Public Hearing of Council

Agenda Item: 8.1.11

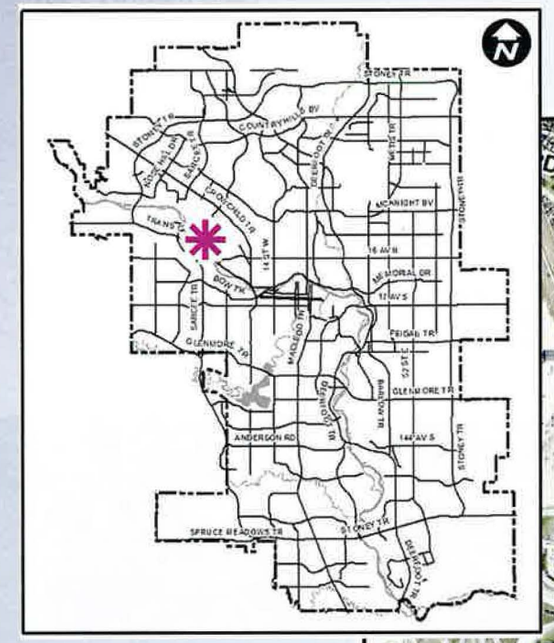
LOC2022-0038 / CPC2022-0858
Policy and Land Use Amendment

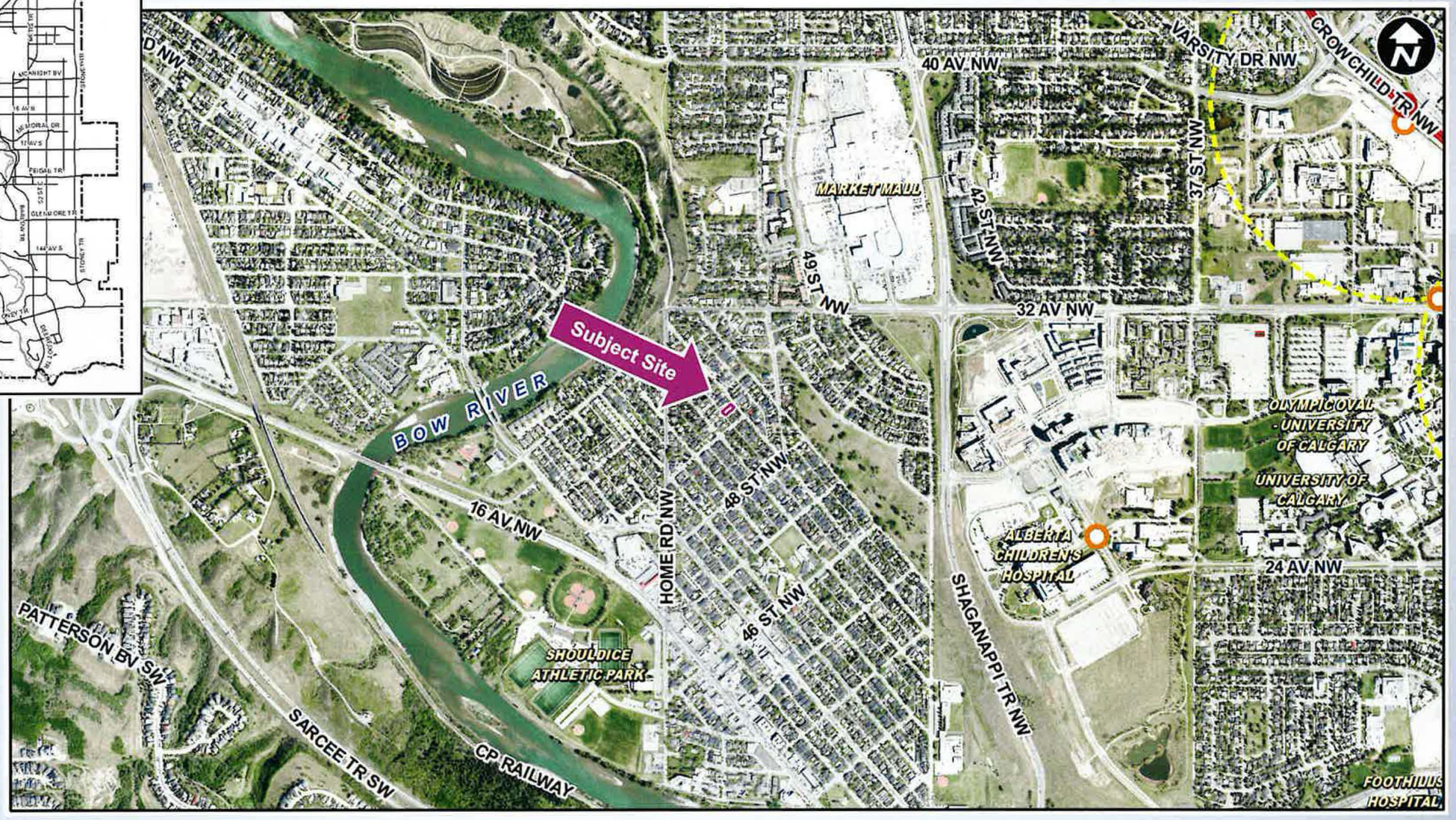
September 13, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 13 2022
ITEM: 8.1.11 CPC2022-0853
CITY CLERK'S DEPARTMENT

