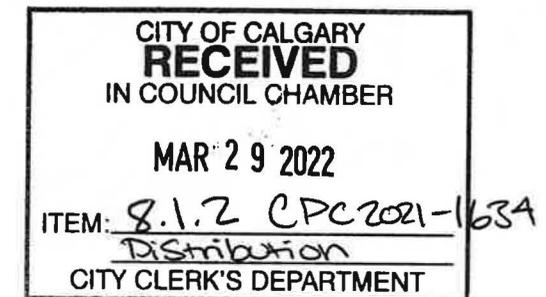


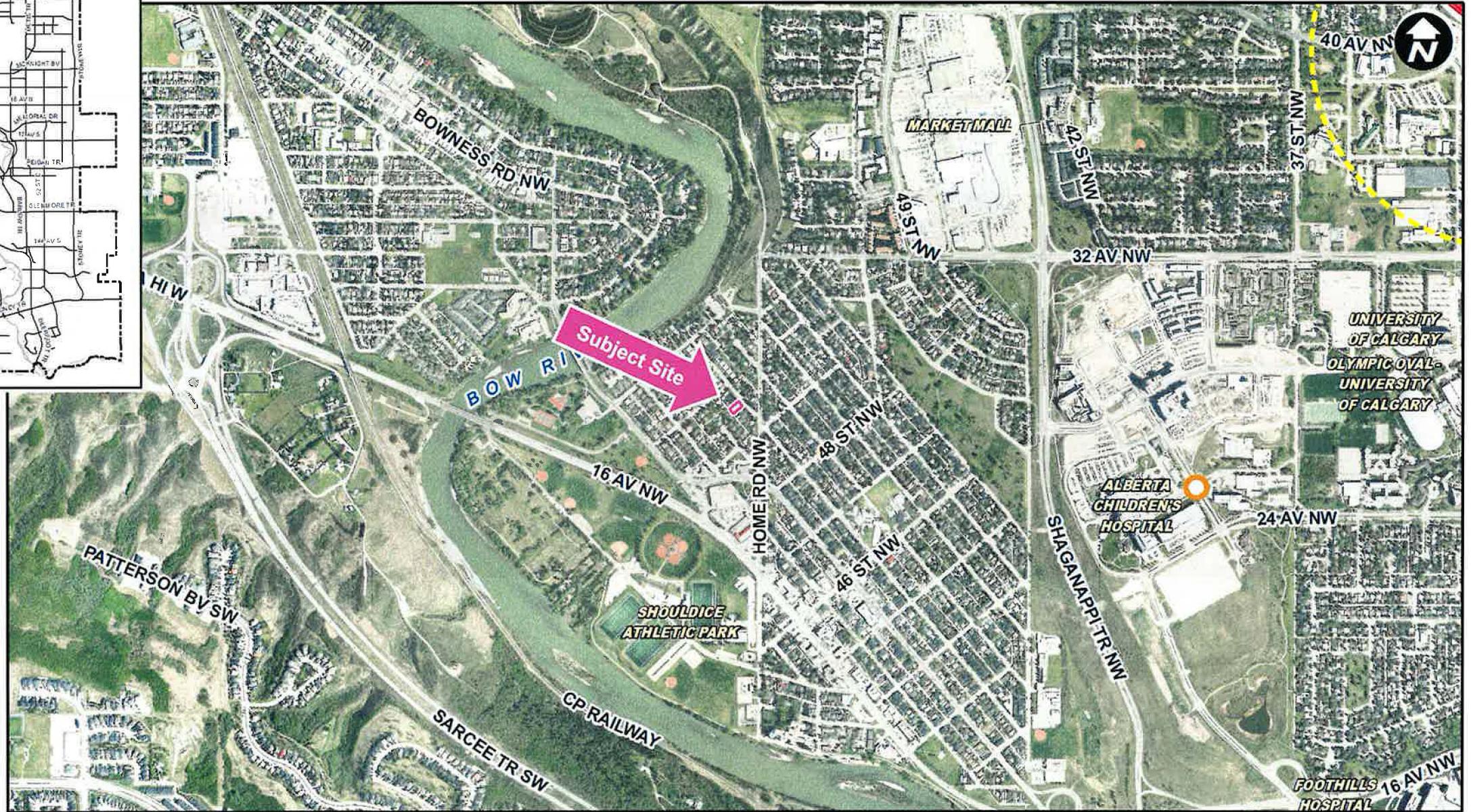
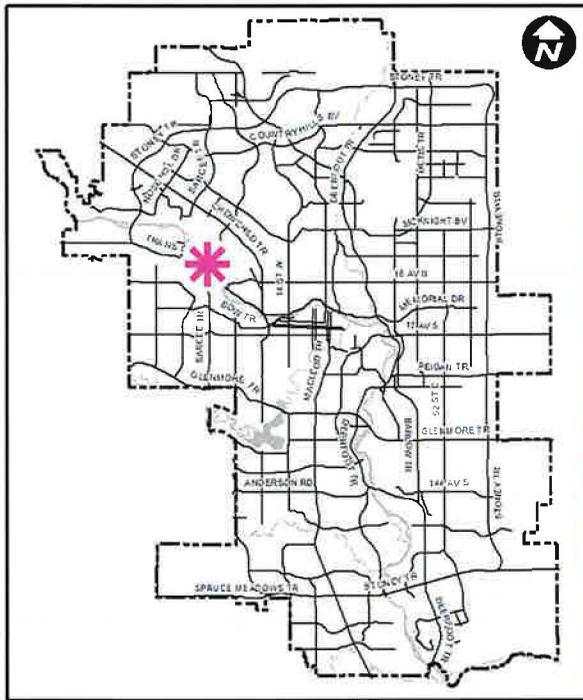


