



# Public Hearing of Council

## Agenda Item: 6.1.8



# LOC2022-0118 / CPC2022-1307

## Policy and Land Use Amendment

February 7, 2023

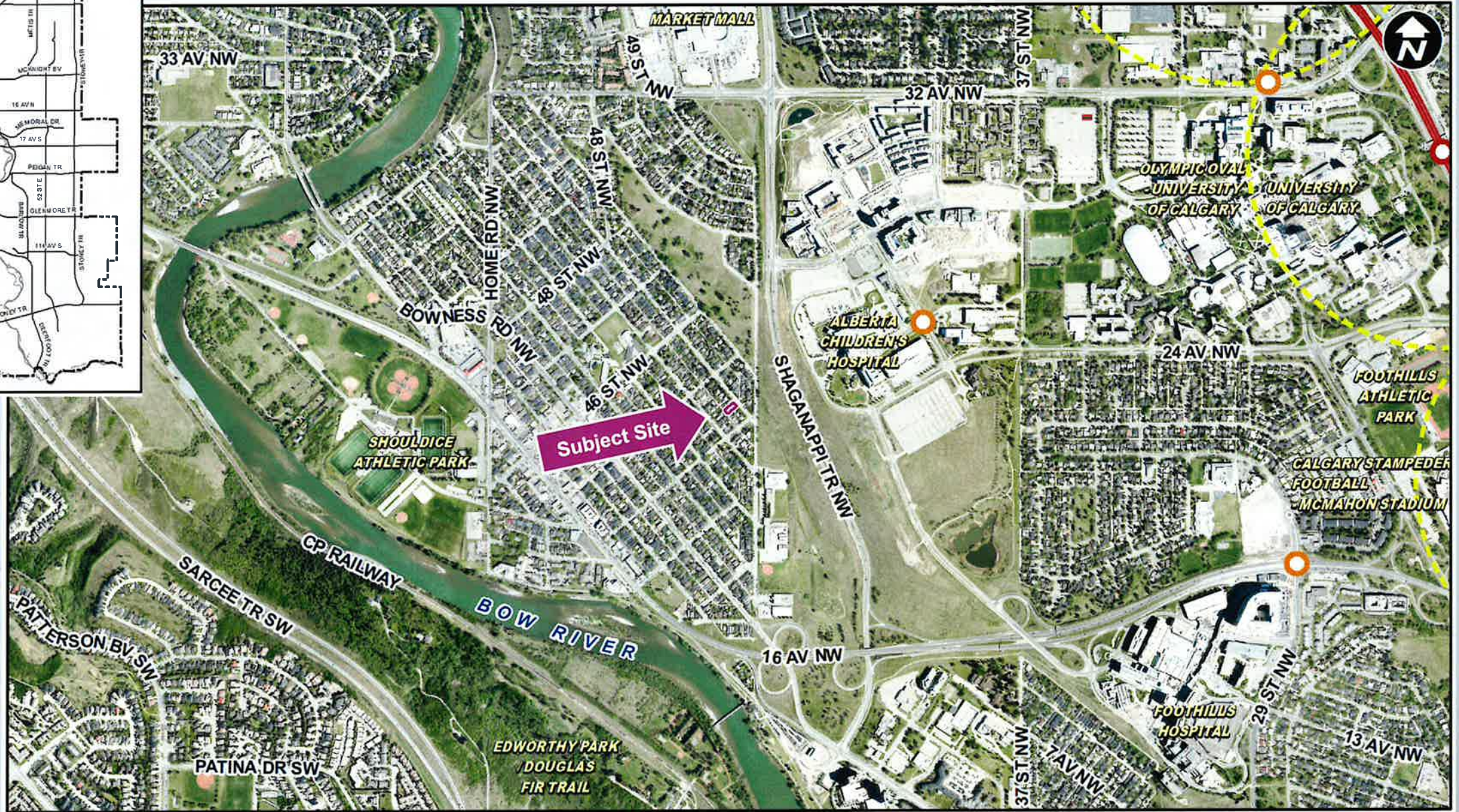
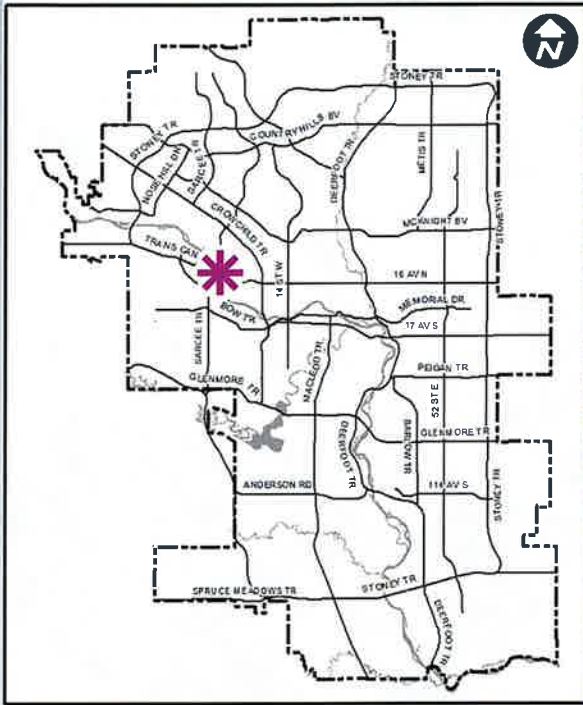
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
FEB 07 2023  
ITEM: #6.1.8 - CPC 2022-1307  
Distribution  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

