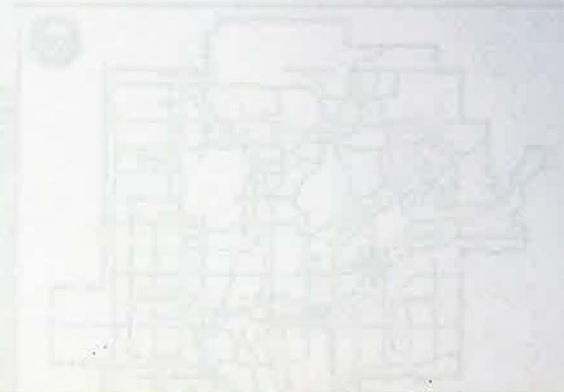


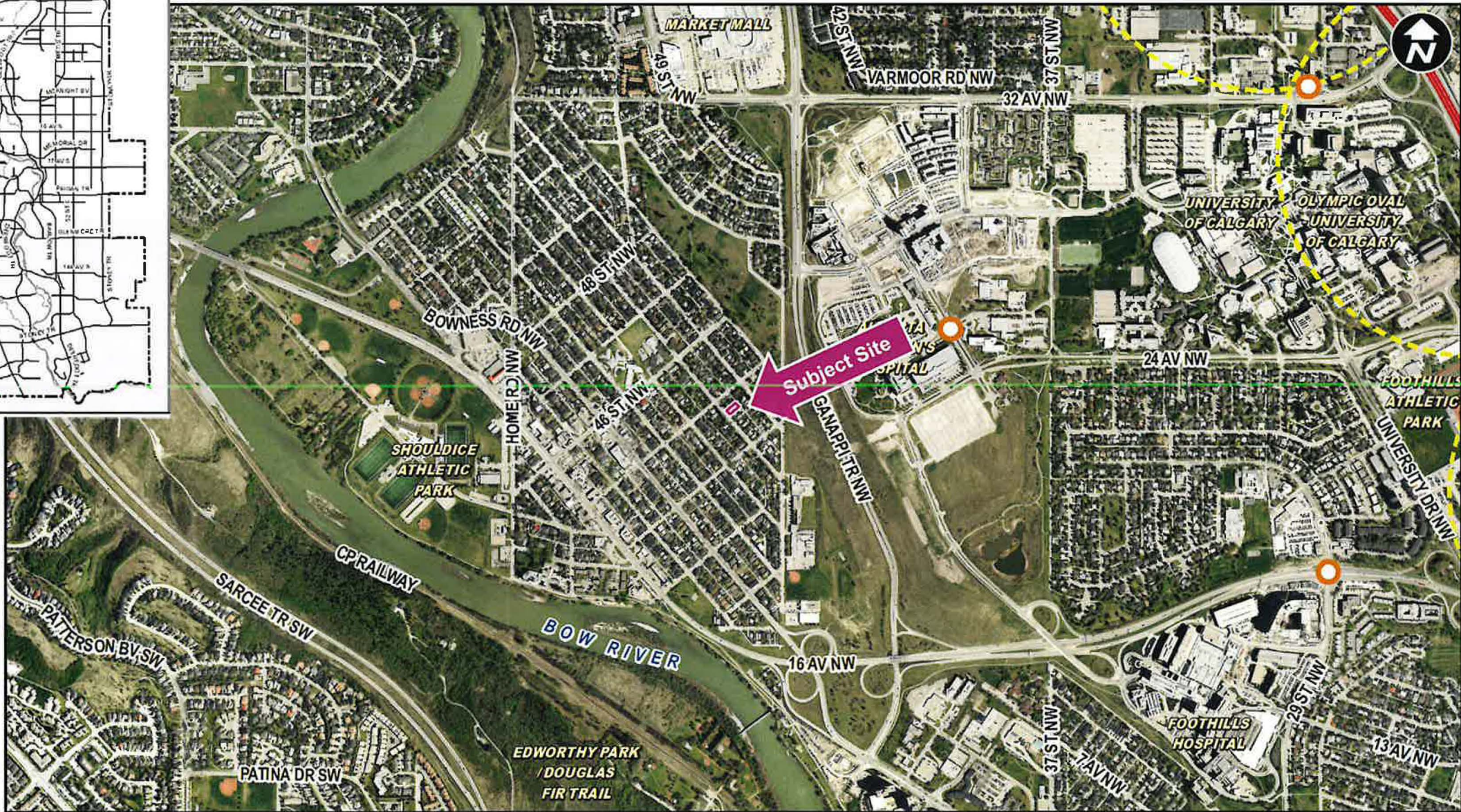


Public Hearing of Council