ISC: Unrestricted

Location Maps 2





LEGEND

- 600m buffer from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

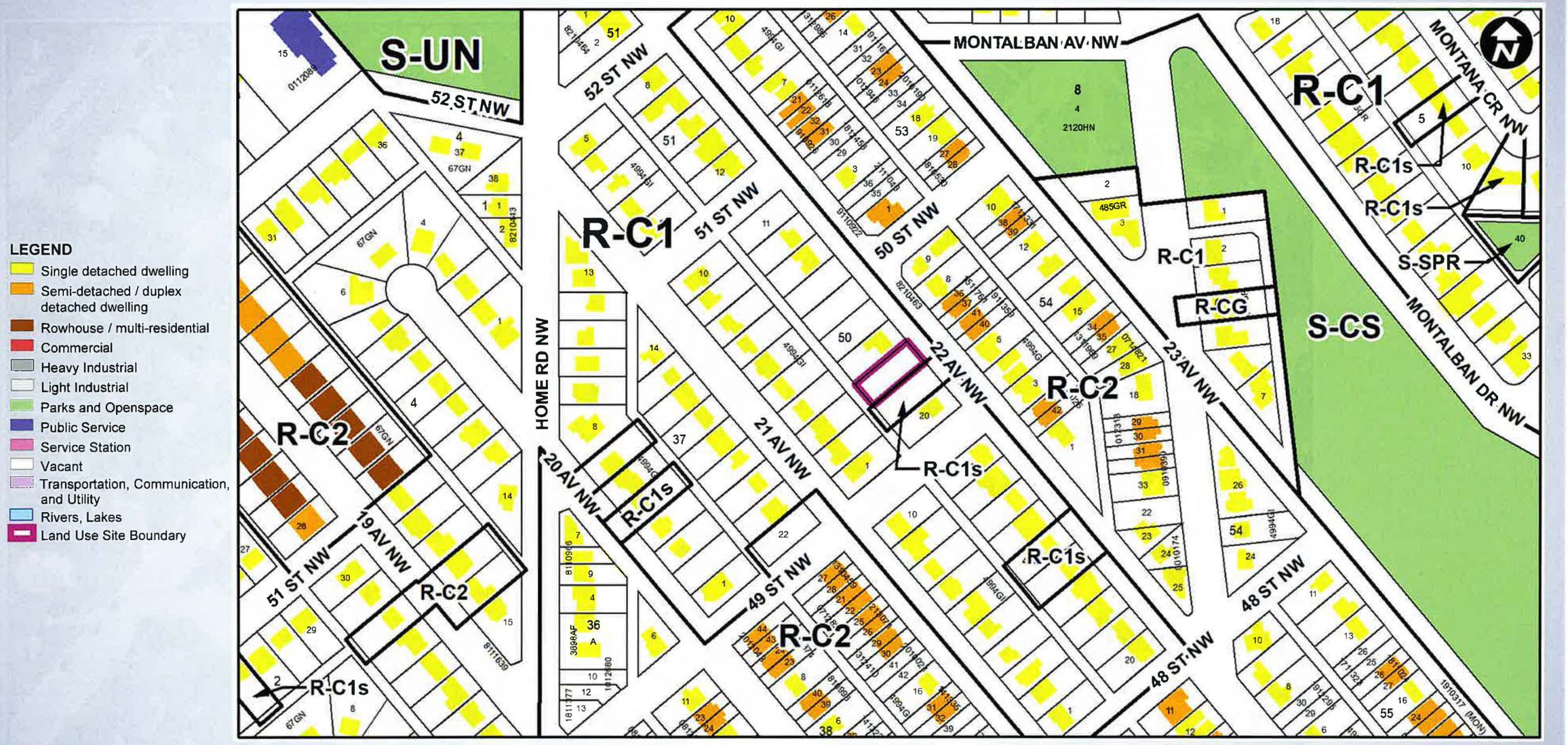
- Orange
- Purple
- Teal
- Yellow

Location Map

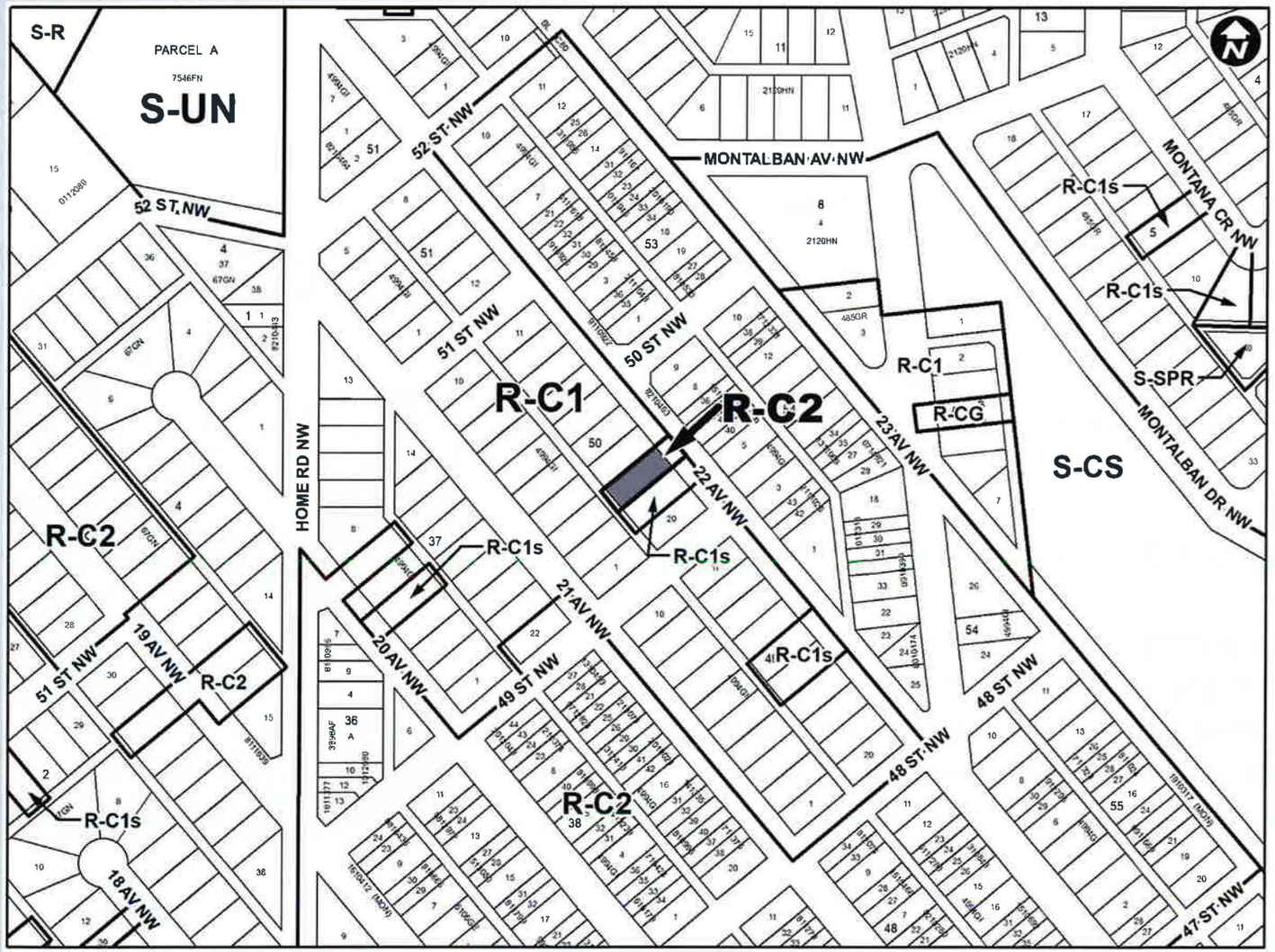
