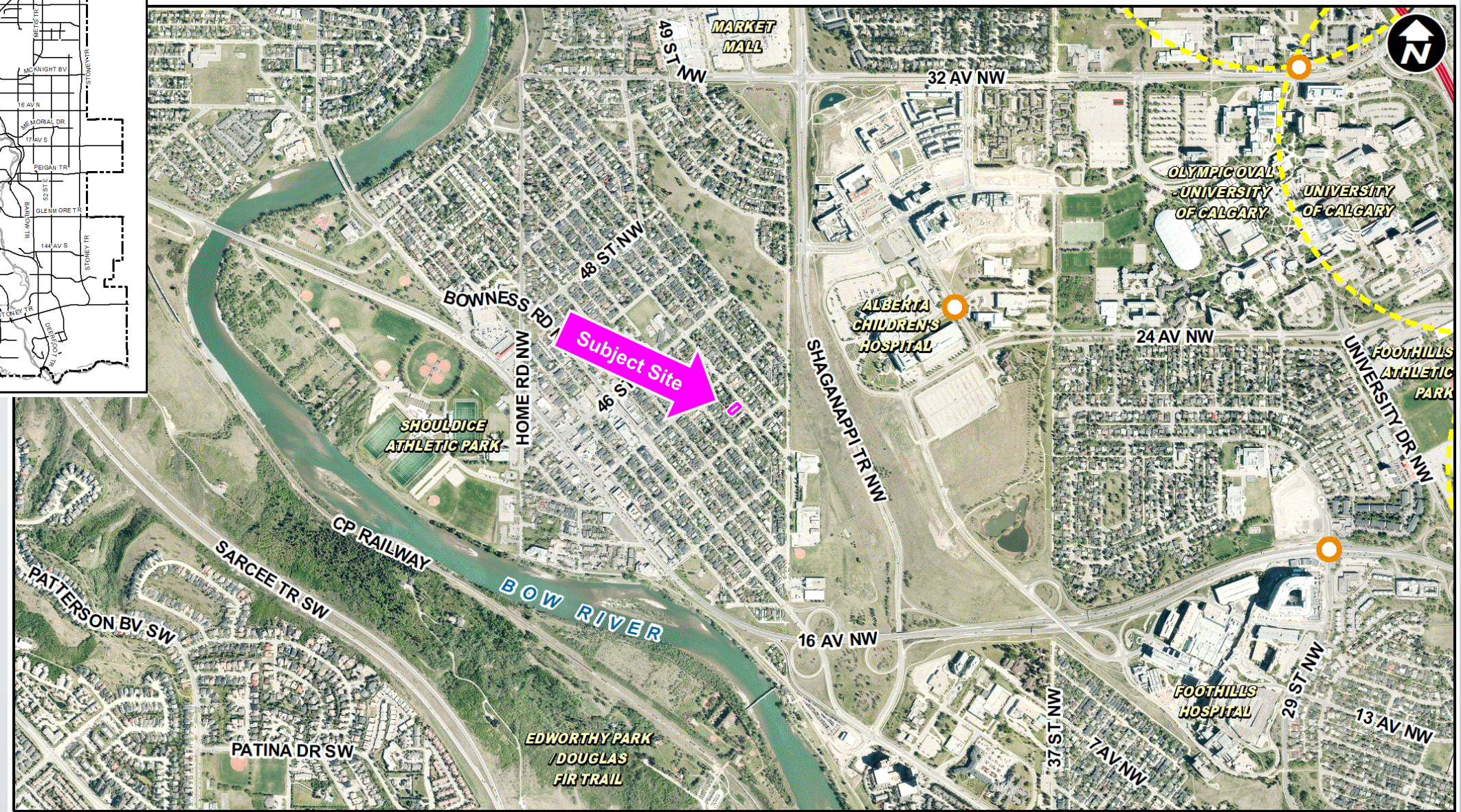
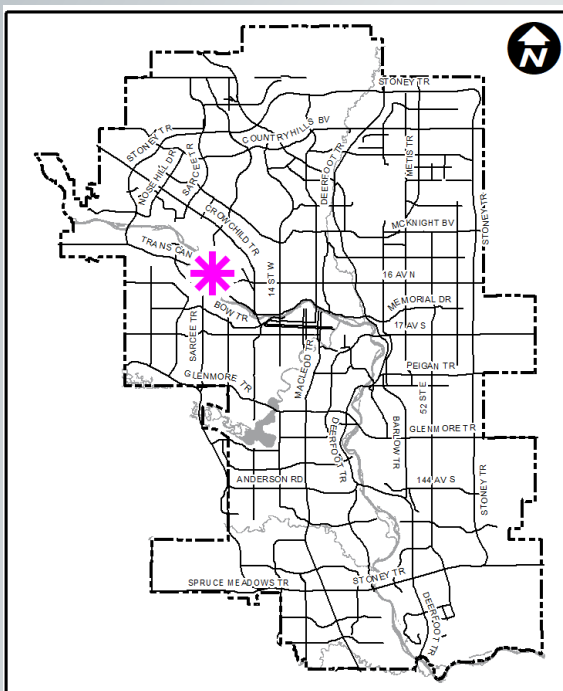