Agenda Item: 8.1.10



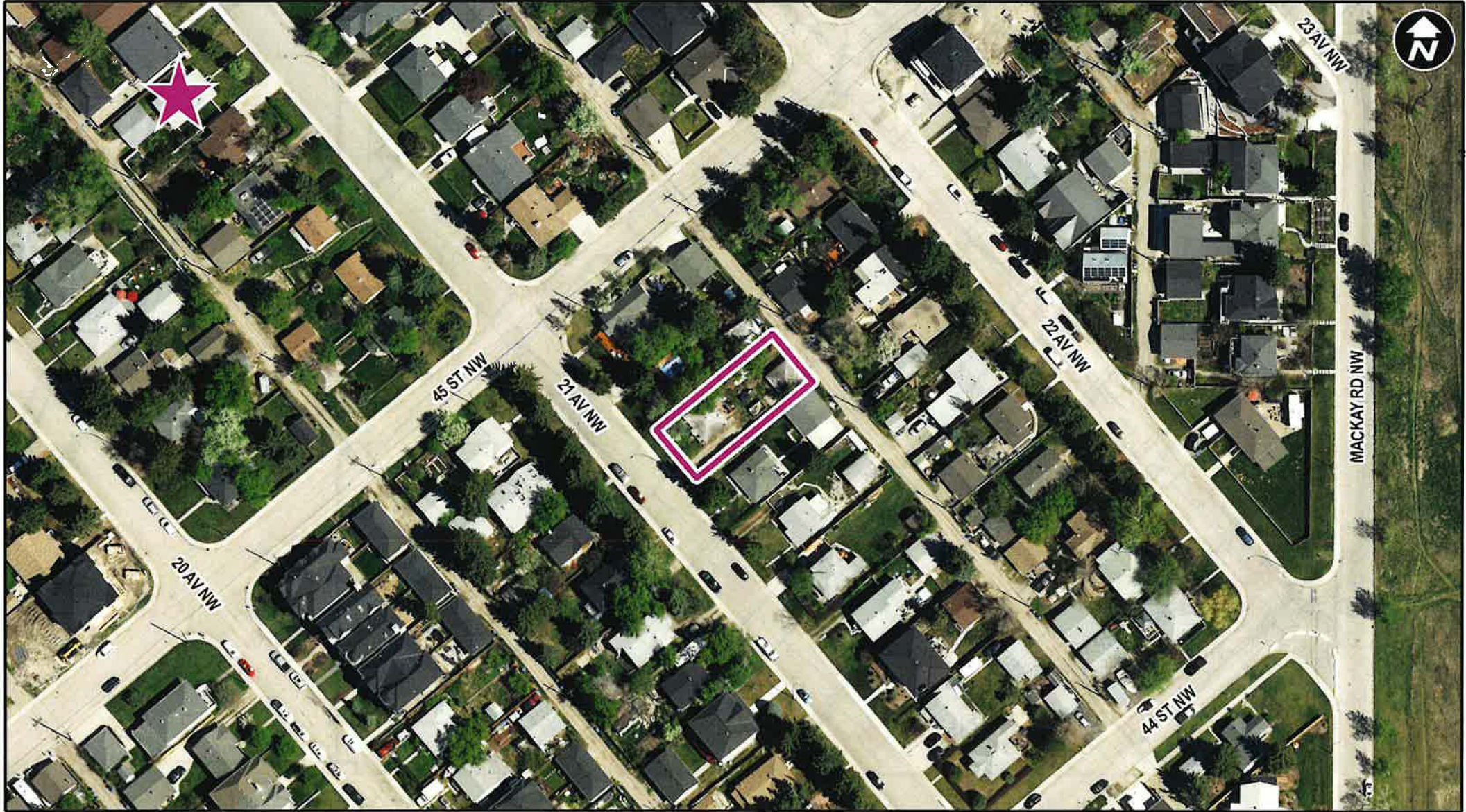
LOC2020-0206
Policy Amendment and Land Use Amendment
April 12, 2021

