



# Public Hearing of Council

## Agenda Item: 8.1.1

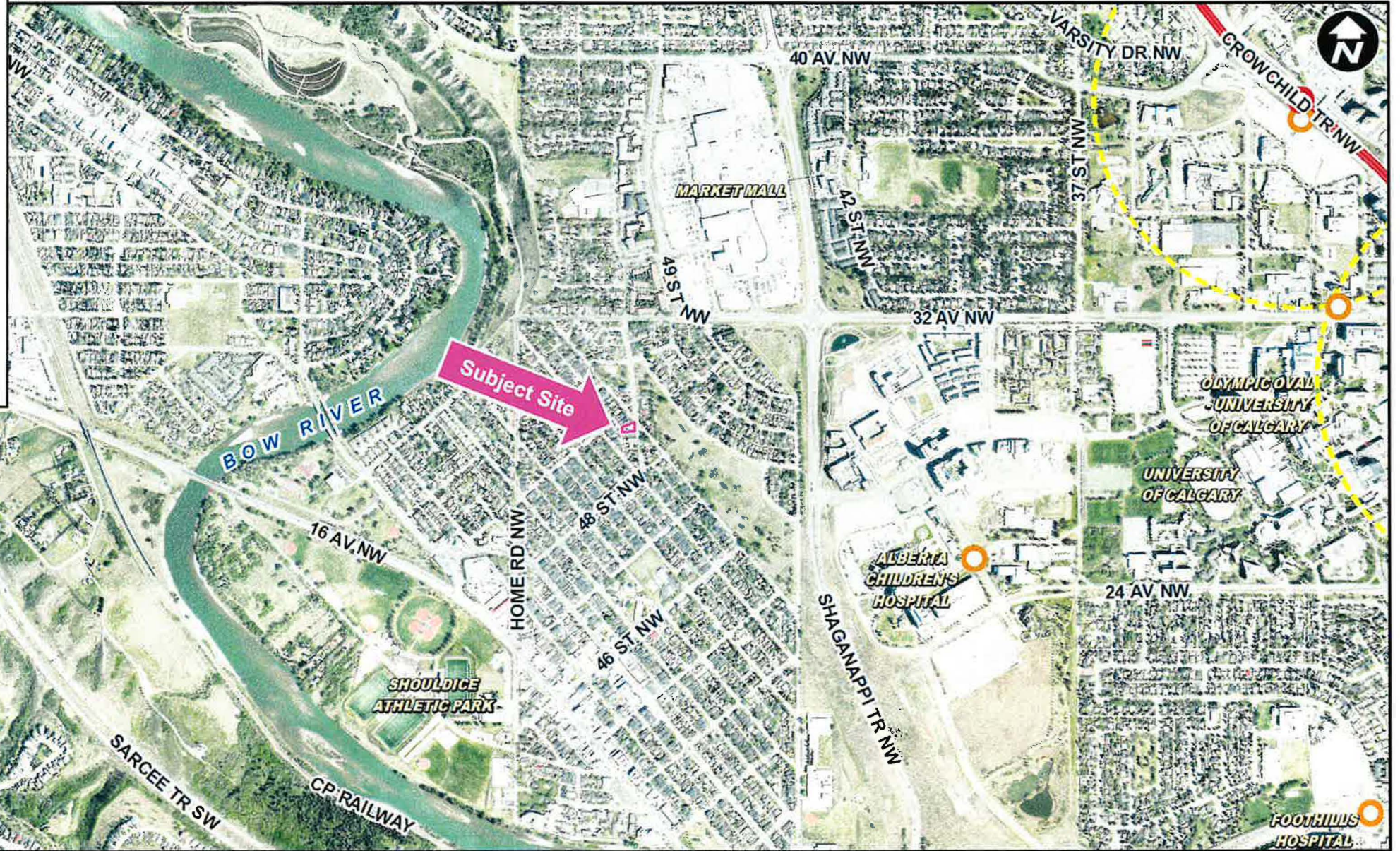
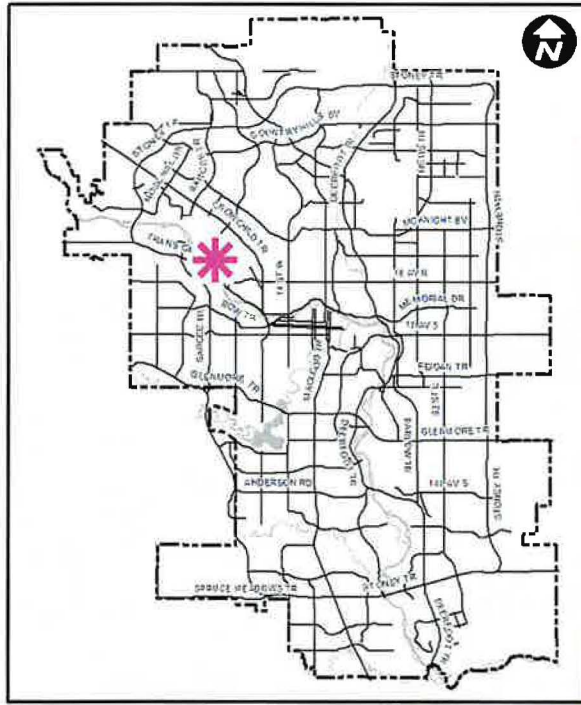


