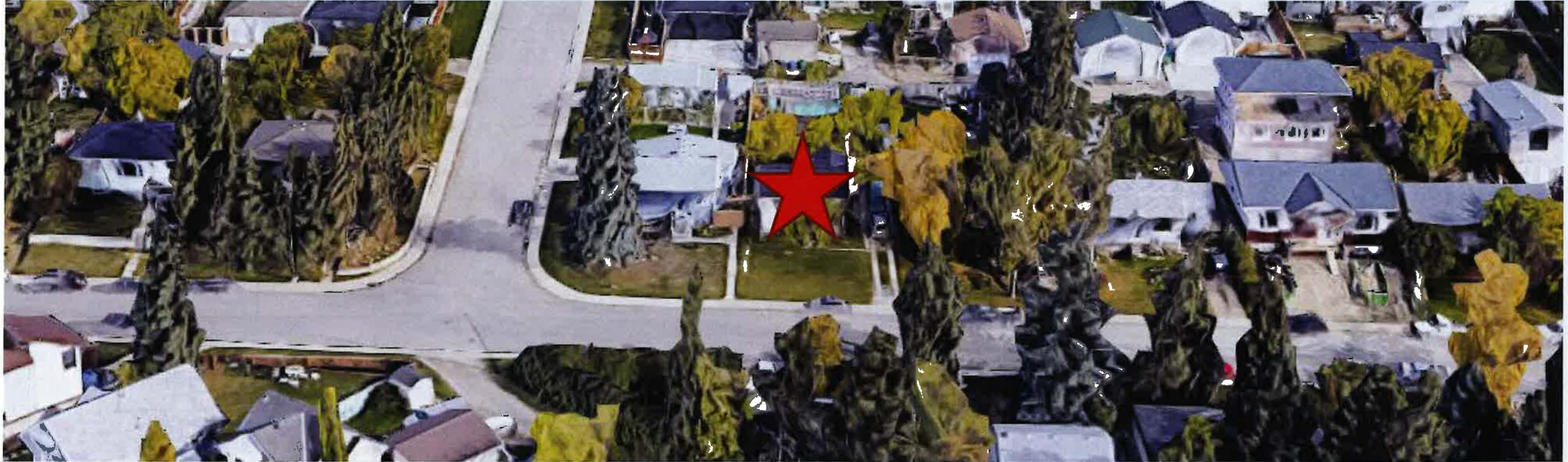




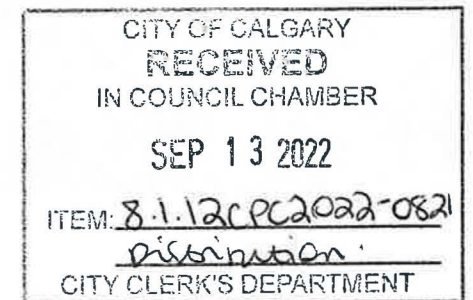
# Public Hearing of