

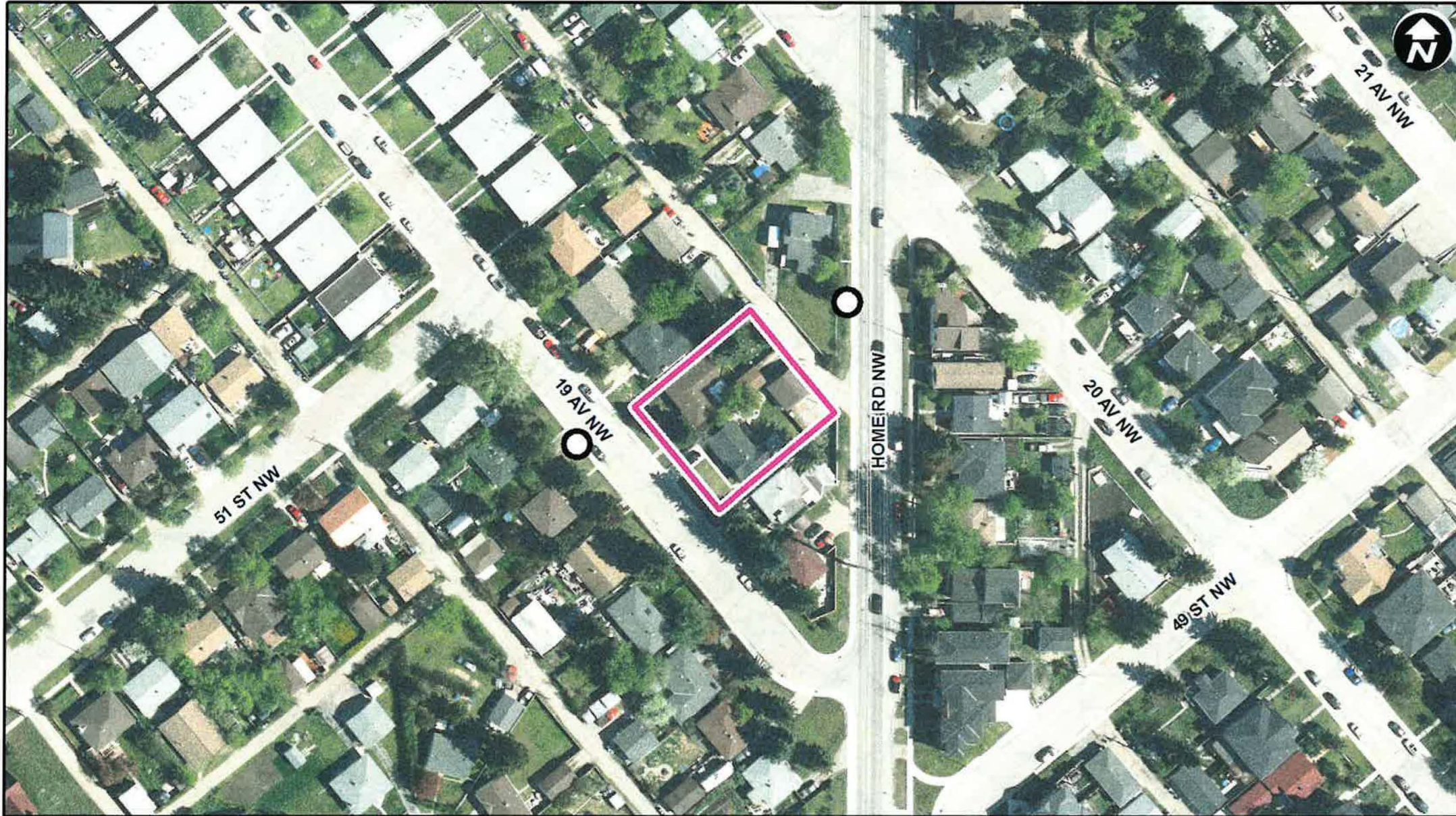


Public Hearing of Council

Agenda Item: 8.1.3

LOC2021-0149
Land Use Amendment
March 29, 2022