# LOC2022-0040 / CPC2022-0933

## Policy & Land Use Amendment

October 4, 2022

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
OCT 04 2022  
ITEM: B-1.1 CPC2022-0933  
Distribution  
CITY CLERK'S DEPARTMENT



**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

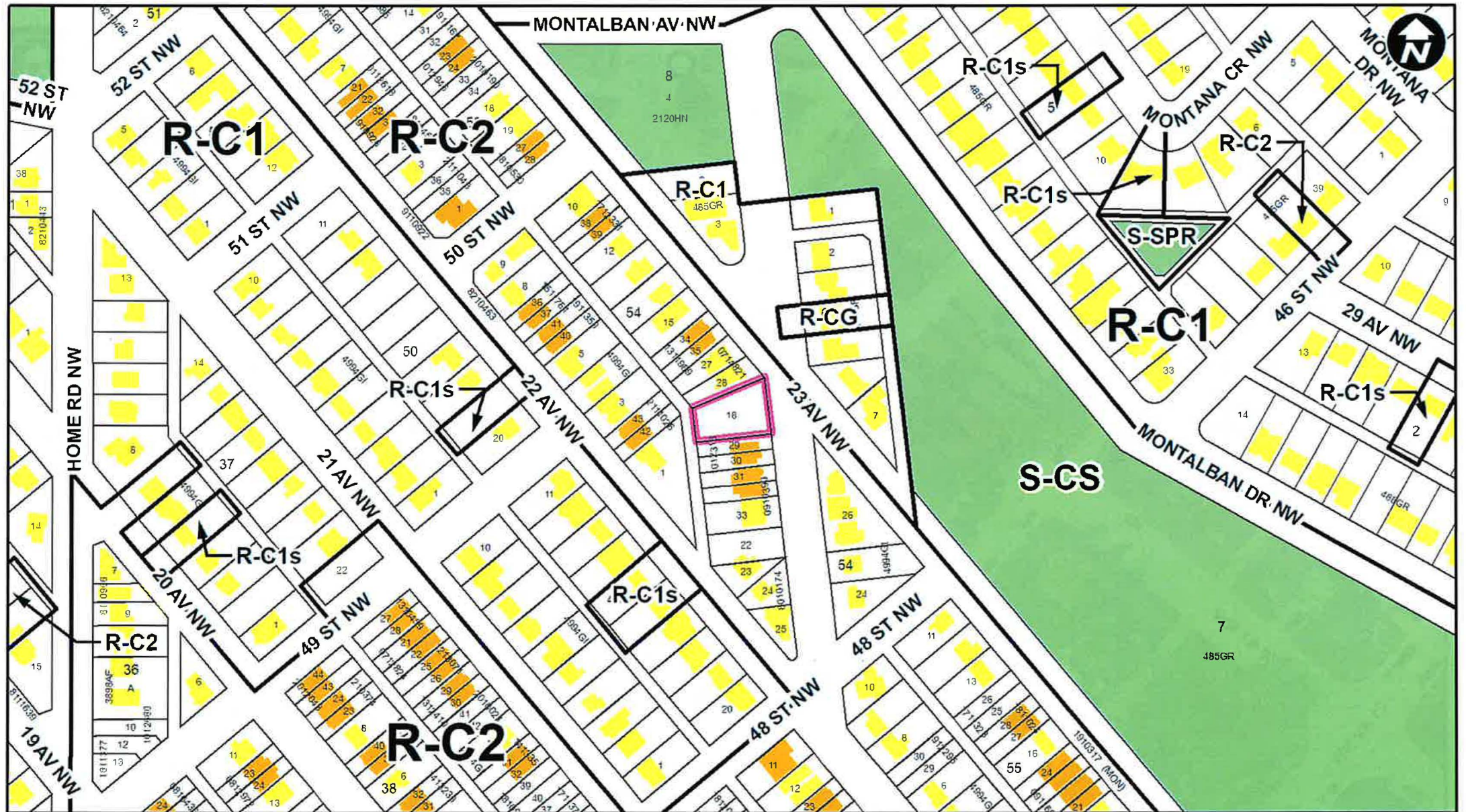
○ Bus Stop

Parcel Size:

0.08 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-CG District:**

- **rowhouses** in addition to the uses already allowed
- **maximum building height of 11 metres, about 3 storeys**
- **maximum of 6 dwelling units**

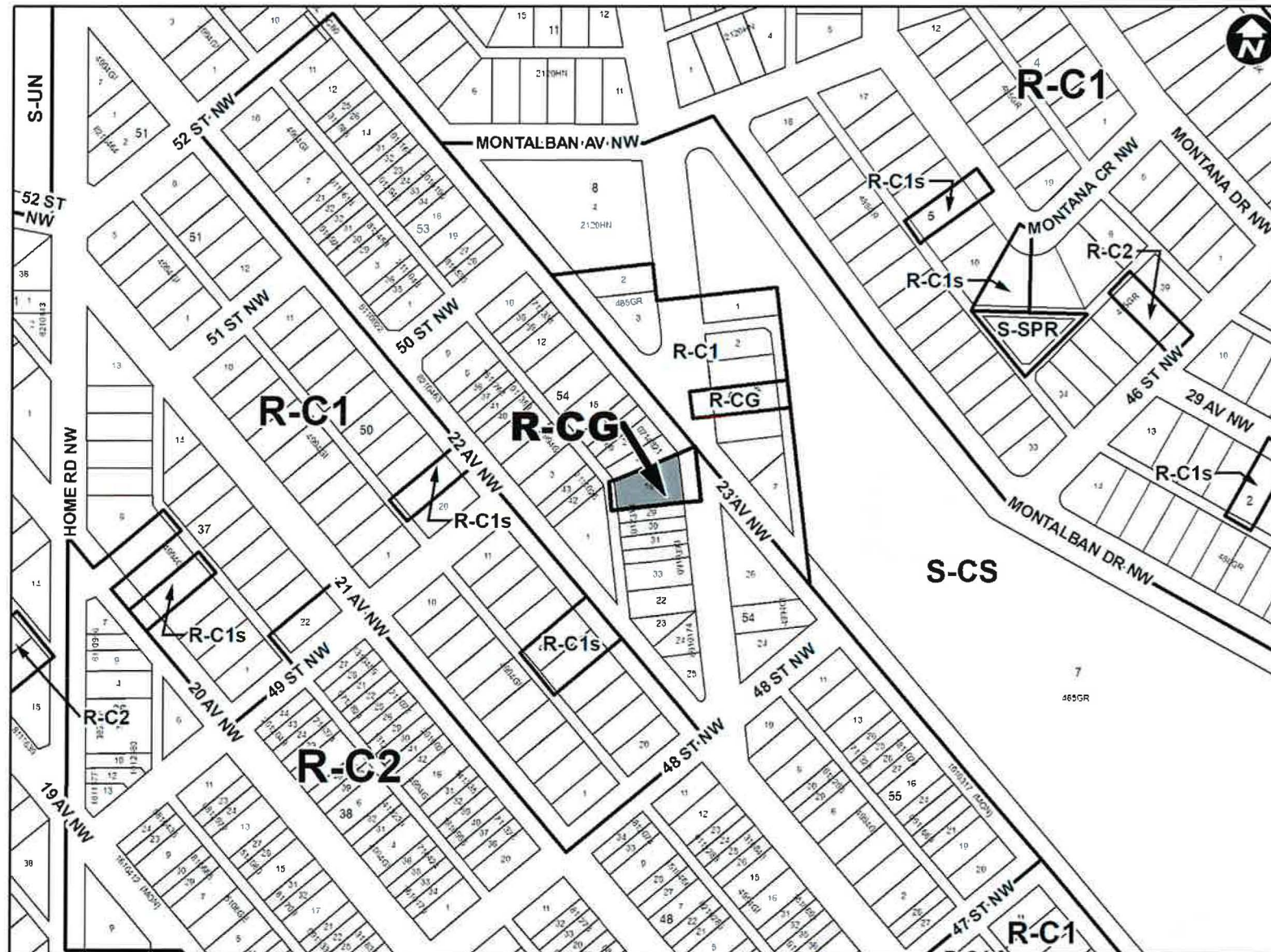




Figure 1.3

Future Land Use Plan

- Legend**
- Low Density Residential
  - Low Density Residential/ Townhouse
  - Parks/ Community Facilities

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 53P2022** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 147D2022** for the redesignation of 0.08 hectares  $\pm$  (0.20 acres  $\pm$ ) located at 2327 – 48 Street NW, (Plan 4994GI, Block 54, Lot 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.