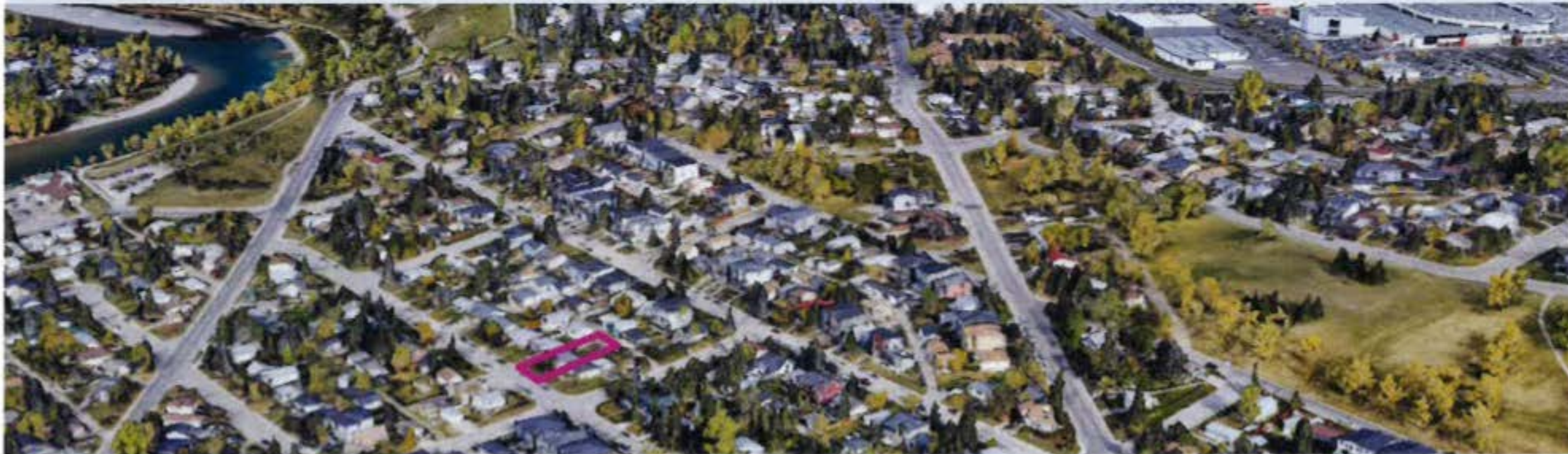


# Public Hearing of Council

Agenda Item: 8.1.11



## LOC2022-0052 / CPC2022-1061 Policy and Land Use Amendment

December 6, 2022



## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 61P2022** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 169D2022** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 5008 – 21 Avenue NW (Plan 4994GI, Block, 50, Lot 2) 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



