



# Public Hearing of Council

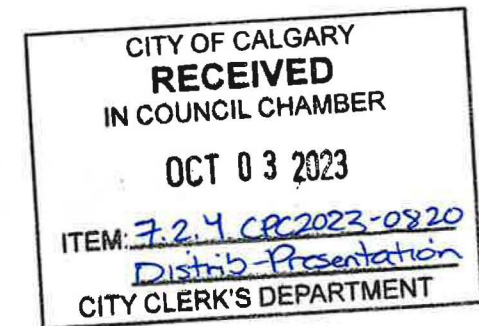
## Agenda Item: 7.2.4



# LOC2023-0129 / CPC2023-0820

## Policy and Land Use Amendment

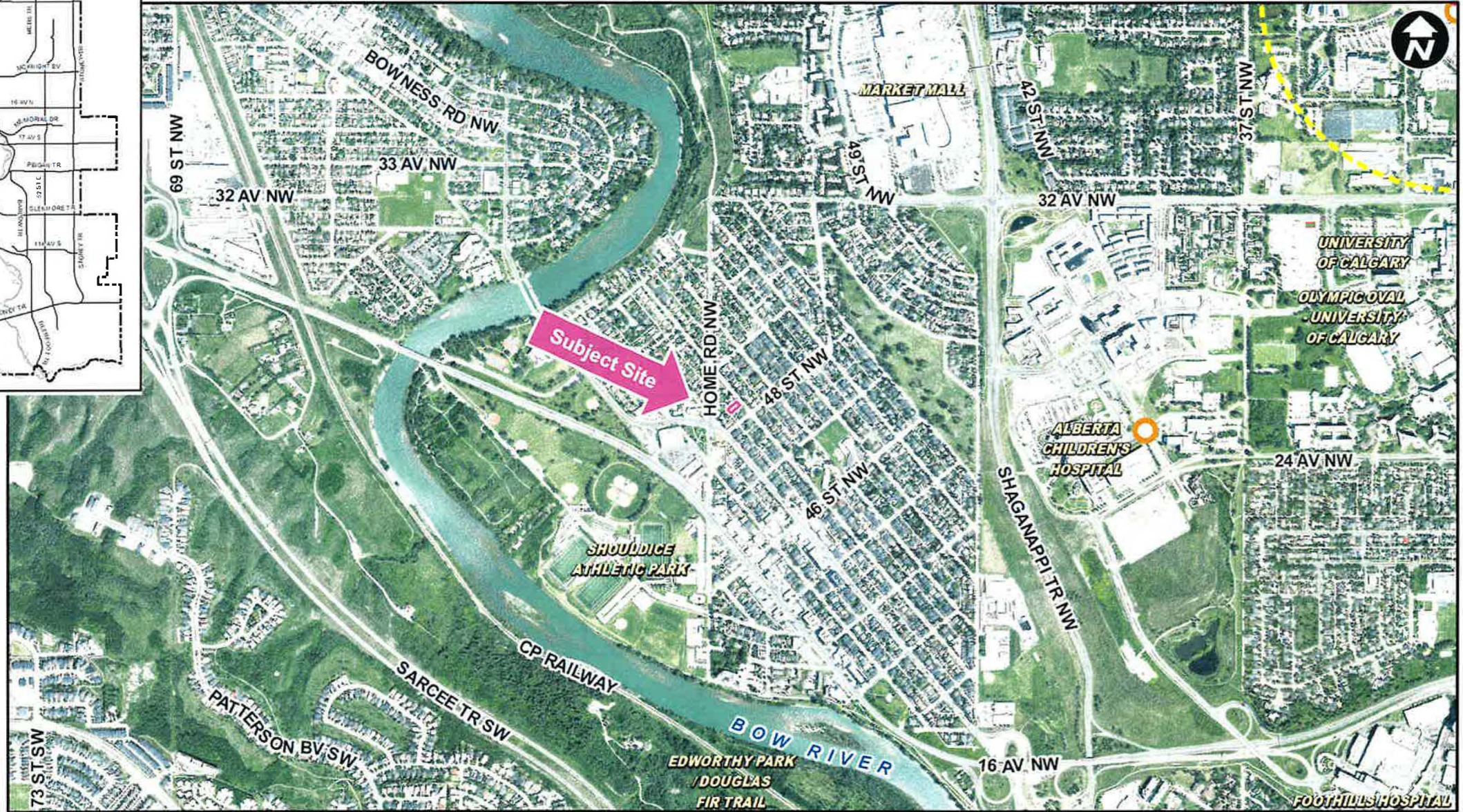
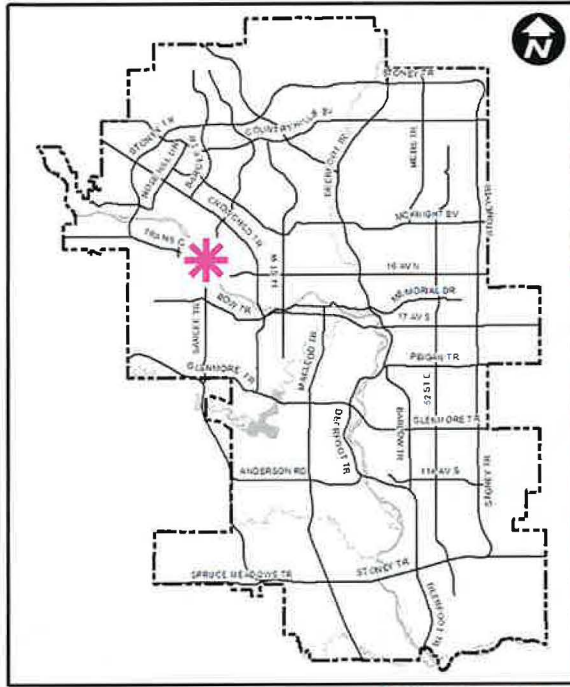
October 3, 2023



