



Public Hearing of Council

Agenda Item: 6.1.7



LOC2022-0139 / CPC2022-1315 Policy and Land Use Amendment

February 7, 2023

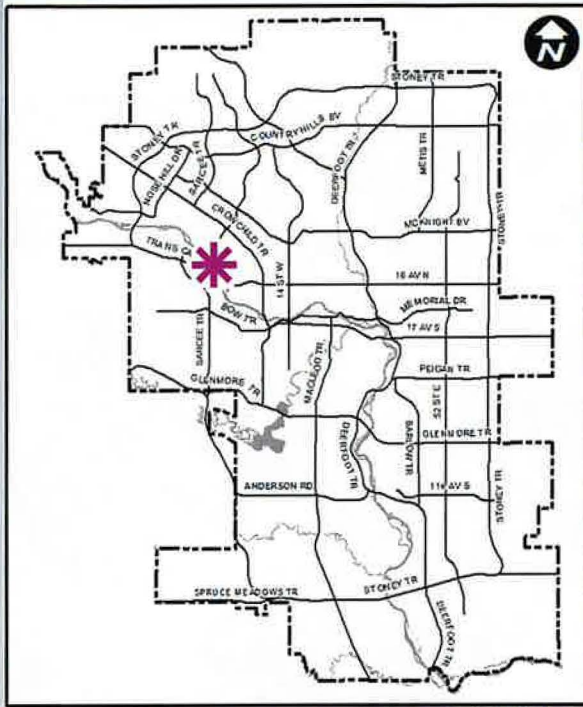
CITY OF CALGARY
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IN COUNCIL CHAMBER
FEB 07 2023
ITEM: #6.1.7 (PL2022-1315)
Distribution
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 11P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 19D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4919 – 22 Avenue NW (Plan 4994GI, Block 49, Lot 16) from Residential – Contextual One Dwelling (R-C1s) 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:

0.055 ha
15.2 m x 36.4 m

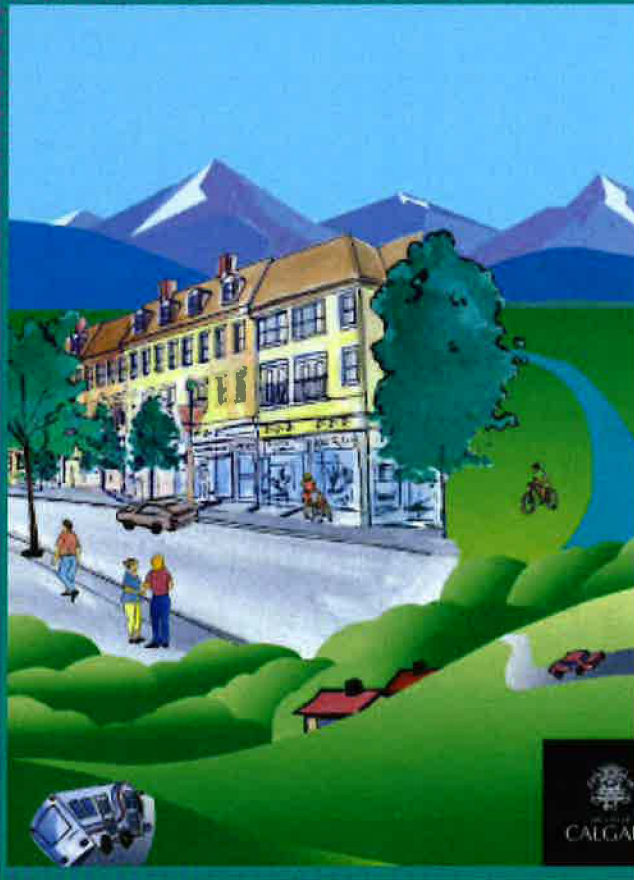
LEGEND

- 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