○ Bus Stop

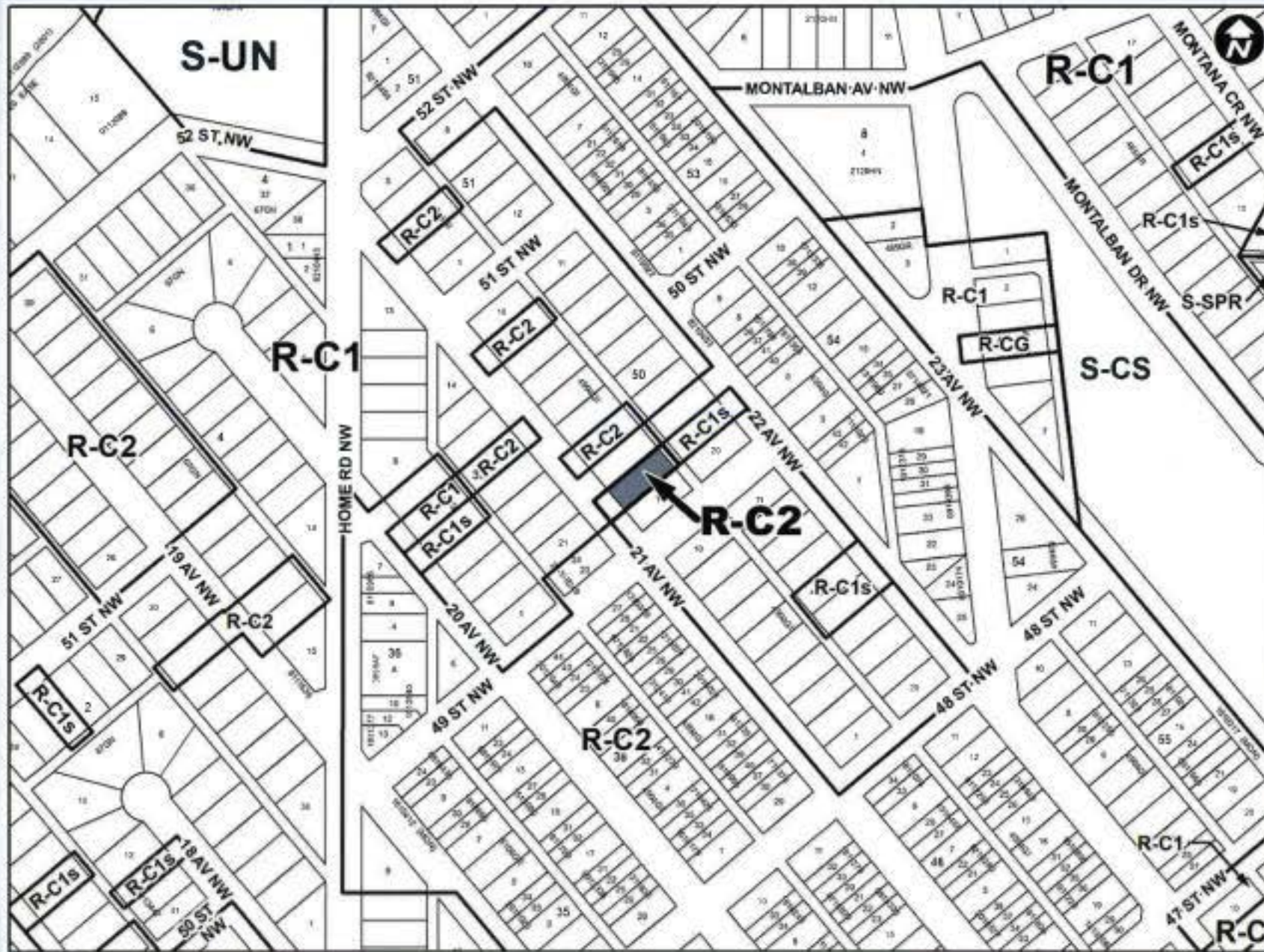
Parcel Size:

0.06 ha  
15m x 37m

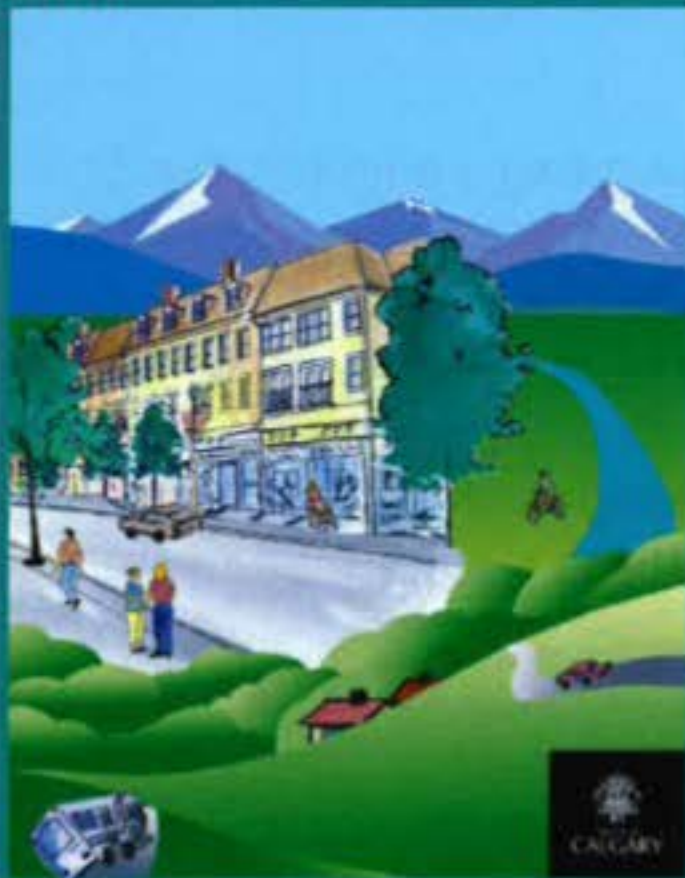
**LEGEND**

- 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



**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, 33P2022, 45P2022, 46P2022, 47P2022, 48P2022*

**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, 5016 - 21 Avenue NW, 5239 - 22 Avenue NW, 5232 - 21 Avenue NW, 4519 - 21 Avenue NW, 5023 - 21 Avenue NW, 5011 - 22 Avenue NW, 5112 - 21 Avenue NW. Bylaw 2P2020, 23P2020, 25P2020, 42P2020, 46P2020, 55P2020, 15P2021, 16P2021, 47P2021, 61P2021, 1P2022, 2P2022, 11P2022, 16P2022, 25P2022, 26P2022, 33P2022, 45P2022, 46P2022, 47P2022, 48P2022*