## Calgary Planning Commission's Recommendation:

That Council:

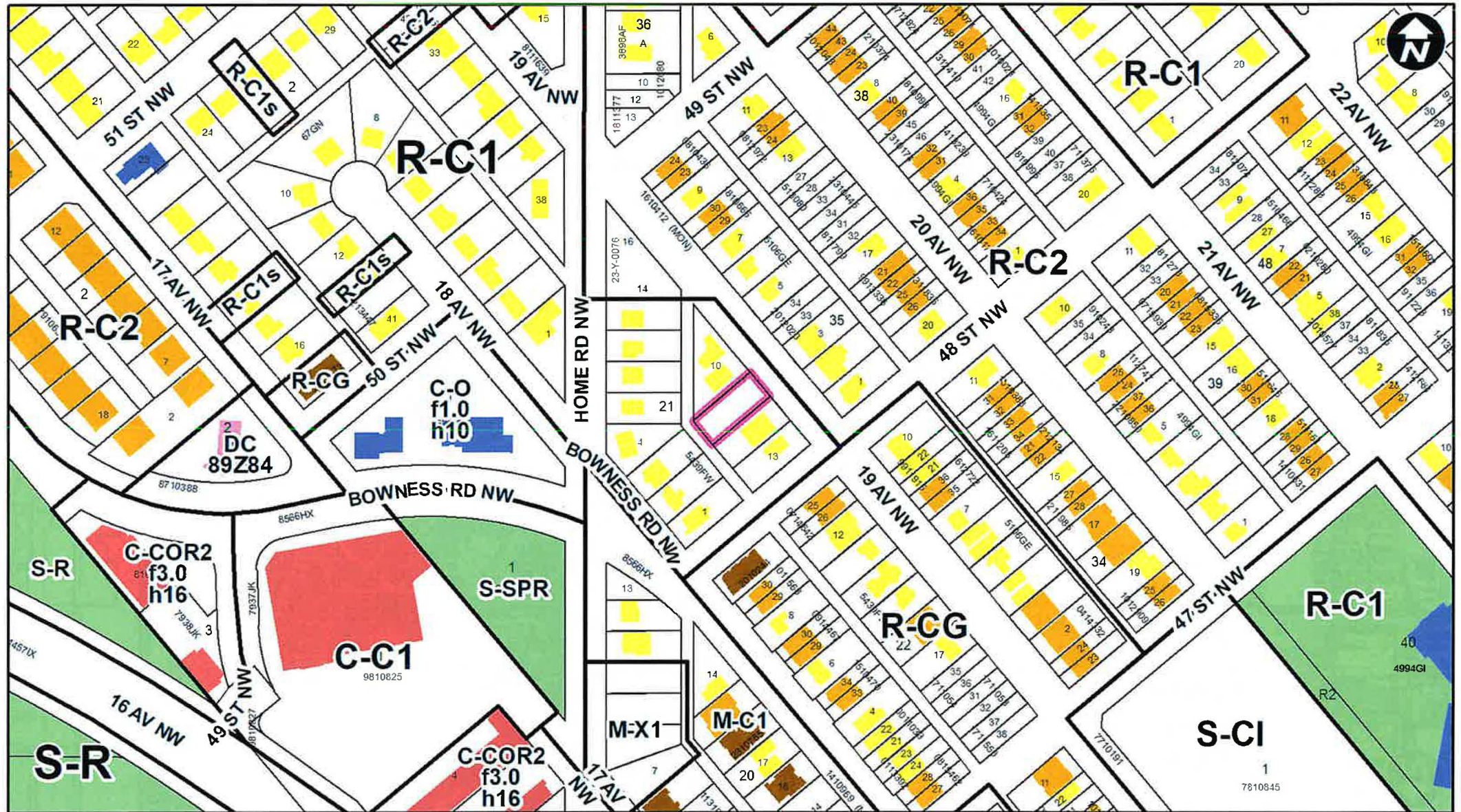
1. Give three readings to **Proposed Bylaw 69P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 173D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4911 – 19 Avenue NW(Plan 5439FW, Block 21, Lot 11) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.



