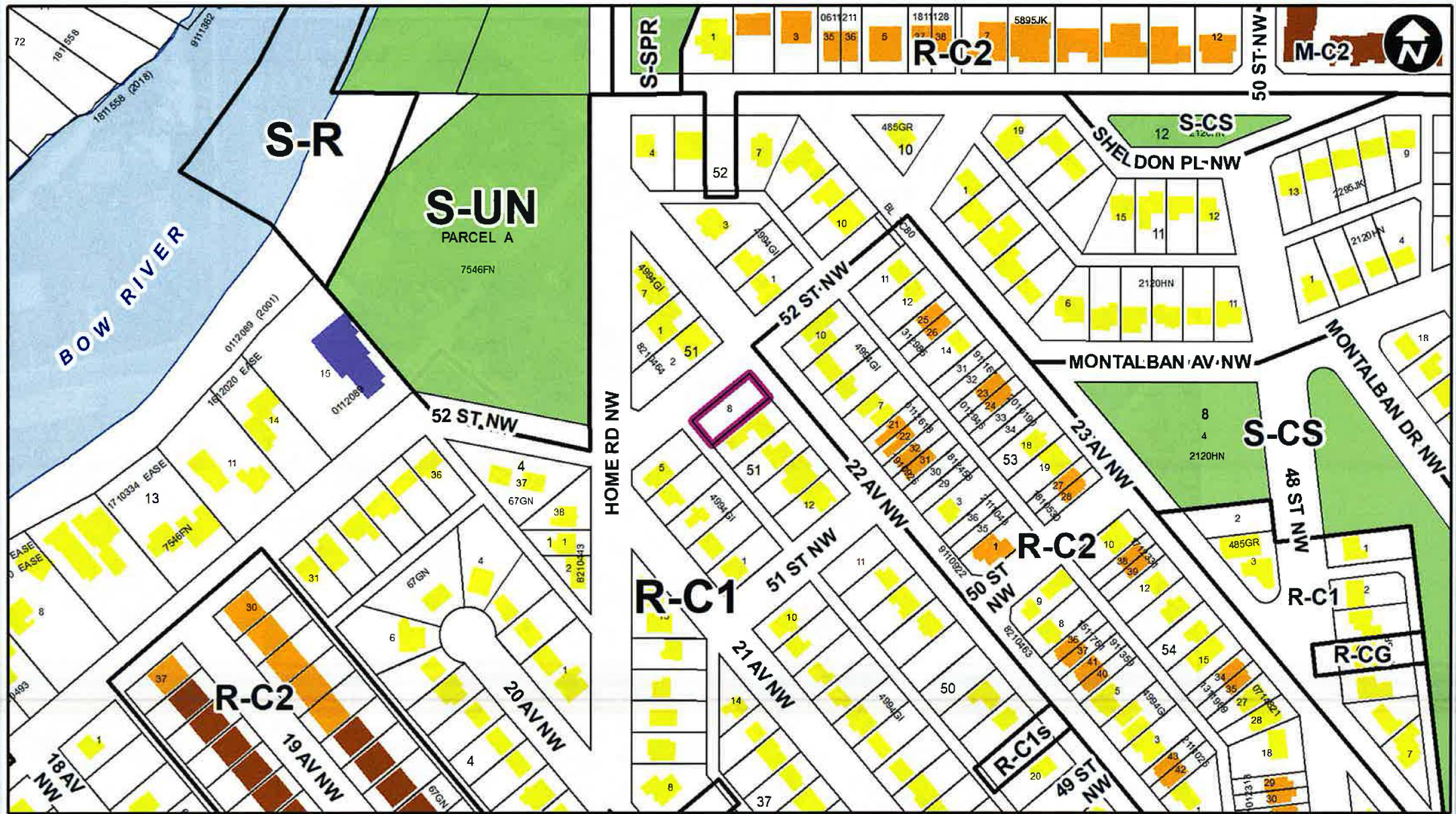
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

