



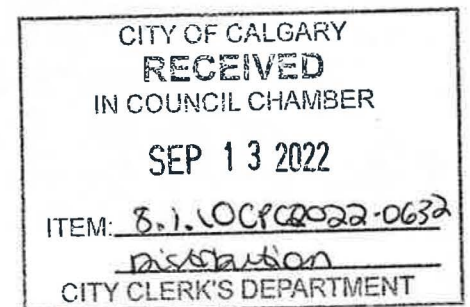
Public Hearing of Council

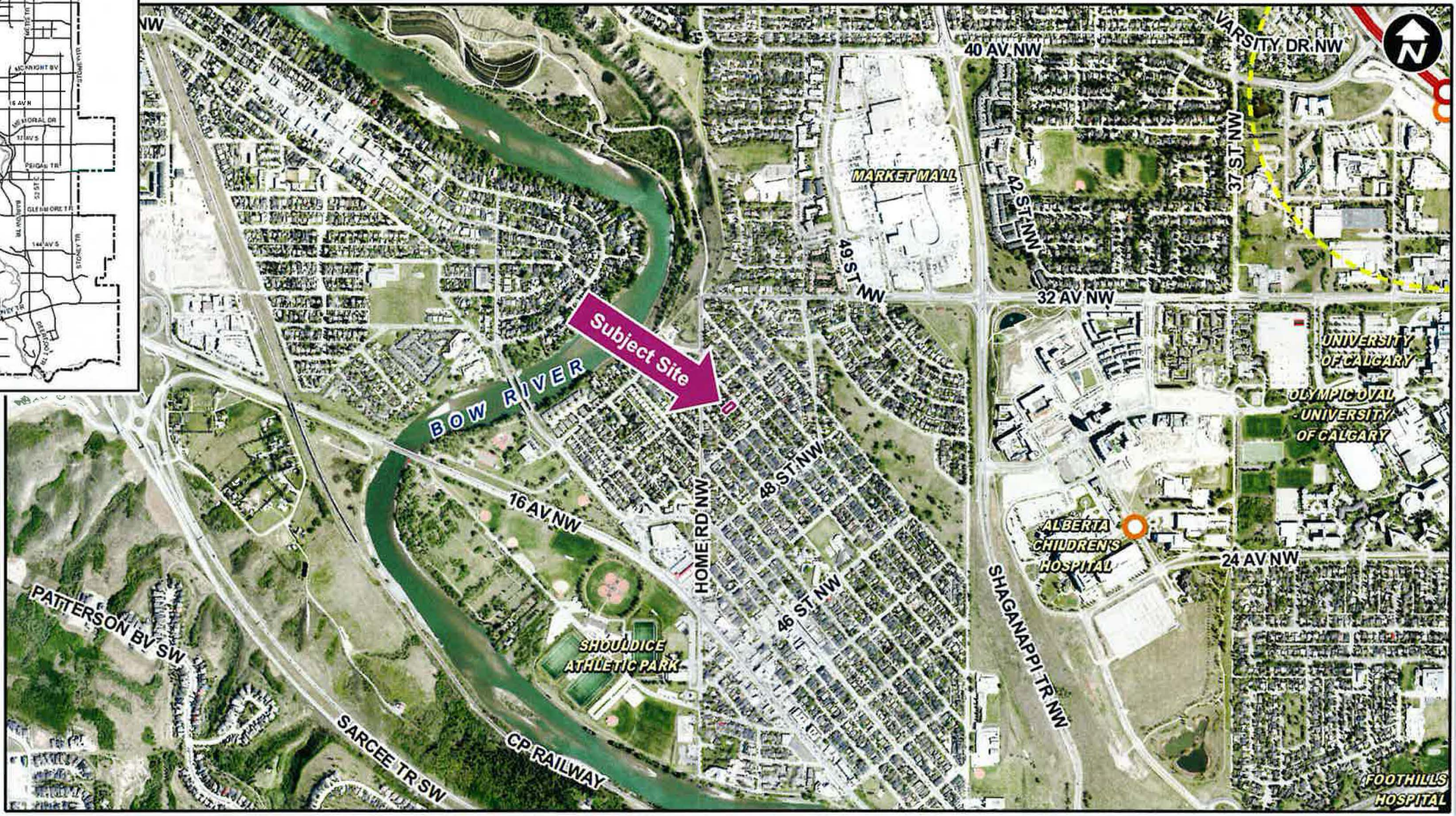
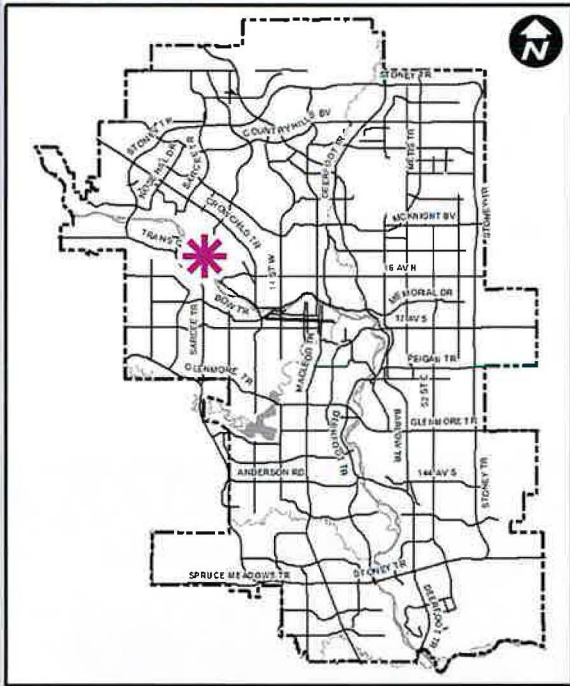
Agenda Item: 8.1.10