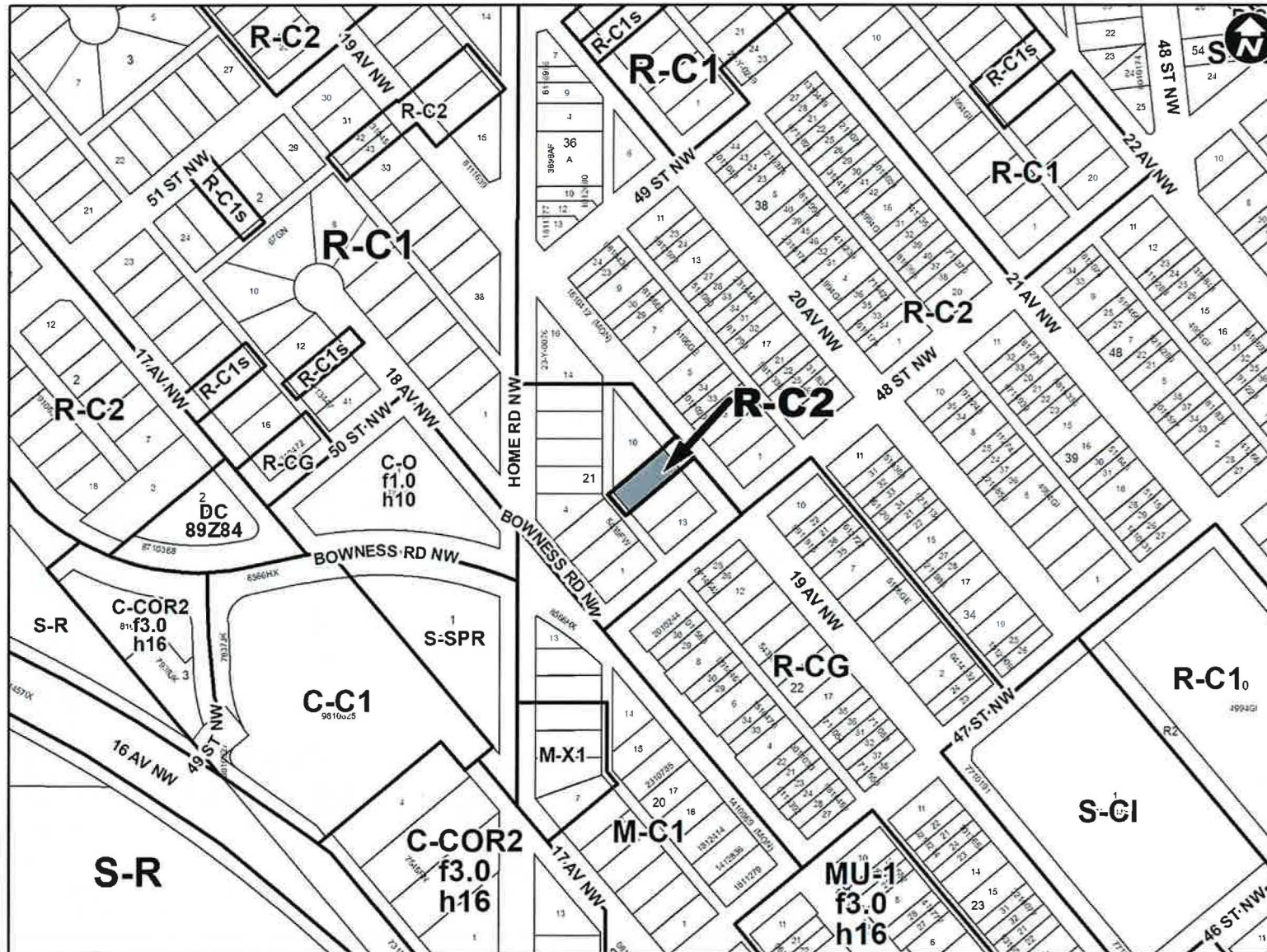
**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