CITY OF CALGARY
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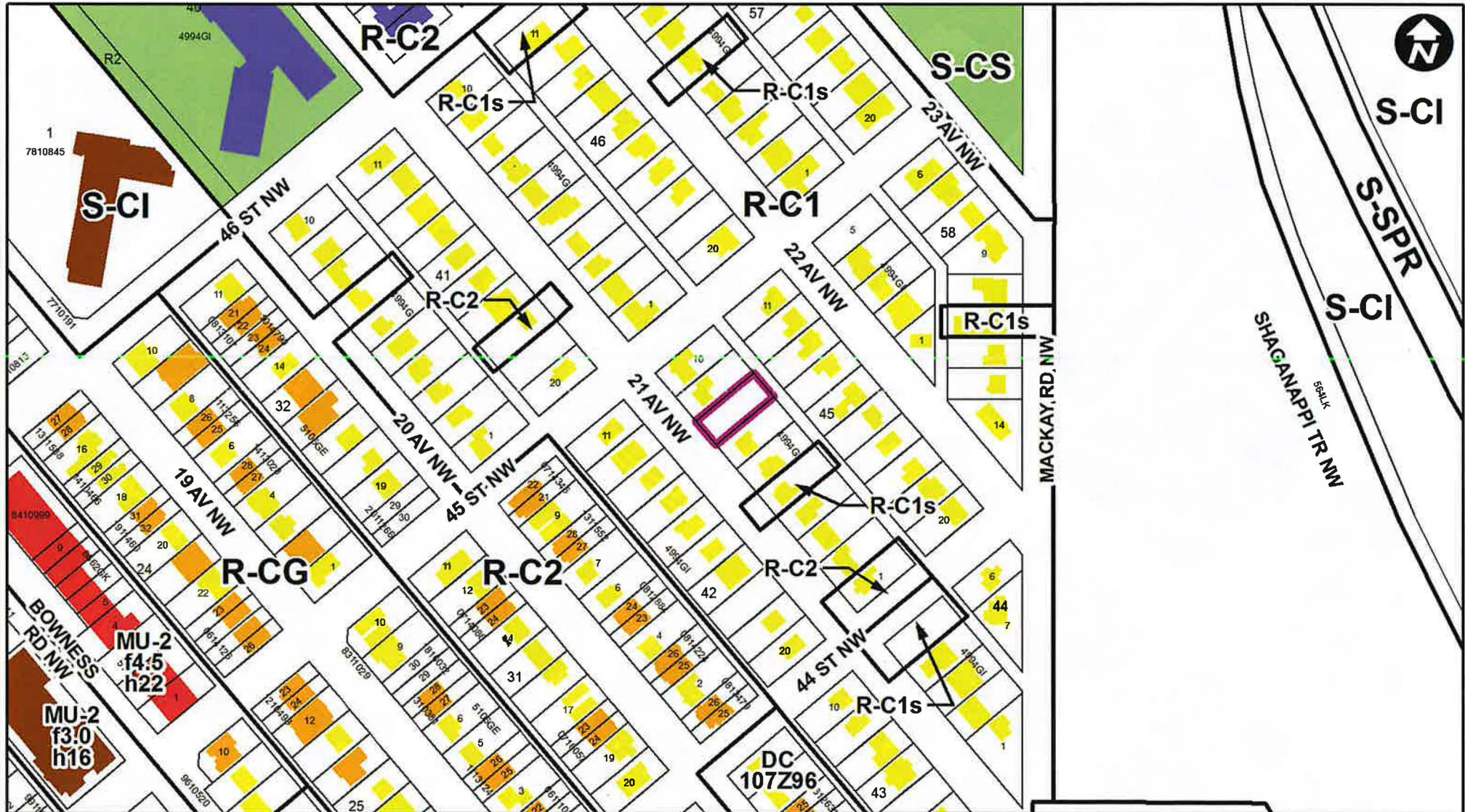
LEGEND