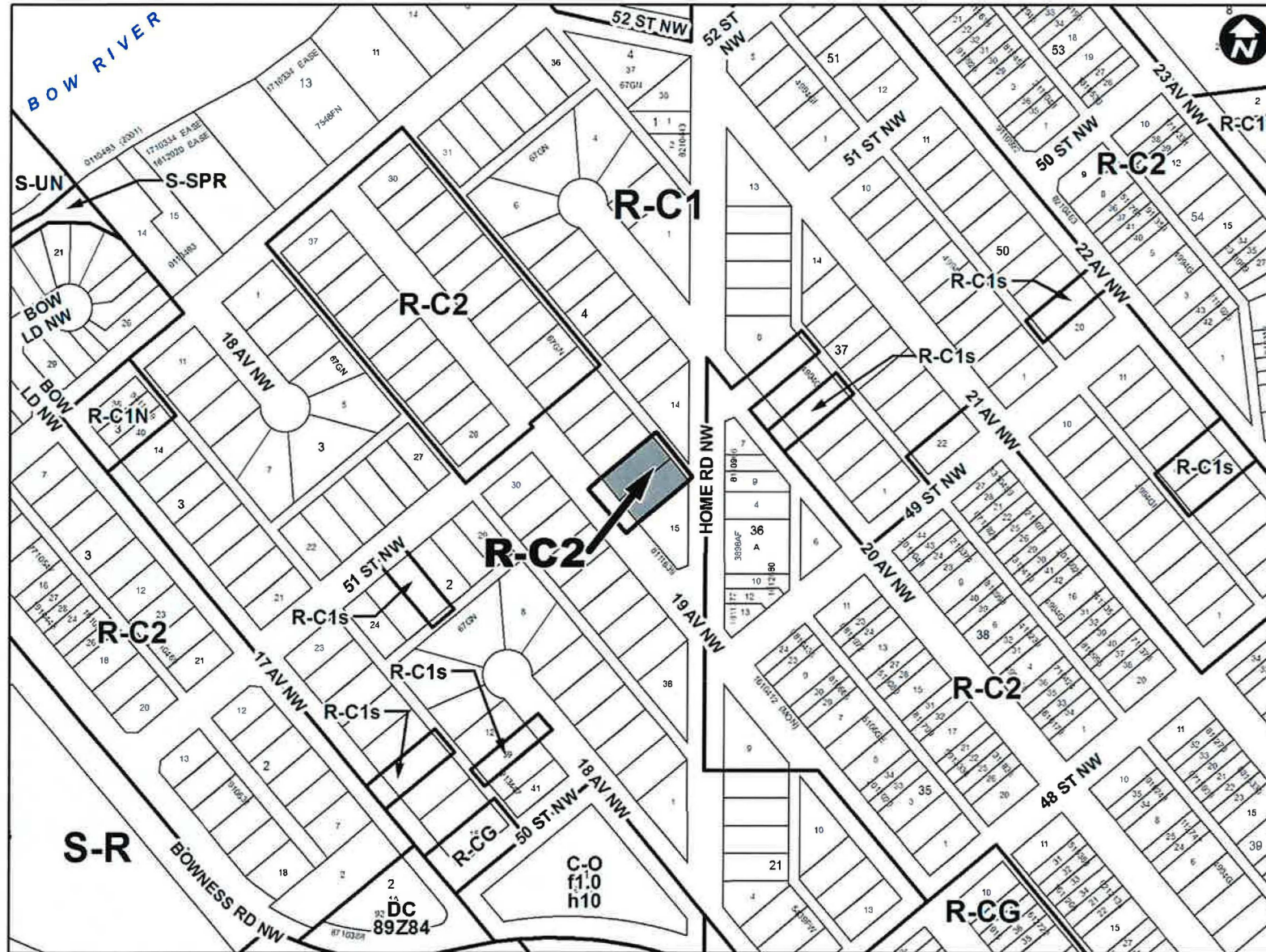
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAR 29 2022
ITEM: CPC2022-0170
DISTRIBUTION
CITY CLERK'S DEPARTMENT