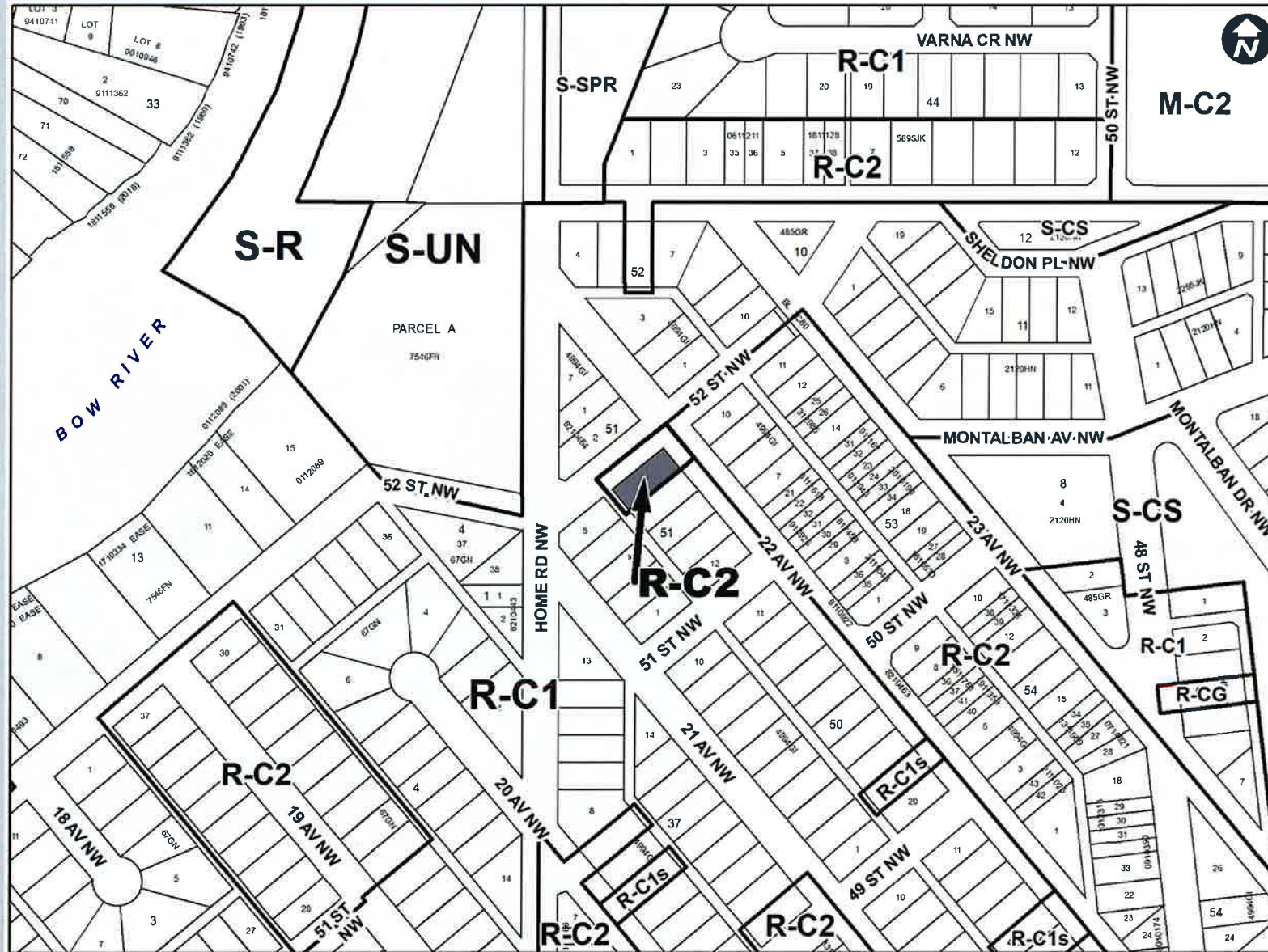


Parcel Size:

0.06 ha
15m x 36m

- 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

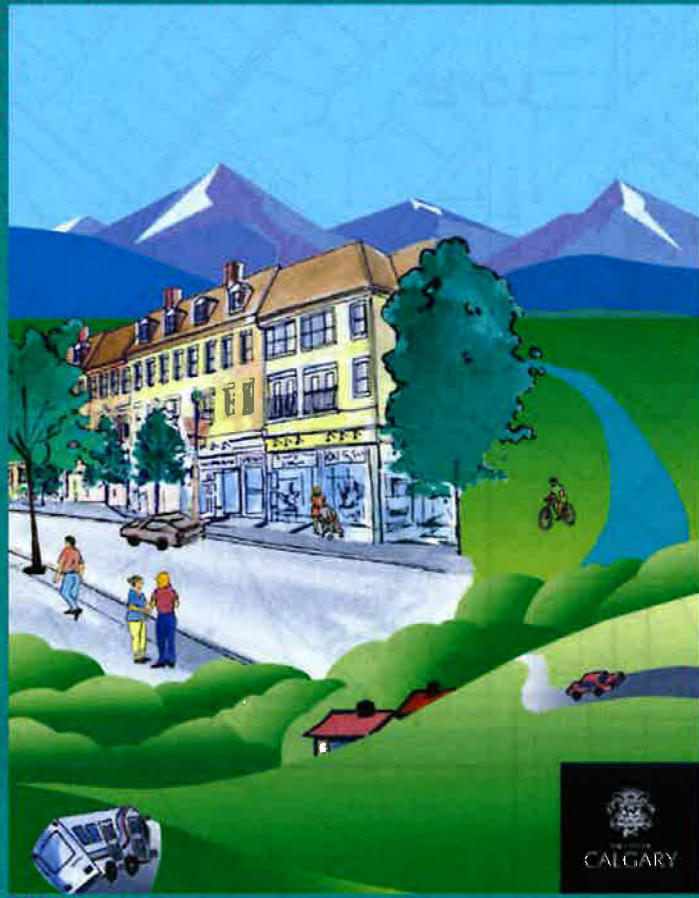




Proposed R-C2 District:

- 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 26P2022** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 69D2022** for the redesignation of 0.06 hectares \pm (0.15 acres) located at 5239 – 22 Avenue NW, (Plan 4994GI, Block 51, Lot 8) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

Supplementary Slides