Parcel Size:

0.06 ha
15m x 37m

Surrounding Land Use

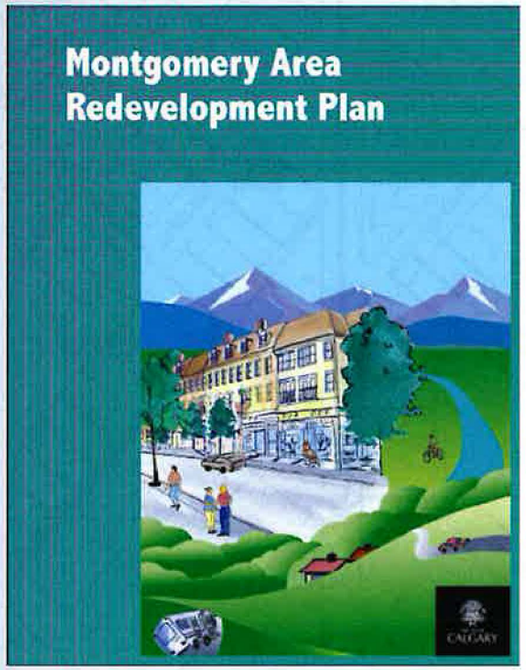


Proposed Land Use Map



Proposed R-C2 District:

- 2-3 Storey/10 metre height
- Single, semi detached, and duplex homes.