○ Bus Stop

Parcel Size:

0.12 ha
32m x 37m



- Proposed R-C2 District:**
- Maximum building height 10 metres
 - Maximum 2 Dwelling Units per parcel
 - Secondary Suites allowed

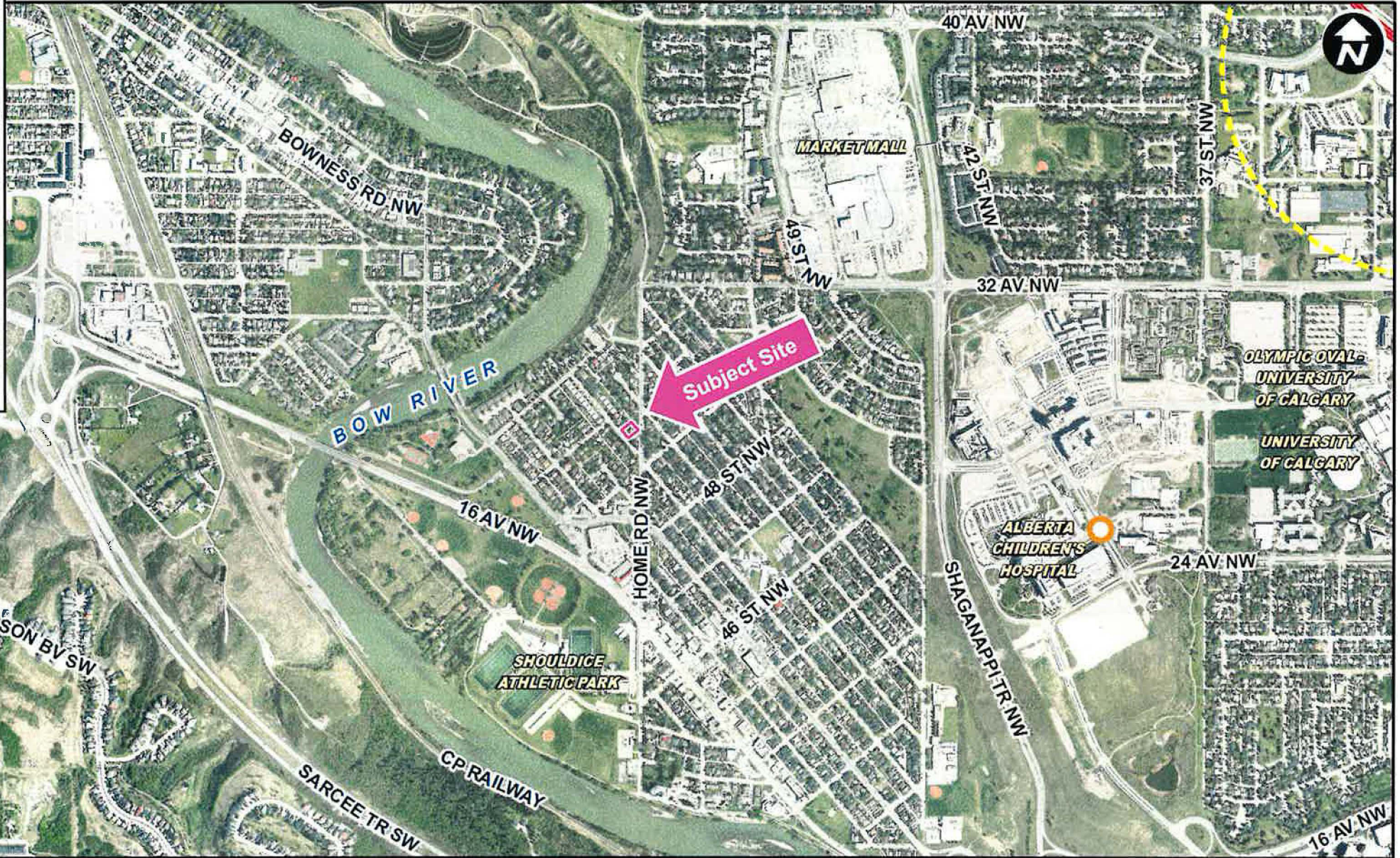
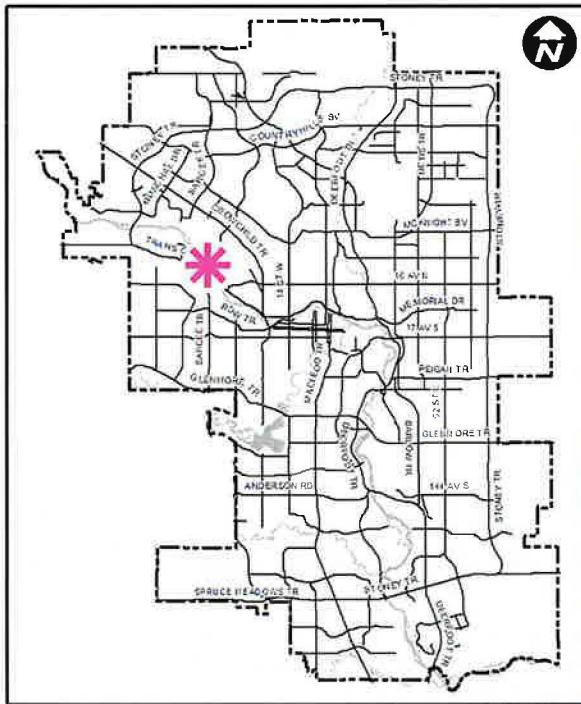
Calgary Planning Commission's Recommendation:

That Council:













1. Give three readings to **Proposed Bylaw 16P2022** for the amendments to the Montgomery Area Redevelopment Plan; and
2. Give three readings to **Proposed Bylaw 40D2022** for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 5208 and 5212 – 19 Avenue NW (Plan 67GN, Block 4, Lots 16 and 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District



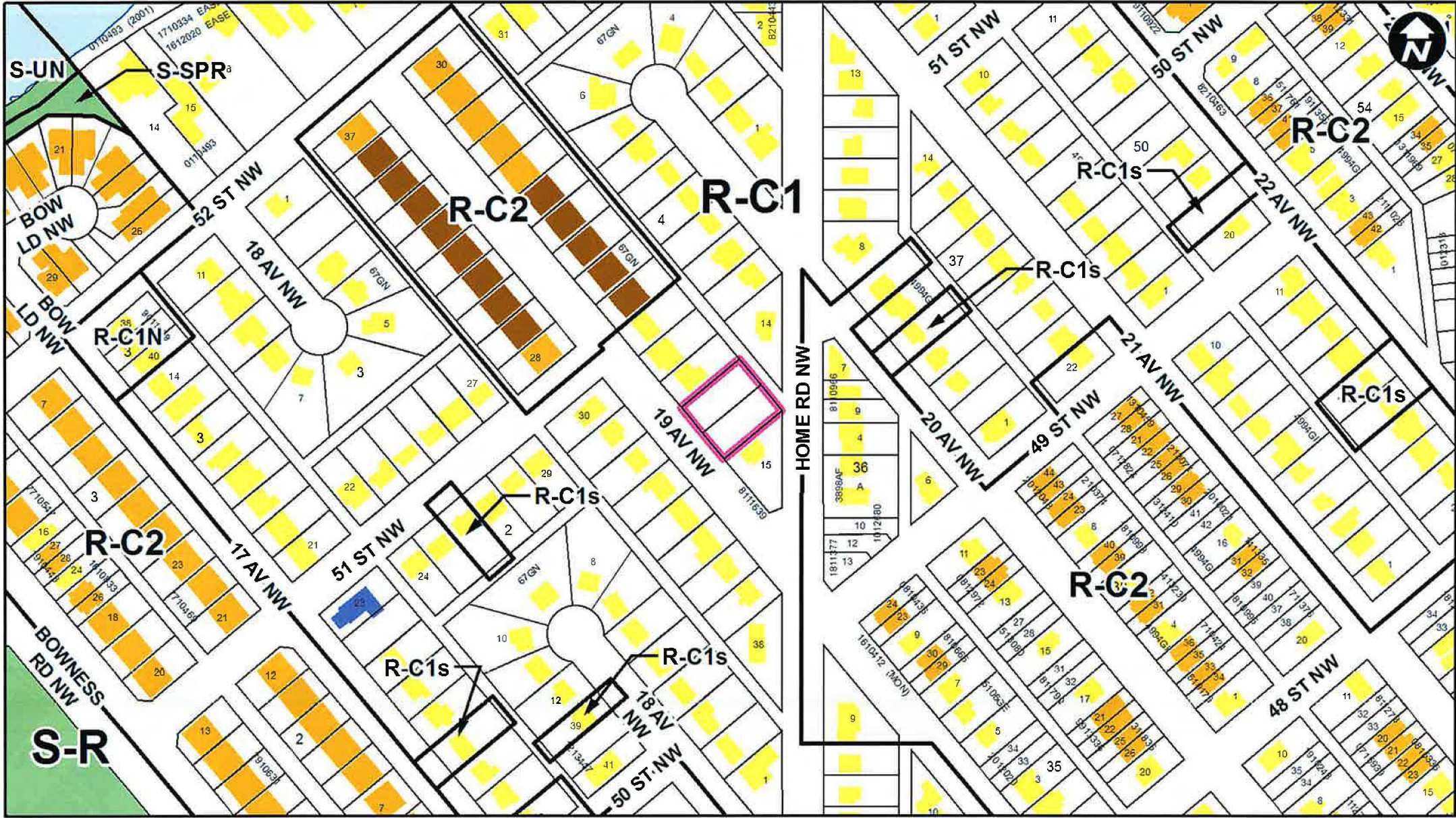




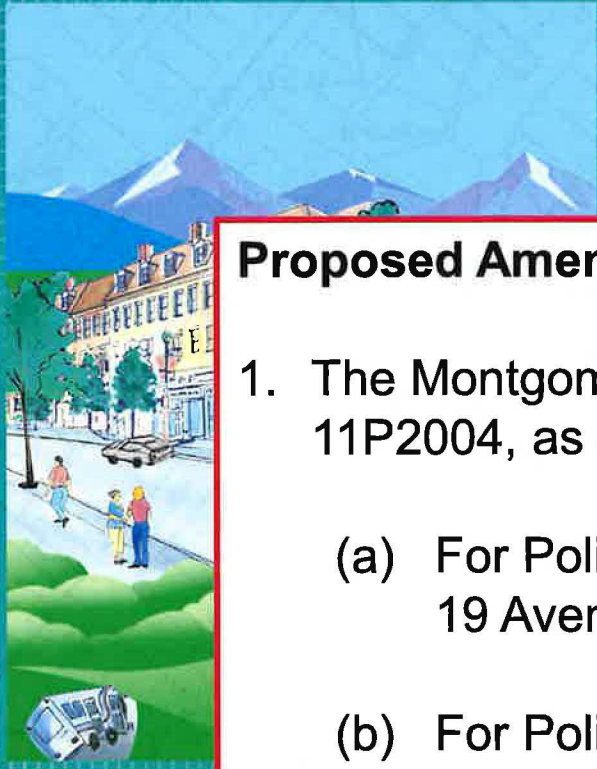
LEGEND

-  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**
- 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



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 addresses “5208 – 19 Avenue NW, 5212 – 19 Avenue NW” to the list of exempt sites.
 - (b) For Policy R5, at the end of the sentence, add the following address “5208 – 19 Avenue NW, 5212 – 19 Avenue NW” to the list of exempt sites.

Supplementary Slides