- 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



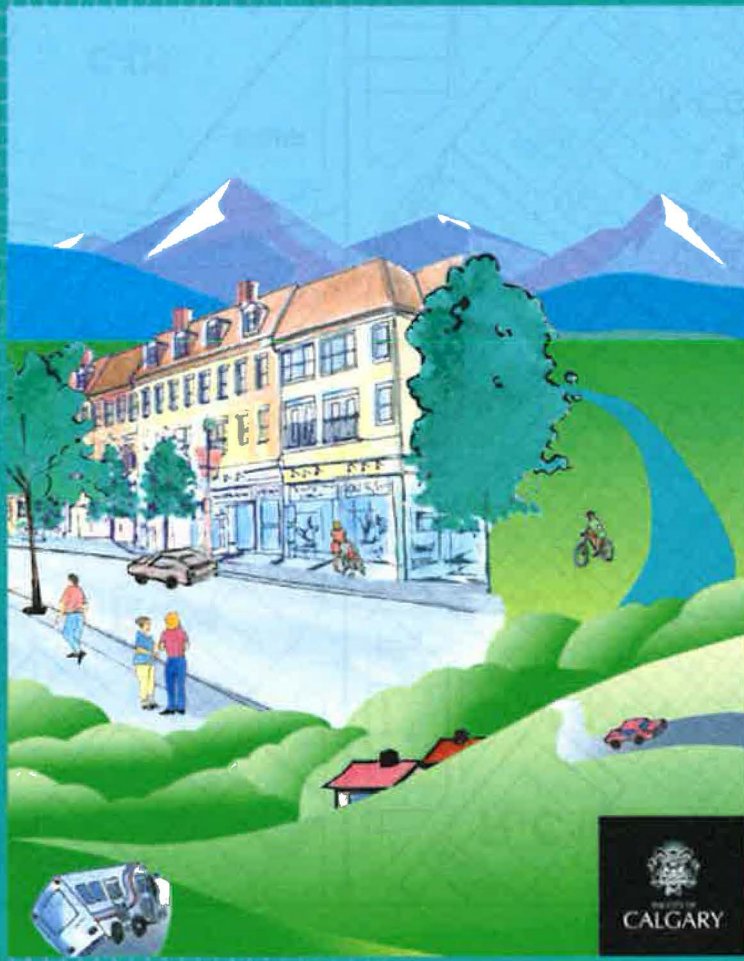
## Proposed Land Use Map



### Proposed Residential – Contextual One / Two Dwelling (R-C2) District:

- Maximum building height of 10 metres
- Maximum density of 2 dwelling units
- Accommodates contextually sensitive redevelopment in a variety of forms

## Montgomery Area Redevelopment Plan



### Proposed Amendment

- Amend Policy R4 and R5 by including the subject address (4911 19 Ave NW) in the list of properties that are excluded from the policies.

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 69P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 173D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4911 – 19 Avenue NW(Plan 5439FW, Block 21, Lot 11) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

## Supplementary Slides



# Location Map



**Parcel Size:**

**0.06 ha  
15m x 36m**



**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**

Montgomery Area Redevelopment Plan ( 12 ) Policy Section

*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, 4515 - 22 Avenue NW, 4919 - 22 Avenue NW, 5124 – 17 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, 10P2023, 11P2023, 38P2023*

**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, 4515 - 22 Avenue NW, 4919 - 22 Avenue NW, 5124 – 17 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, 10P2023, 11P2023, 38P2023*