Public Hearing of Council

Agenda Item: 8.1.2

LOC2021-0148
Land Use Amendment
March 29, 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

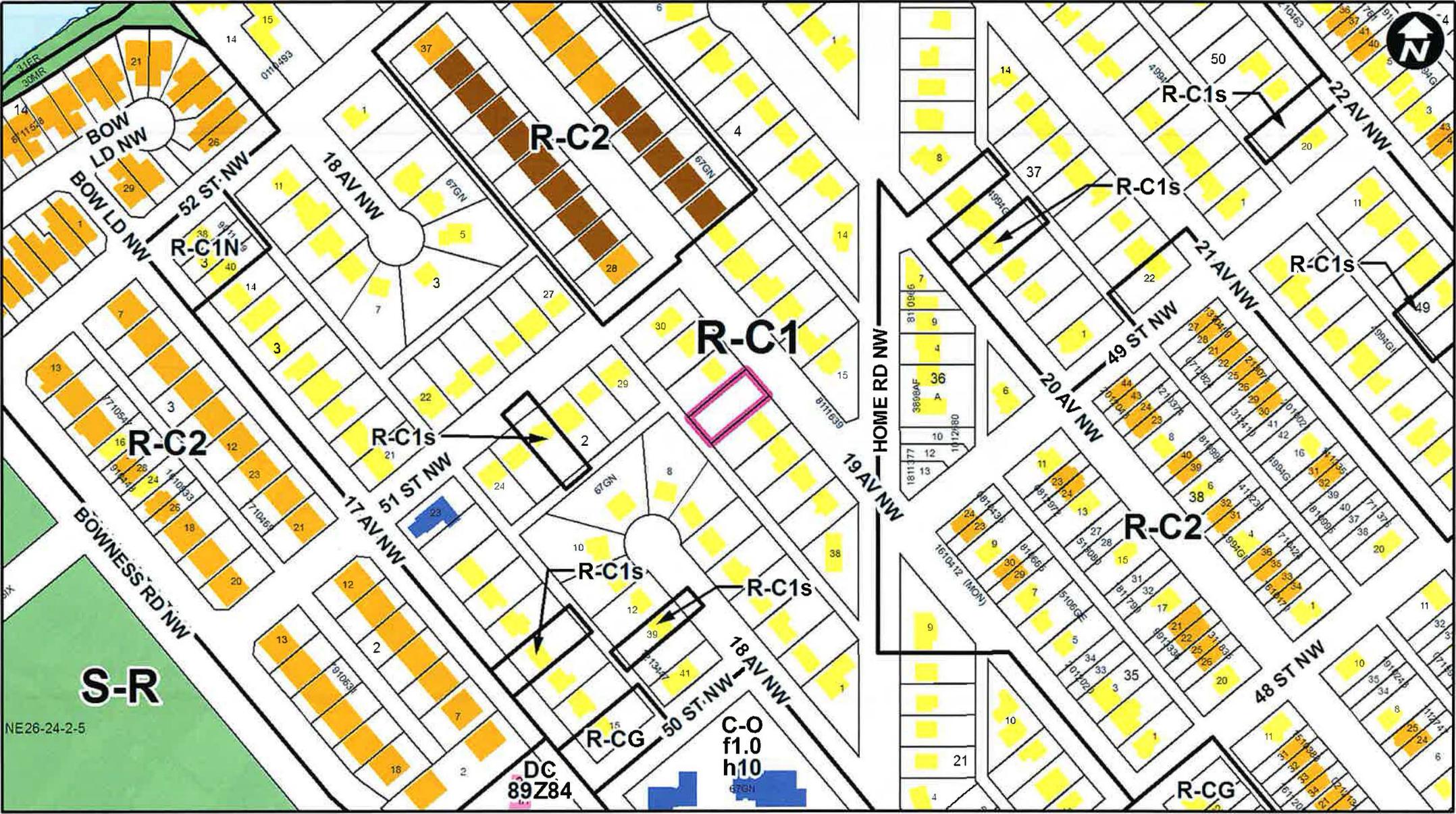


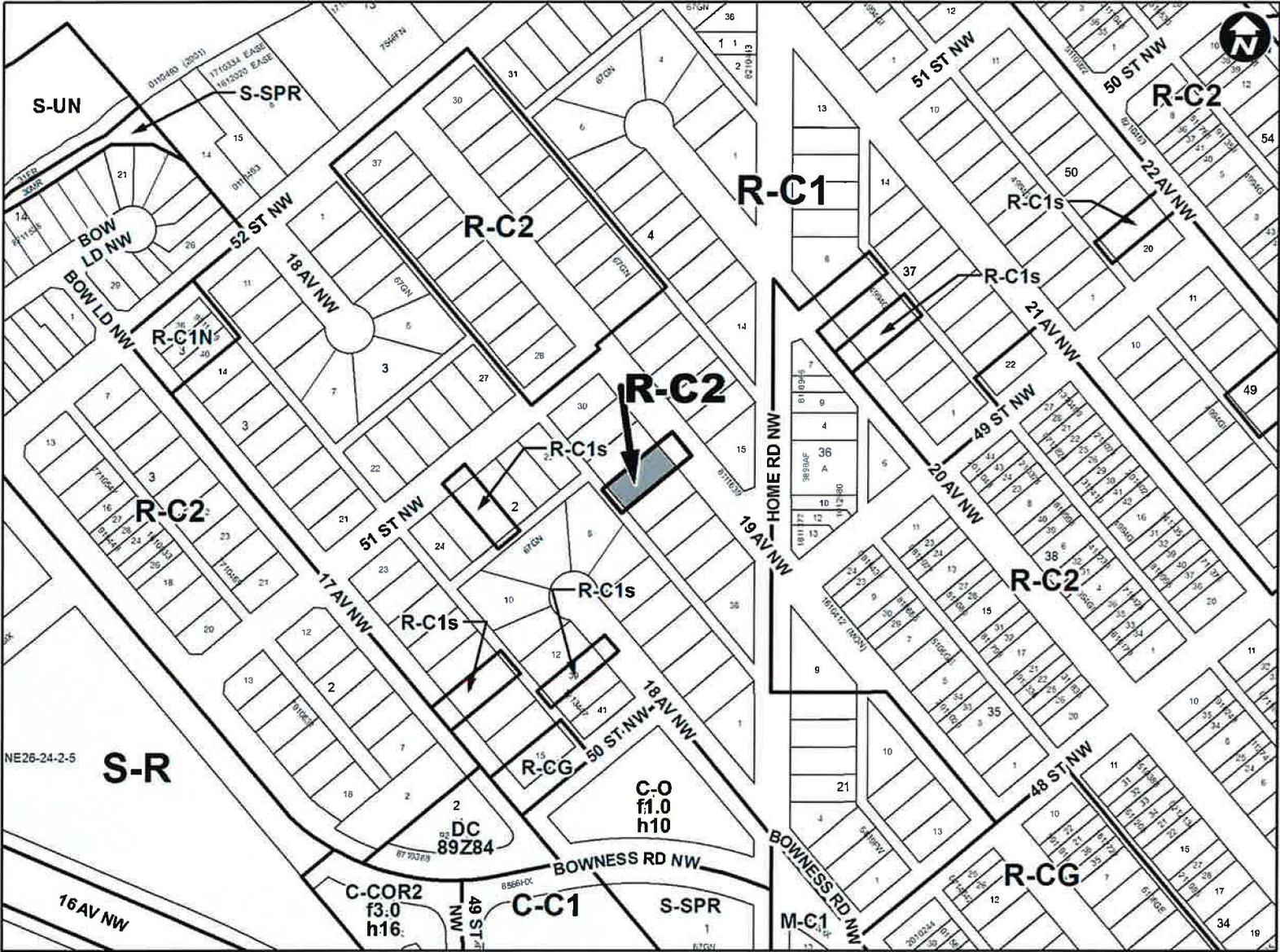
○ Bus Stop

Parcel Size:

0.06 ha
17m x 37m

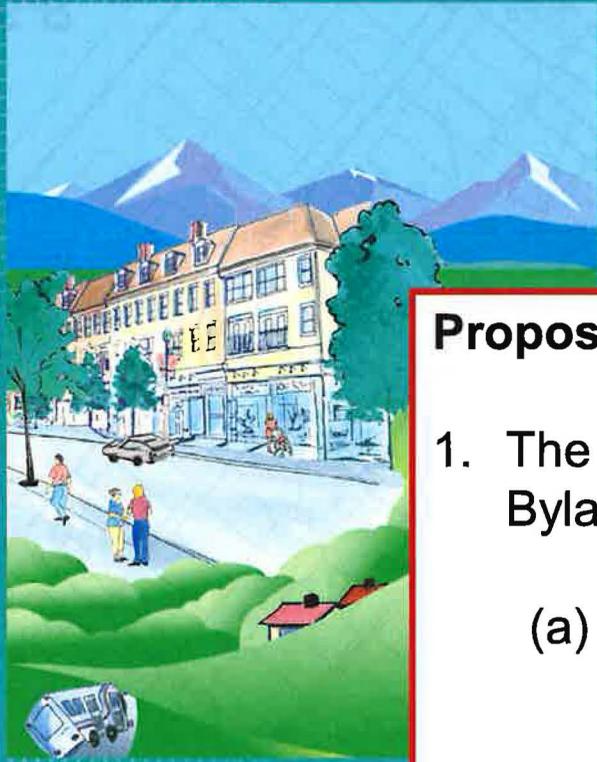
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





- Proposed R-C2 District:**
- Maximum Building Height 10 metres
 - Maximum 2 Dwelling Units
 - Secondary Suites Allowed

Montgomery Area Redevelopment Plan



Proposed Amendments to the Montgomery Area Redevelopment Plan

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) For Policy R4, at the end of the sentence, add the following address “5123 – 19 Avenue NW” to the list of exempt sites.
 - (b) For Policy R5, at the end of the sentence, add the following address “5123 – 19 Avenue NW” to the list of exempt sites.

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 15P2022** for the amendments to the Montgomery Area Redevelopment Plan; and
2. Give three readings to **Proposed Bylaw 39D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 5123 – 19 Avenue NW (Plan 67GN, Block 2, Lot 33) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

Supplementary Slides