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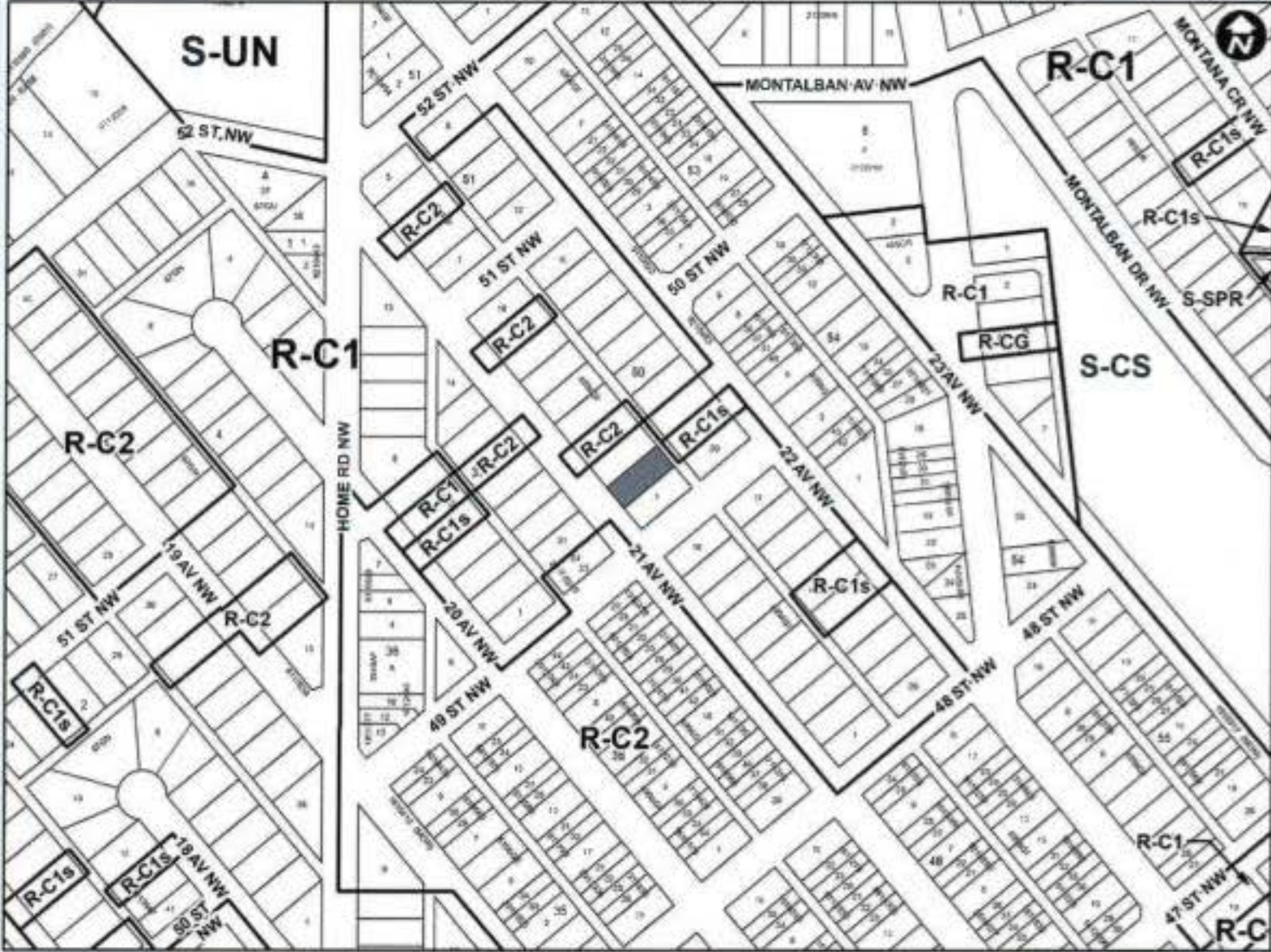
## **Supplementary Slides**



from 21 Avenue NW



from rear lane



## Proposed Policy Amendments to the Montgomery ARP

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 "5008 - 21 Avenue NW" to the list of exempt sites.
- (b) In Policy R5, at the end of the sentence, add the following address "5008 - 21 Avenue NW" to the list of exempt sites.