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:

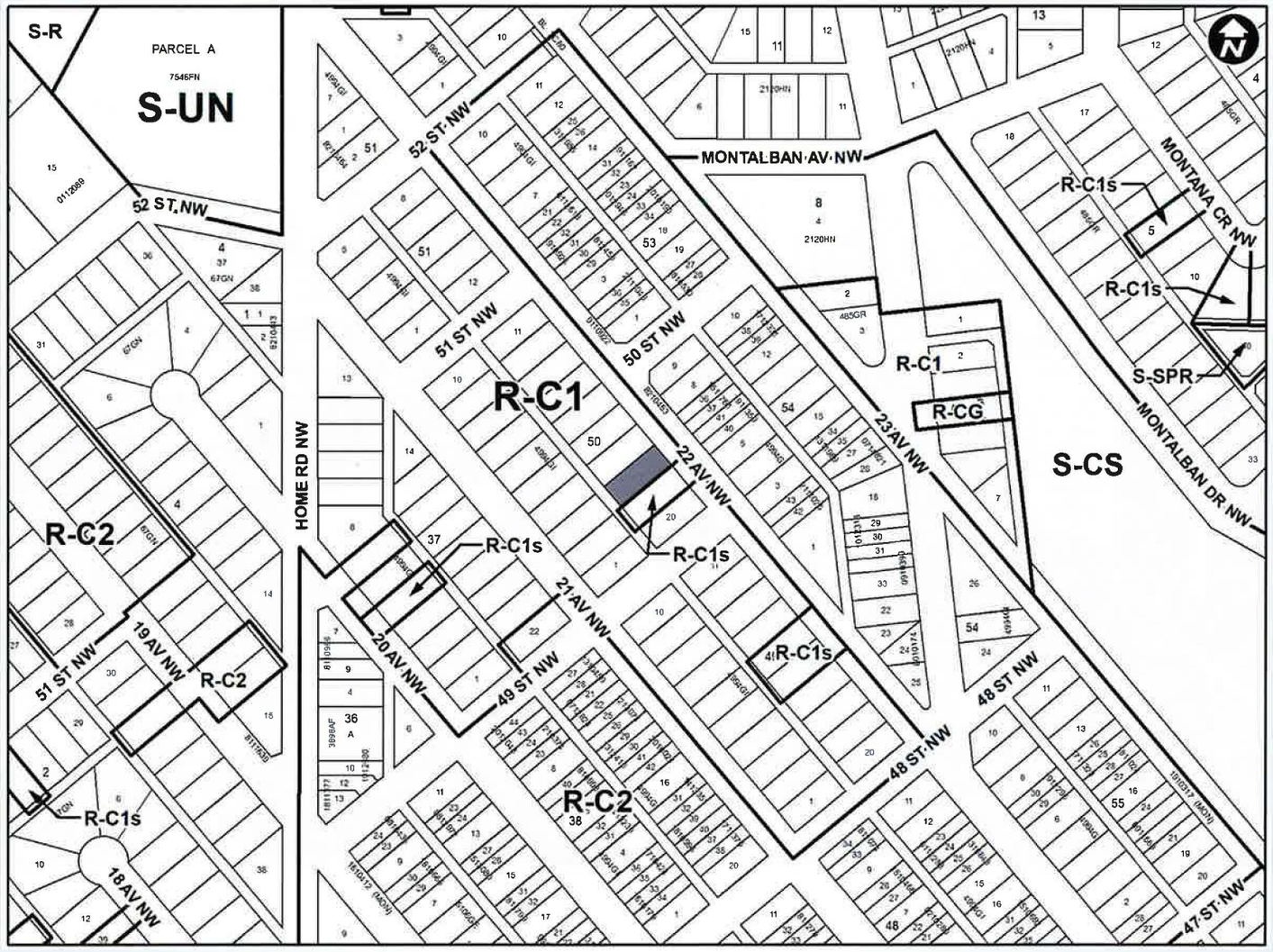
That Council:

1. Give three readings to **Proposed Bylaw 47P2022** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and

2. Give three readings to **Proposed Bylaw 131D2022** for the redesignation of 0.06 hectares ± (0.13 acres ±) located at 5011 – 22 Avenue NW (Plan 4994GI, Block 50, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

Supplementary Slides

View from 22 Avenue NW

View from Rear Lane

Existing Land Use Map 10