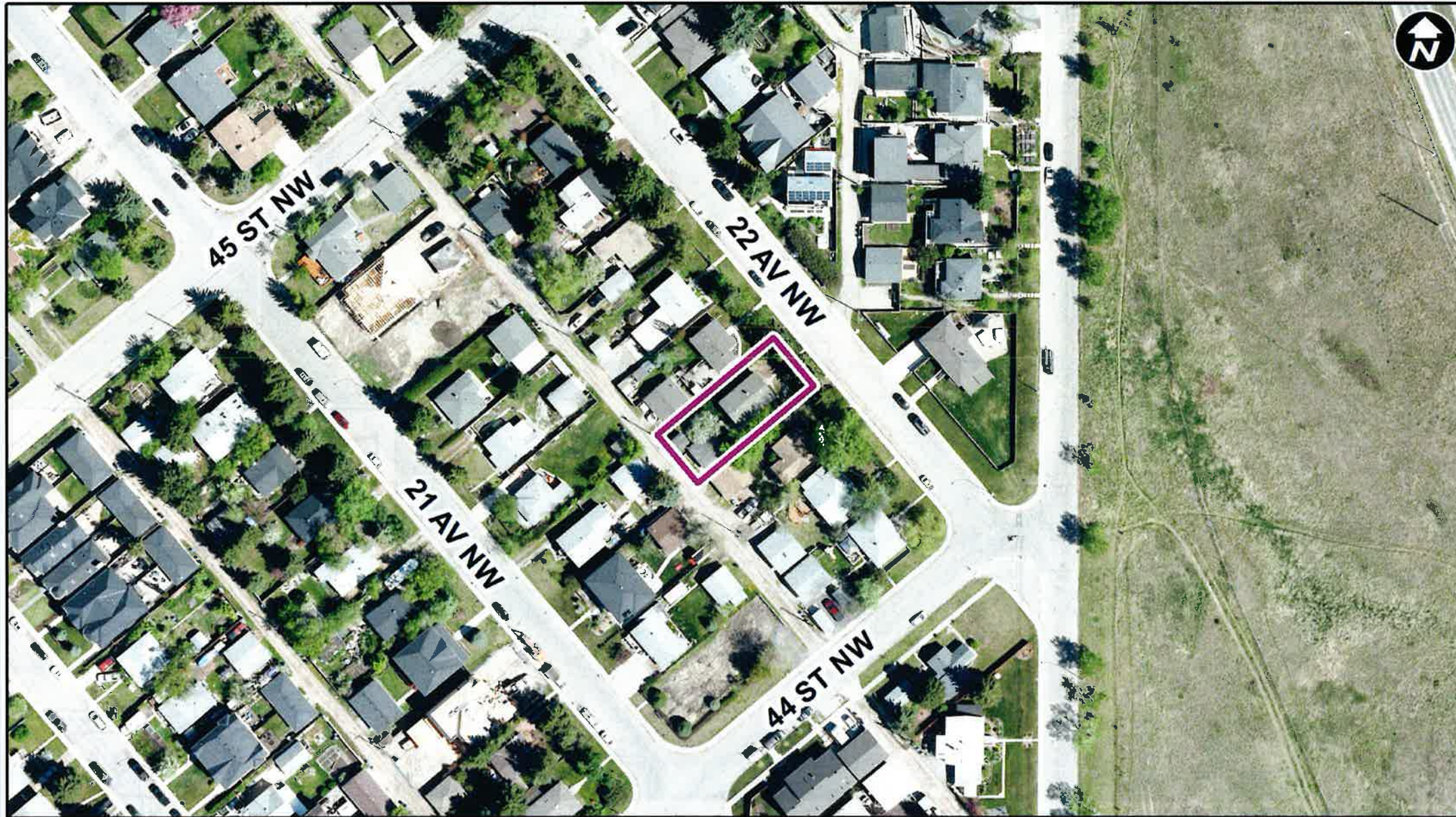
That Council:

1. Give three readings to **Proposed Bylaw 10P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 18D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4515 – 22 Avenue NW (Plan 4994GI, Block 45, Lot 17) 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

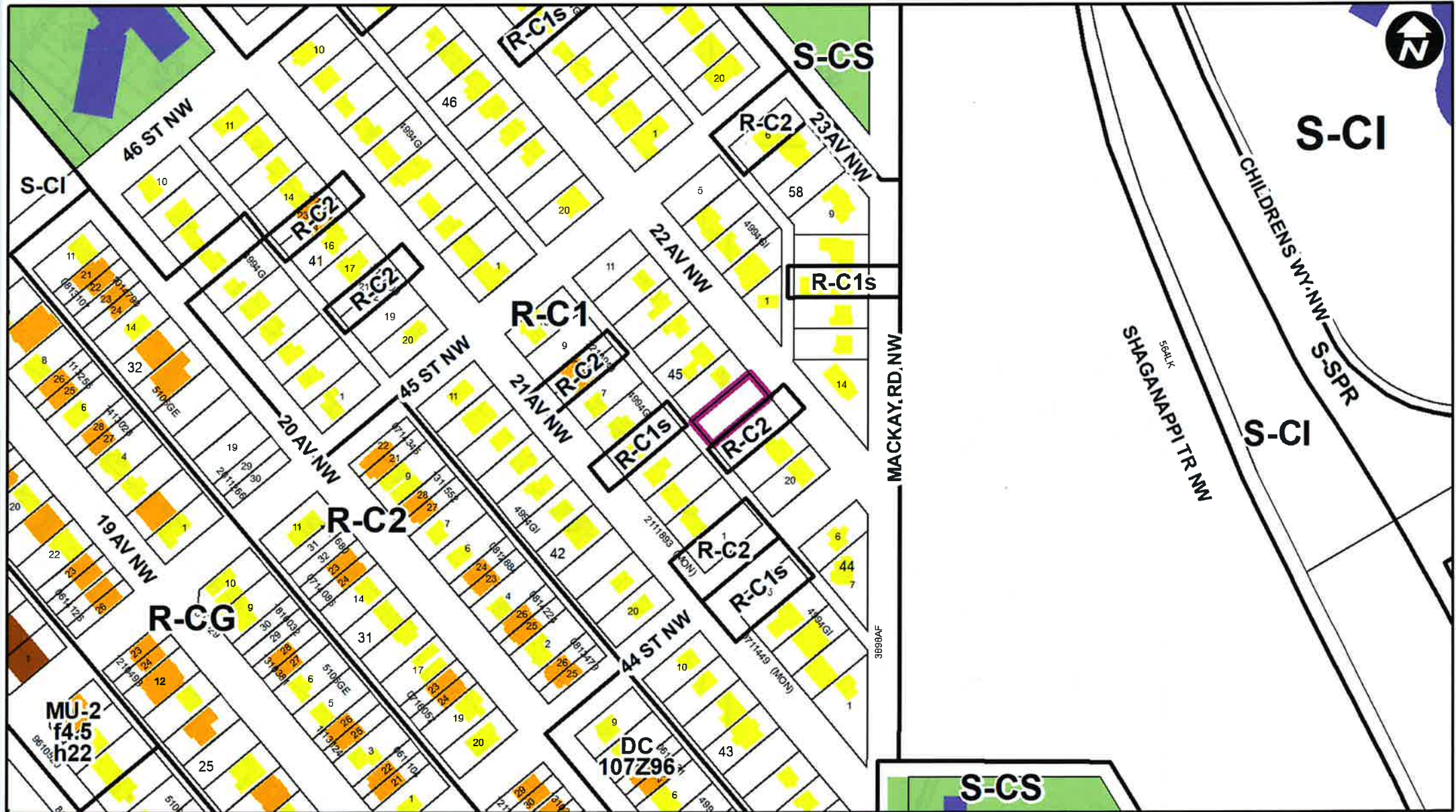


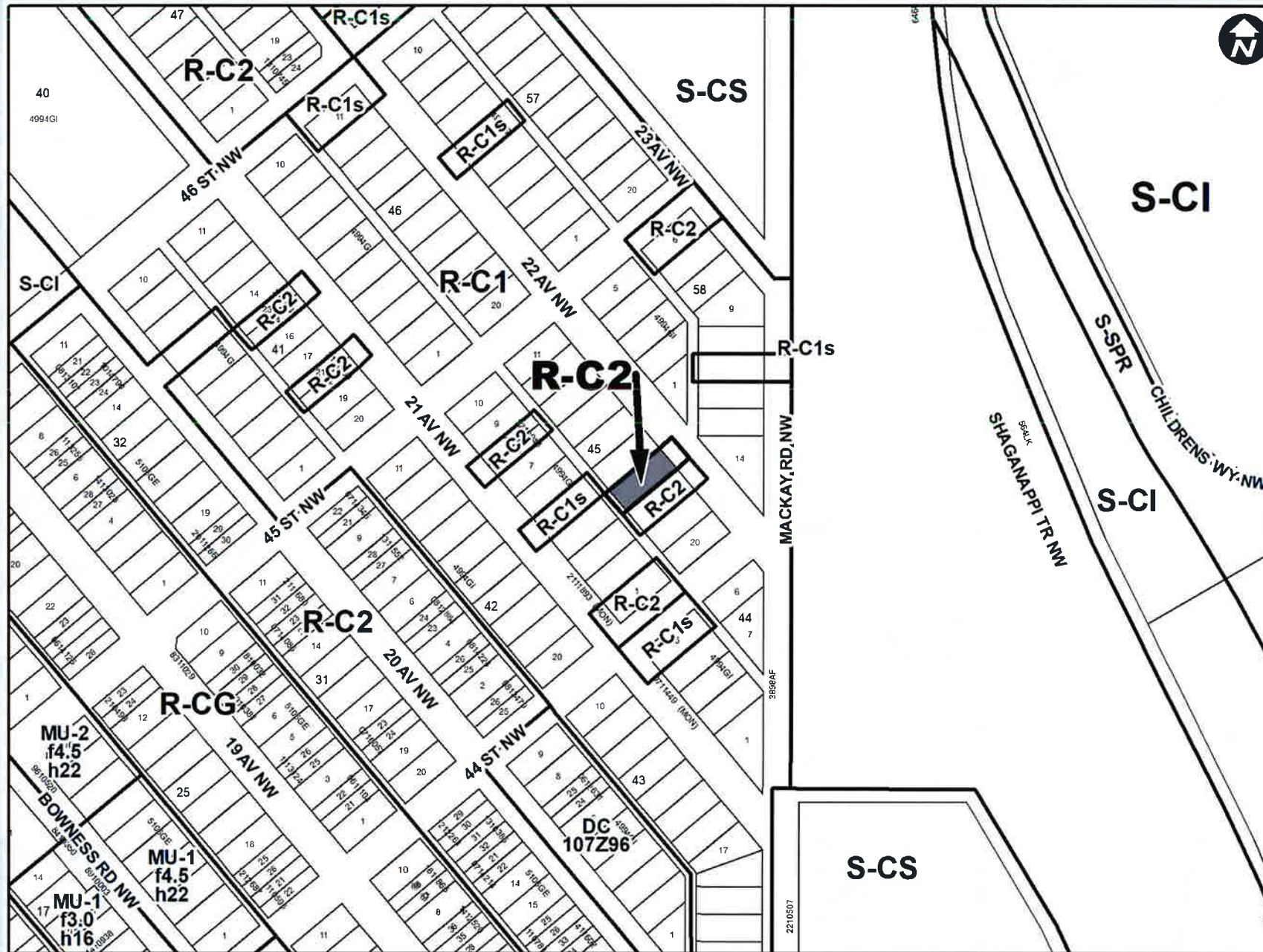
Parcel Size:

0.06 ha  
15m x 37m

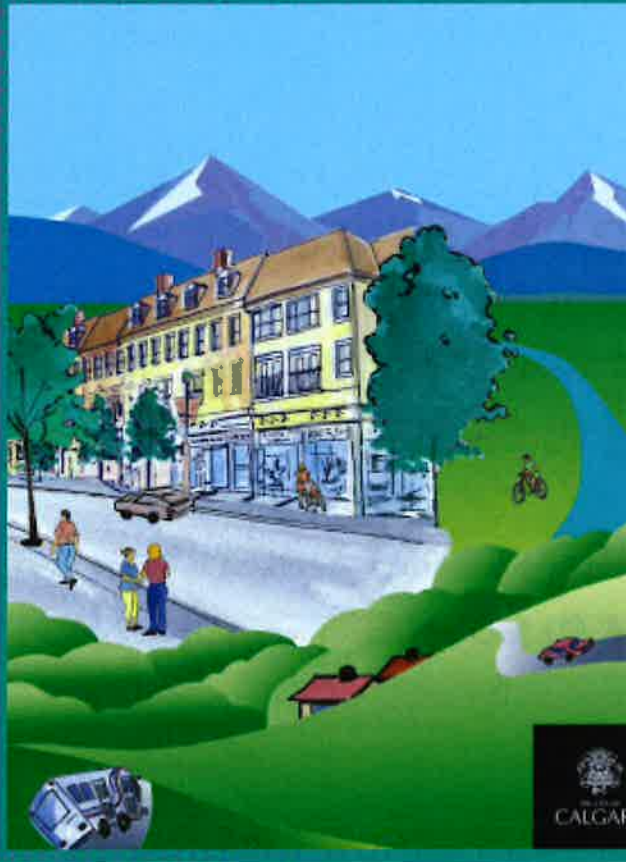
LEGEND

- 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, 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, 5008 - 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, 61P2022*

### 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, 5008 - 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, 61P2022*

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# Supplementary Slides