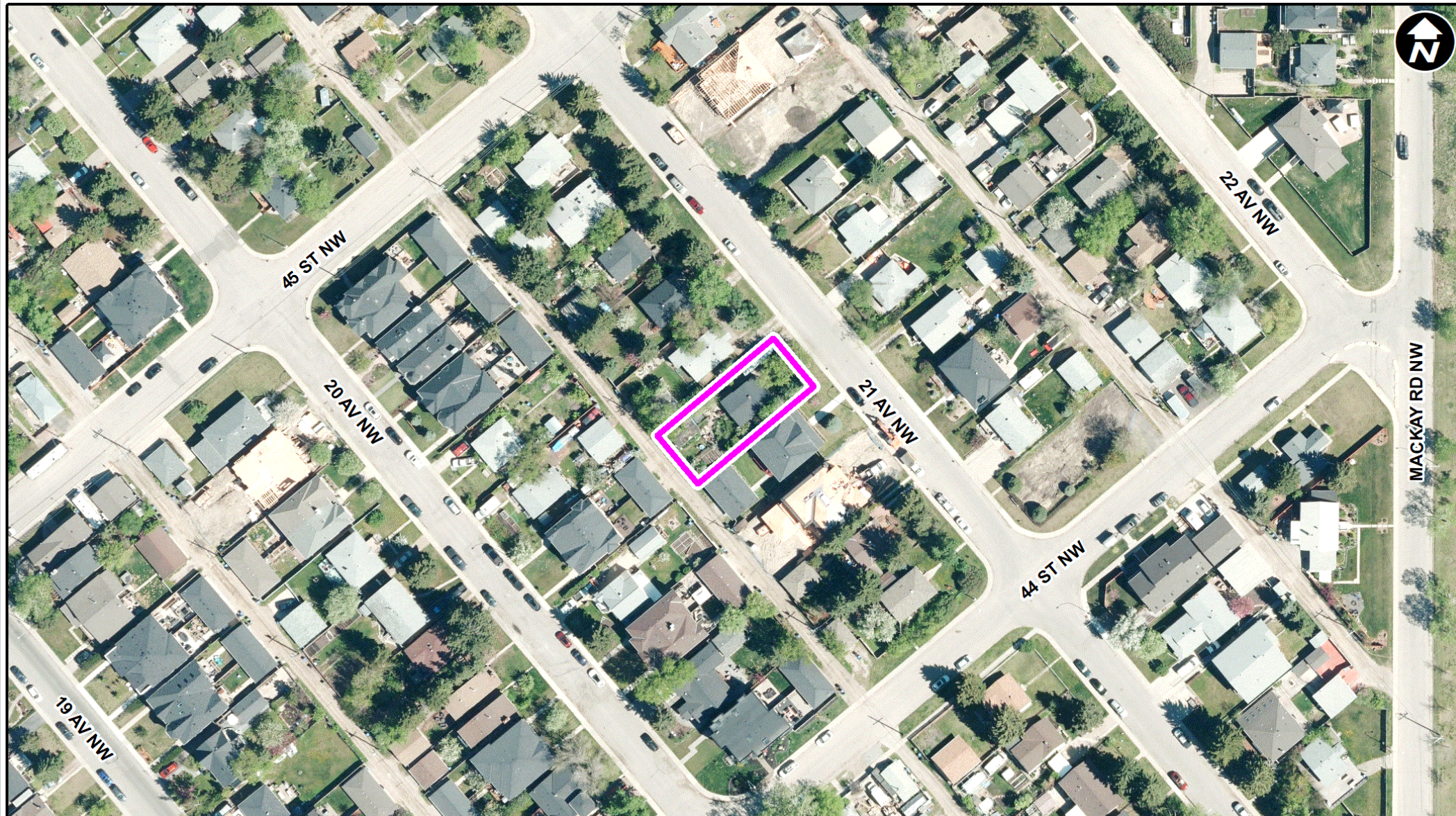
LOC2022-0065 / CPC2022-0772

Land Use Amendment

September 13, 2022

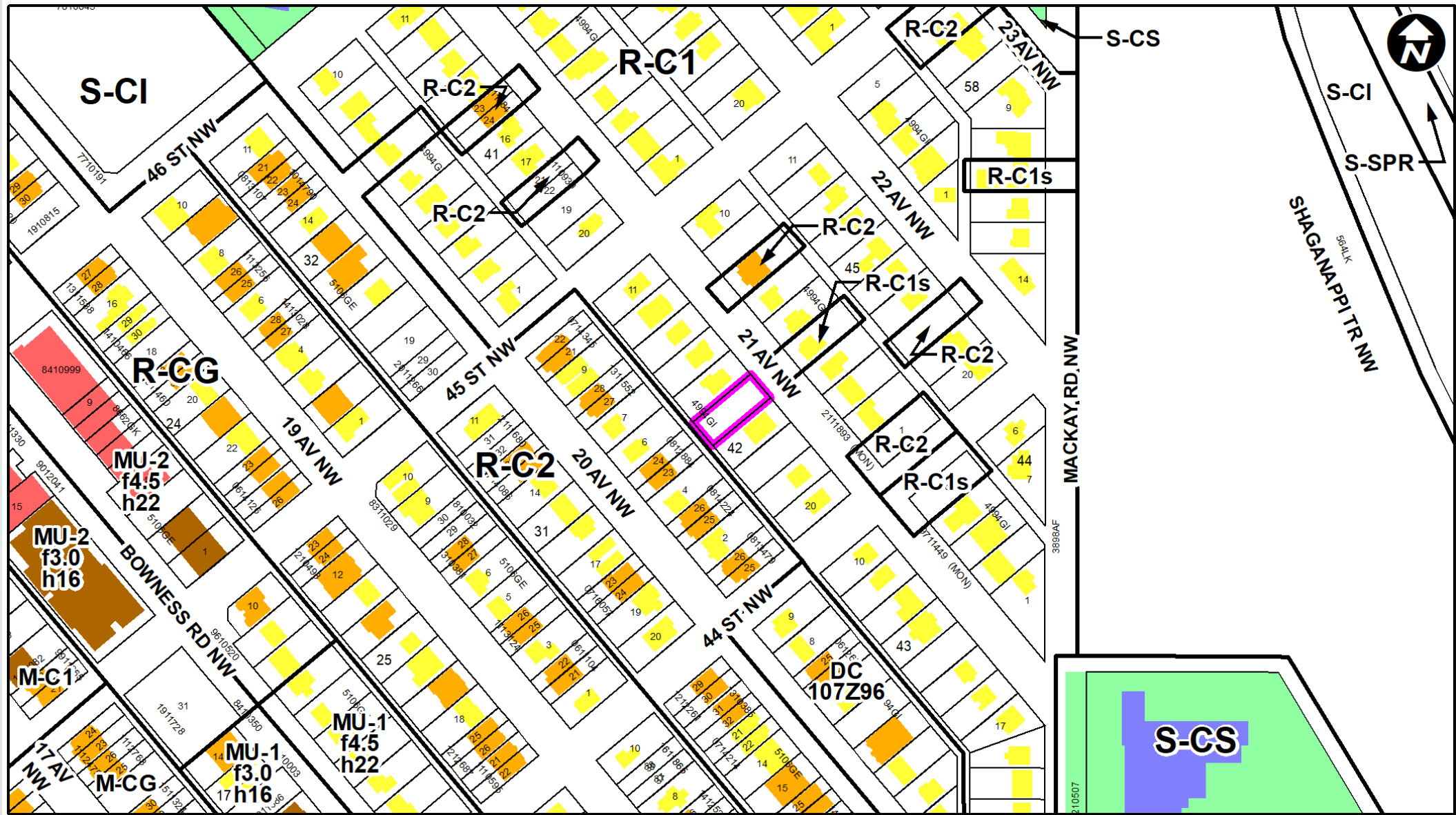


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



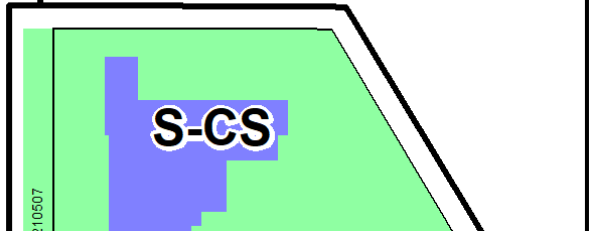
Parcel Size:

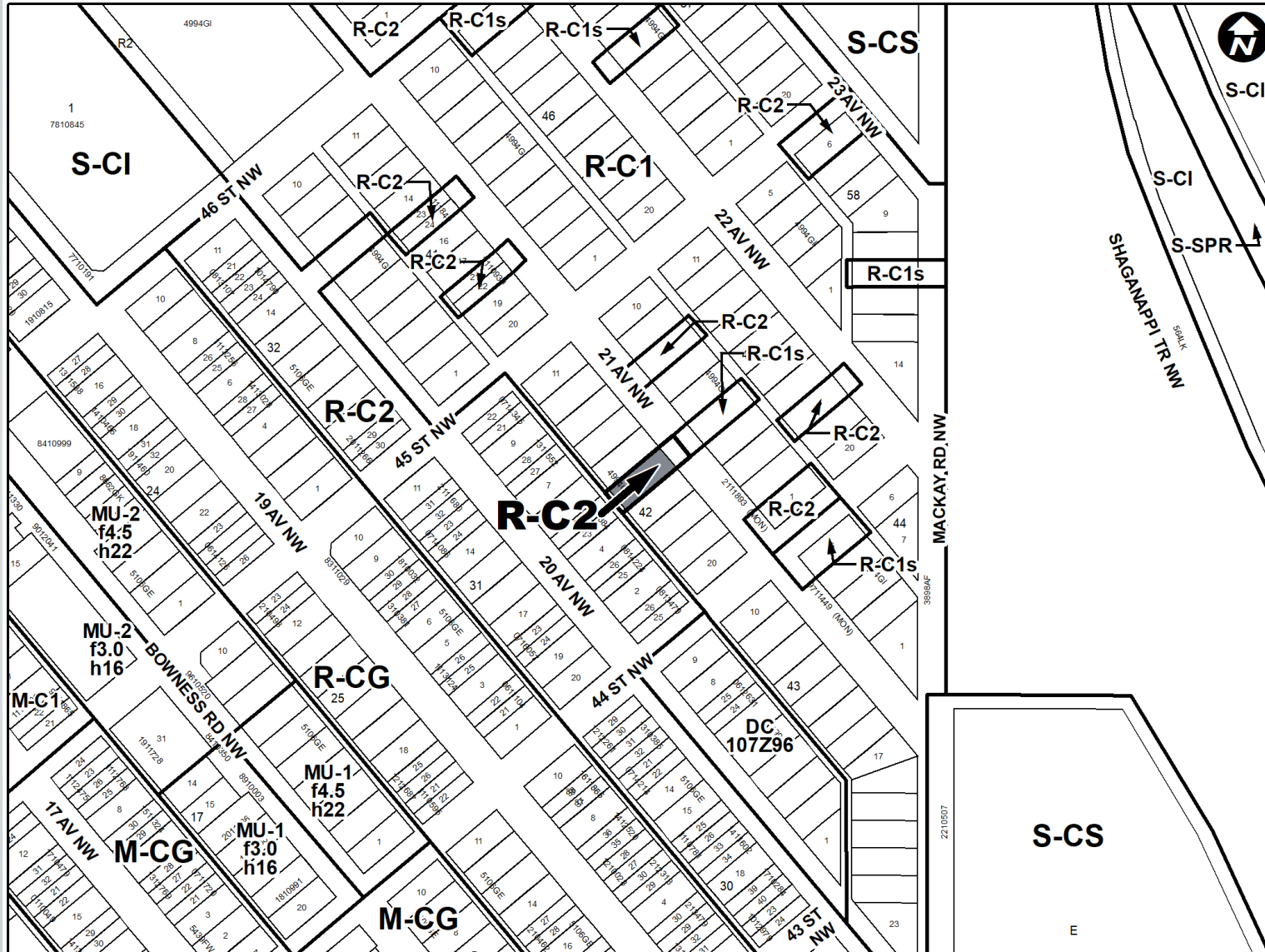
0.06 ha
15 m x 37 m



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

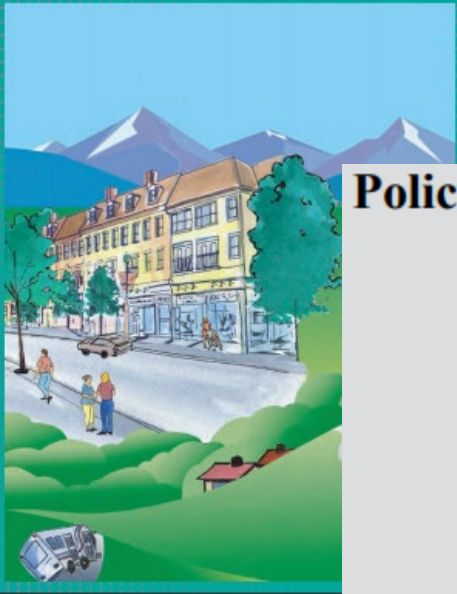




Proposed R-C2 District:

- Maximum Height 10m (2-3 storeys)
- Maximum parcel coverage 45%
- 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 45P2022** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 120D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 4519 – 21 Avenue NW (Plan 4994GI, Block 42, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

Supplementary Slides