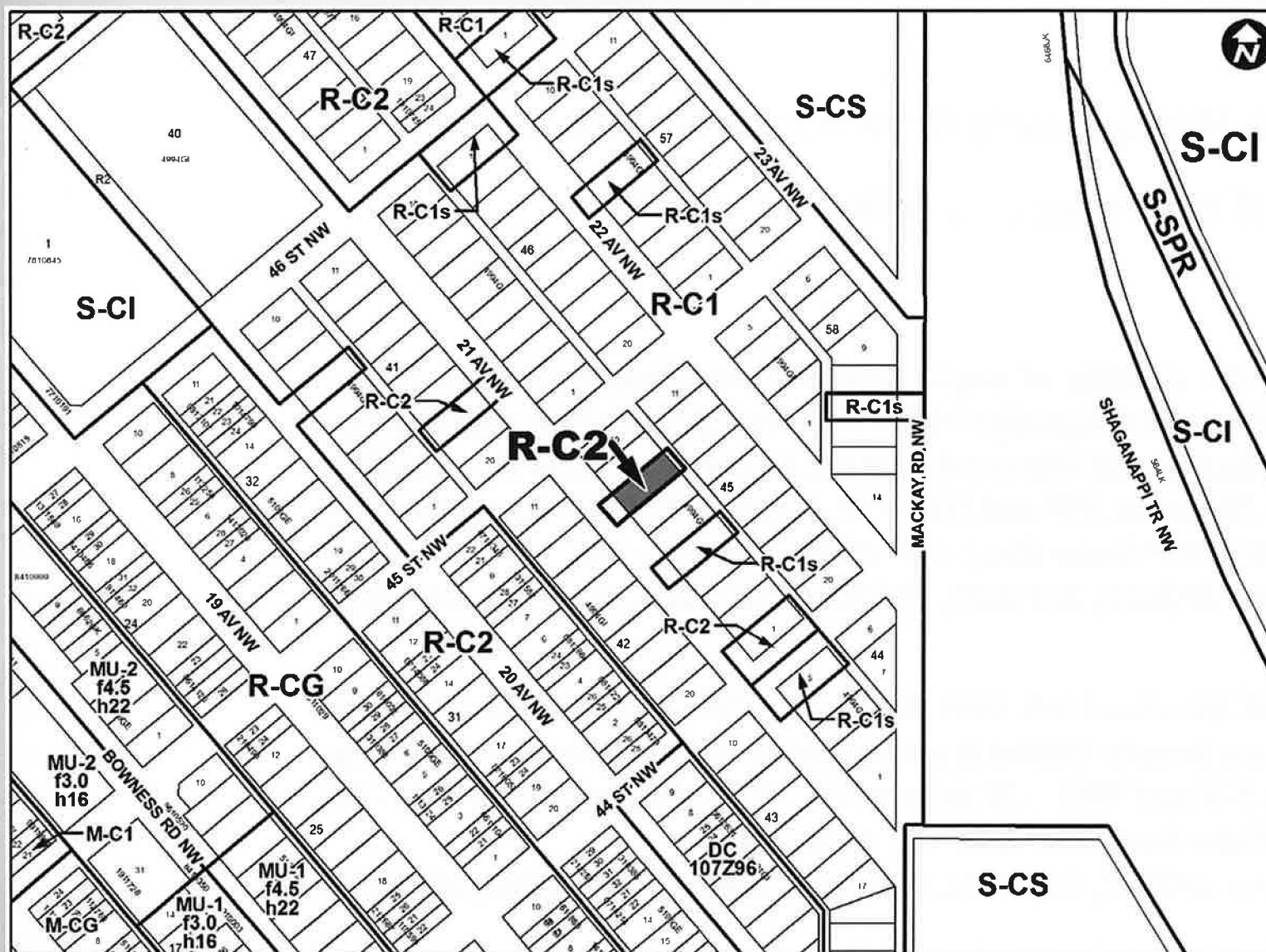
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



LEGEND

- 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 # 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 16P2021** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 52D2021** for the redesignation of 0.06 hectares \pm (0.14 acre \pm) located at 4532 - 21 Avenue NW (Plan 4994GI, Block 45, Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

Supplementary Slides

Bowness Rd at 46 ST
550m / 7 min

Bowness Rd at 46 ST
450m / 6 min

Bowness Rd at 45 ST
400m / 5 min

Bowness Rd at 44 ST
450m / 6 min