LOC2022-0060 / CPC2022-0632 Policy and 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



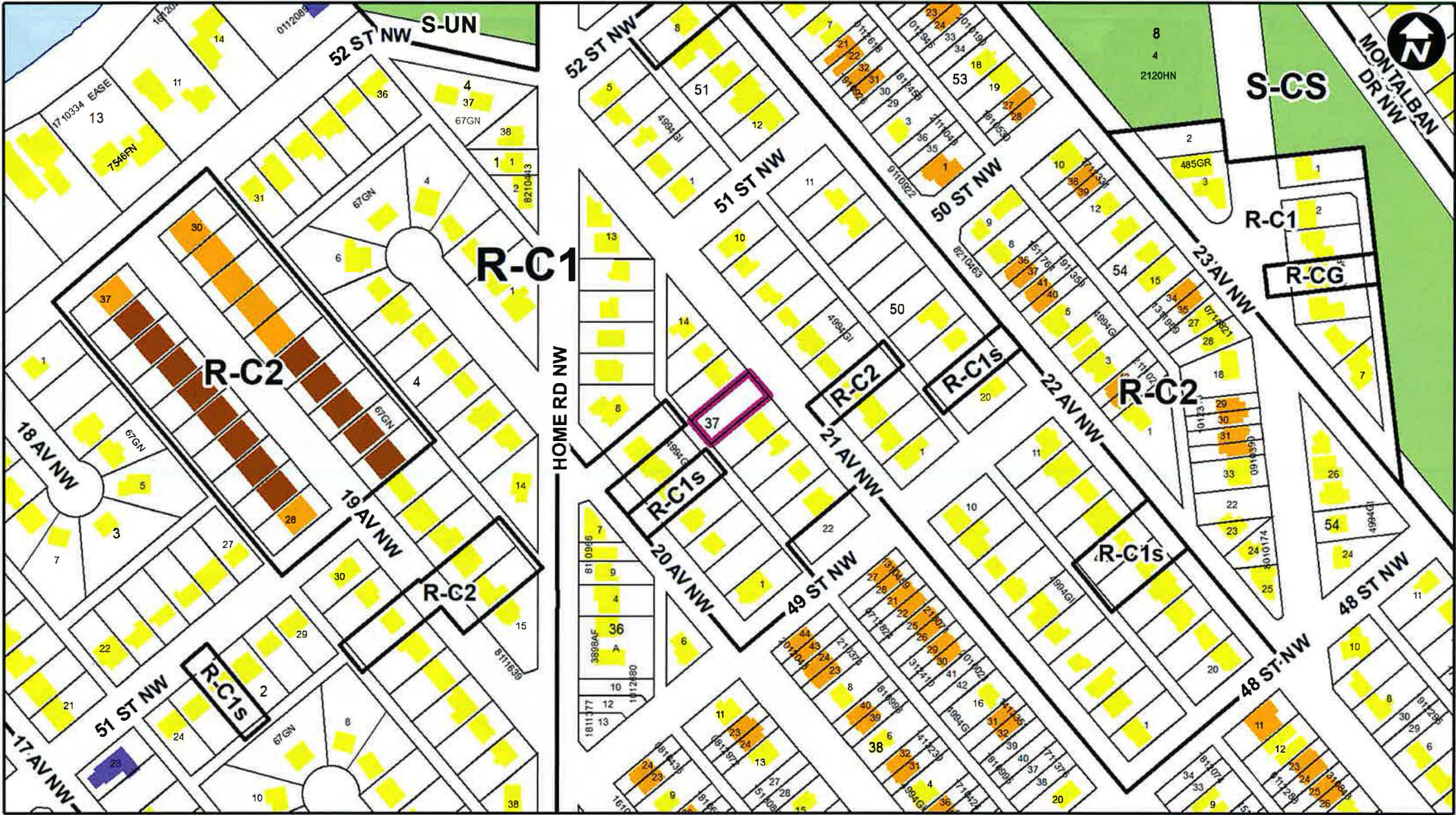
LEGEND

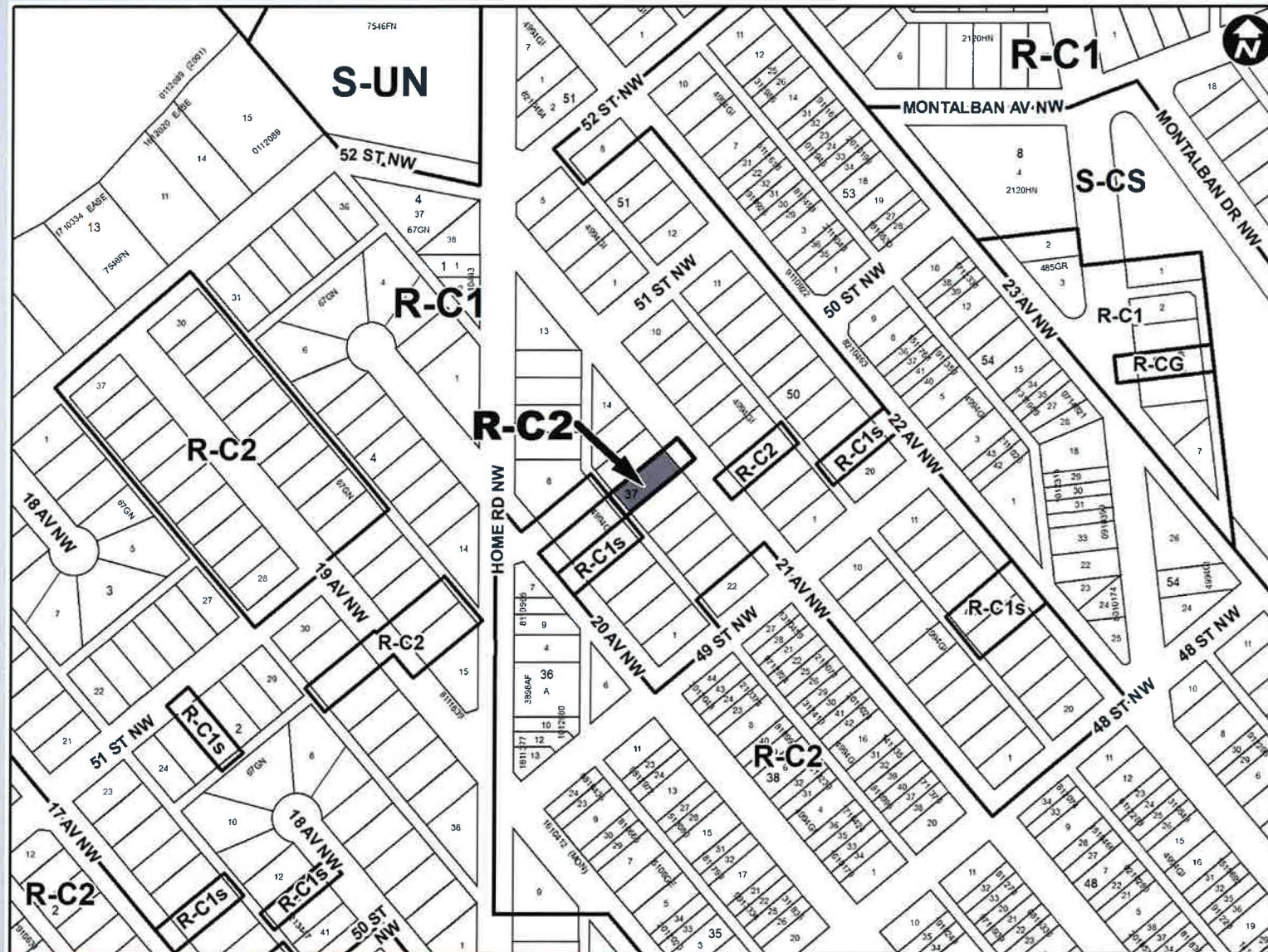
○ Bus Stop

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:

- Up to two dwelling units
- Allows for single detached, semi-detached and duplex homes, and secondary suites
- Maximum building height of 10 metres (approx. 3 storeys)

Proposed Amendment:

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - a) In Policy R4, at the end of the sentence, add the following address “5023 - 21 Avenue NW” to the list of exempt sites.
 - b) In Policy R5, at the end of the sentence, add the following address “5023 - 21 Avenue NW” to the list of exempt sites.

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 46P2022** for the amendments to the Montgomery Area Redevelopment Plan/Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 128D2022** for the redesignation of 0.06 hectares \pm (0.14) located at 5023 – 21 Avenue NW (Plan 4994GI, Block 37, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.