Council

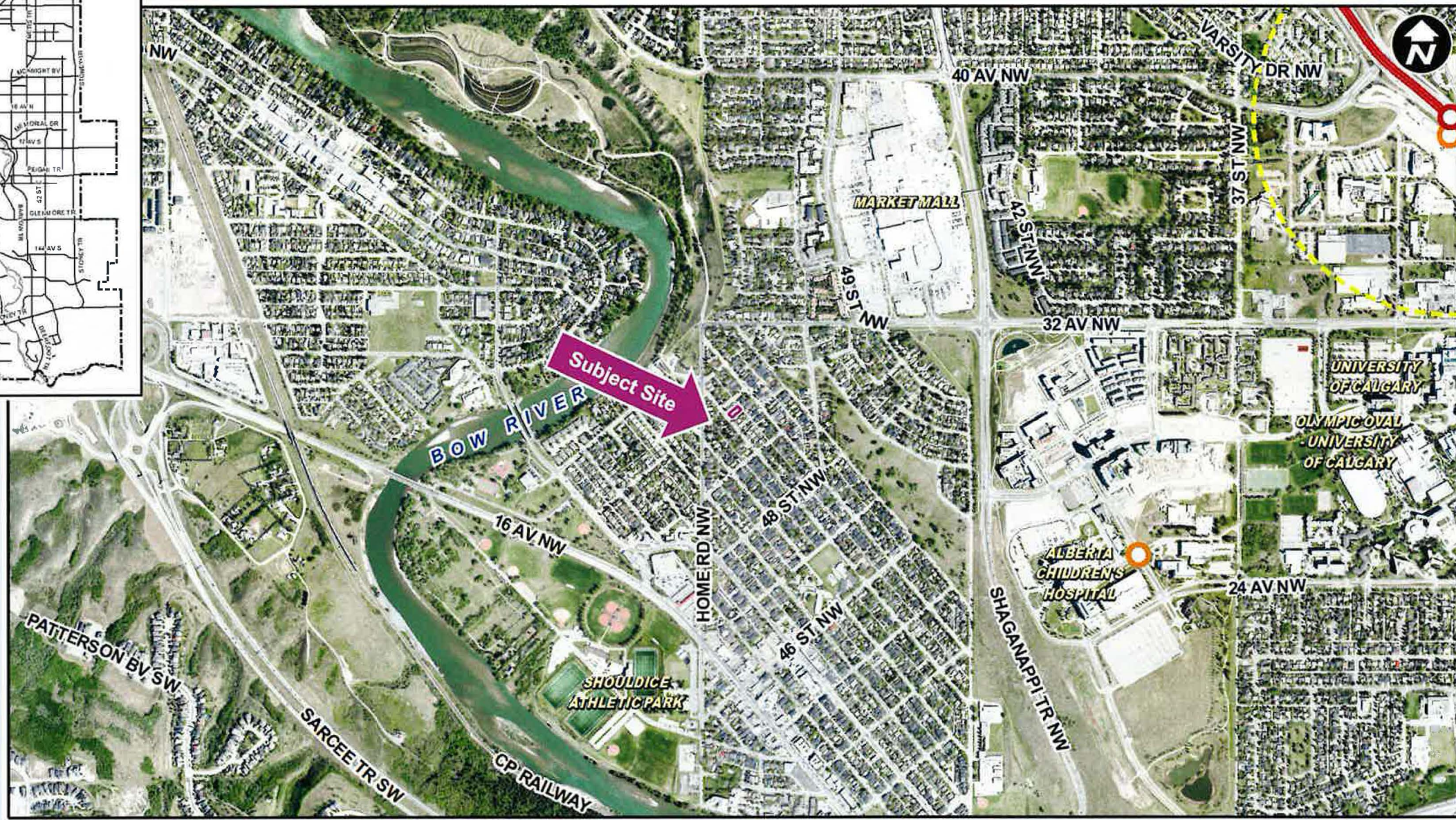
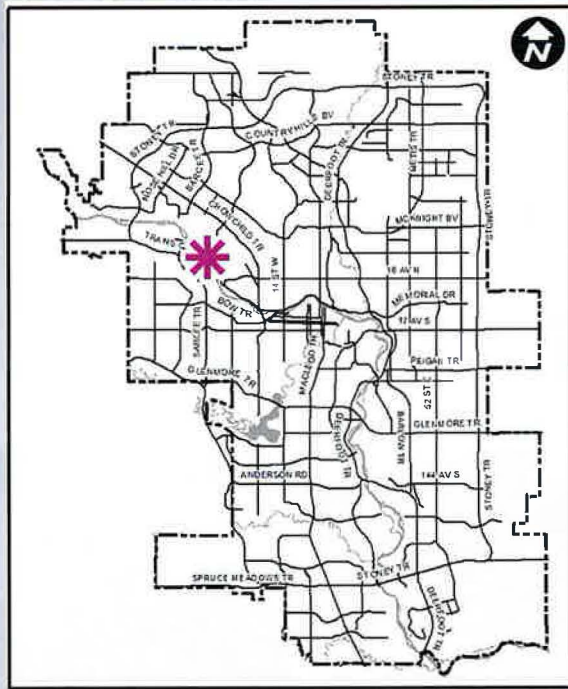
Agenda Item: 8.1.12



## LOC2022-0066 / CPC2022-0821 Policy and Land Use Amendment

September 13, 2022





LEGEND

600m buffer from LRT station

LRT Stations

Red

LRT Line

Red

Max BRT Stops

Orange



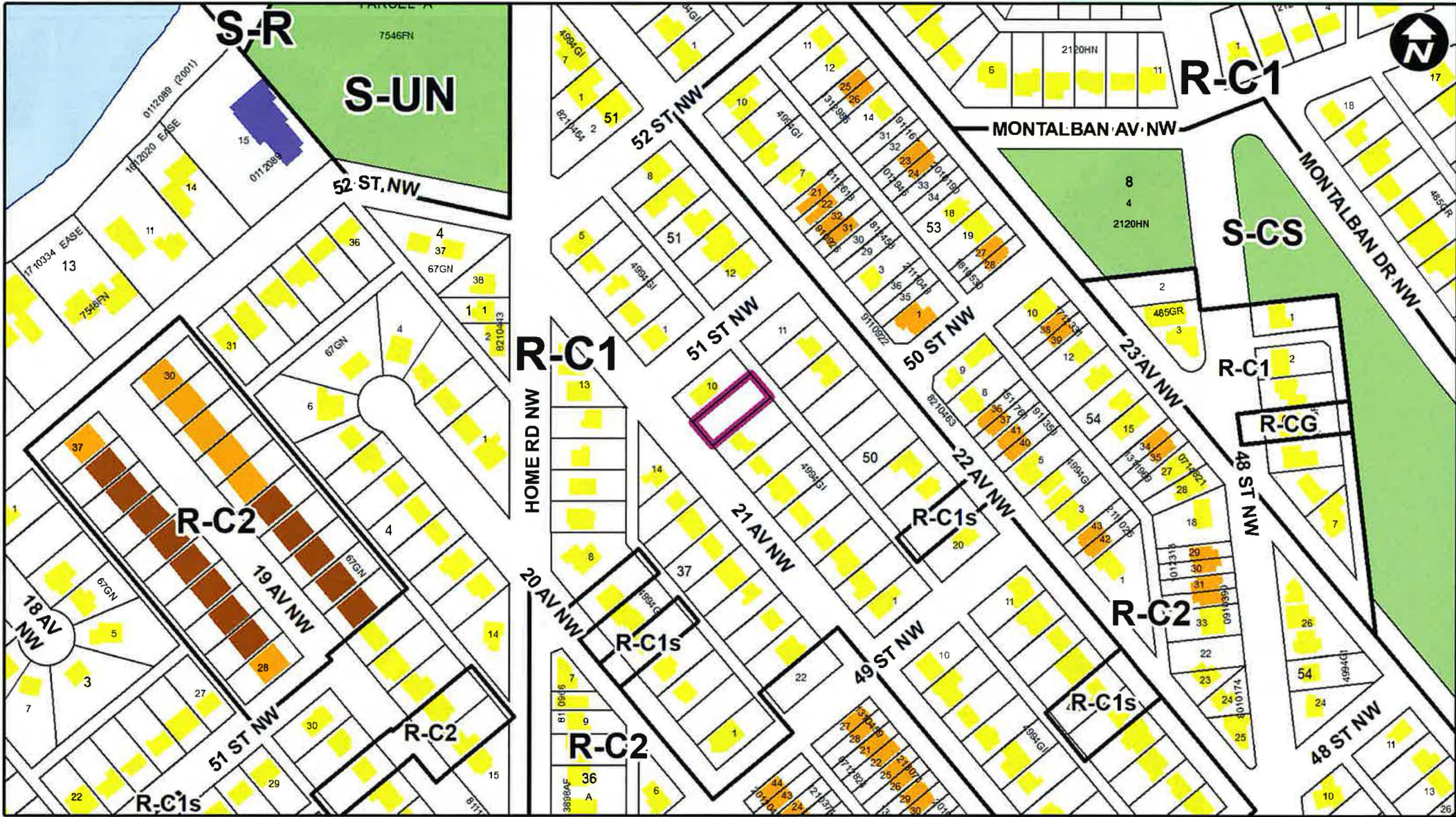
LEGEND

○ Bus Stop

Parcel Size:

0.06 ha

- 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

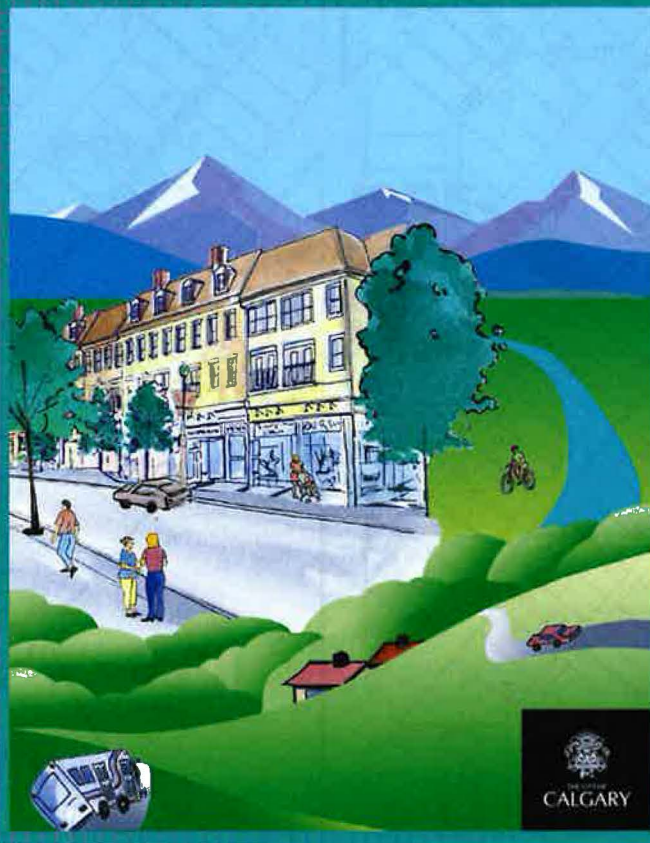




**Proposed R-C2 District:**

- Maximum building height of **10.0 metres** (no increase from current maximum)
- Maximum density of **two dwelling units** (an increase from the current one unit maximum)

## Montgomery Area Redevelopment Plan



### Proposed Amendments:

- In Policy R4, at the end of the sentence, add the following address “5112 – 21 Avenue NW ” to the list of exempt sites.
- In Policy R5, at the end of the sentence, add the following address “5112 – 21 Avenue NW ” to the list of exempt sites.

**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, 3019 - 46 Street NW, 5321 - 32 Avenue NW, 5127 - 19 Avenue NW, 4515 - 23 Avenue NW, 4511 - 22 Avenue NW, 5208 - 19 Avenue NW, 5212-19 Avenue NW, 5239 - 22 Avenue NW. Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020, 15P2021, 16P2021, 47P2021, 61P2021, 1P2022, 2P2022, 11P2022, 16P2022, 26P2022

**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, 3019 - 46 Street NW, 5321 - 32 Avenue NW, 5127 - 19 Avenue NW, 4515 - 23 Avenue NW, 4511 - 22 Avenue NW, 5208 - 19 Avenue NW, 5212-19 Avenue NW, 5239 - 22 Avenue NW. Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020, 15P2021, 16P2021, 47P2021, 61P2021, 1P2022, 2P2022, 11P2022, 16P2022, 26P2022

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 48P2022** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 132D2022** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 5112 – 21 Avenue NW (Plan 4994GI, Block 50, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

# Supplementary Slides







