



Public Hearing of Council

Agenda Item: 7.2.5



LOC2023-0200 / CPC2023-1056 Policy and Land Use Amendment

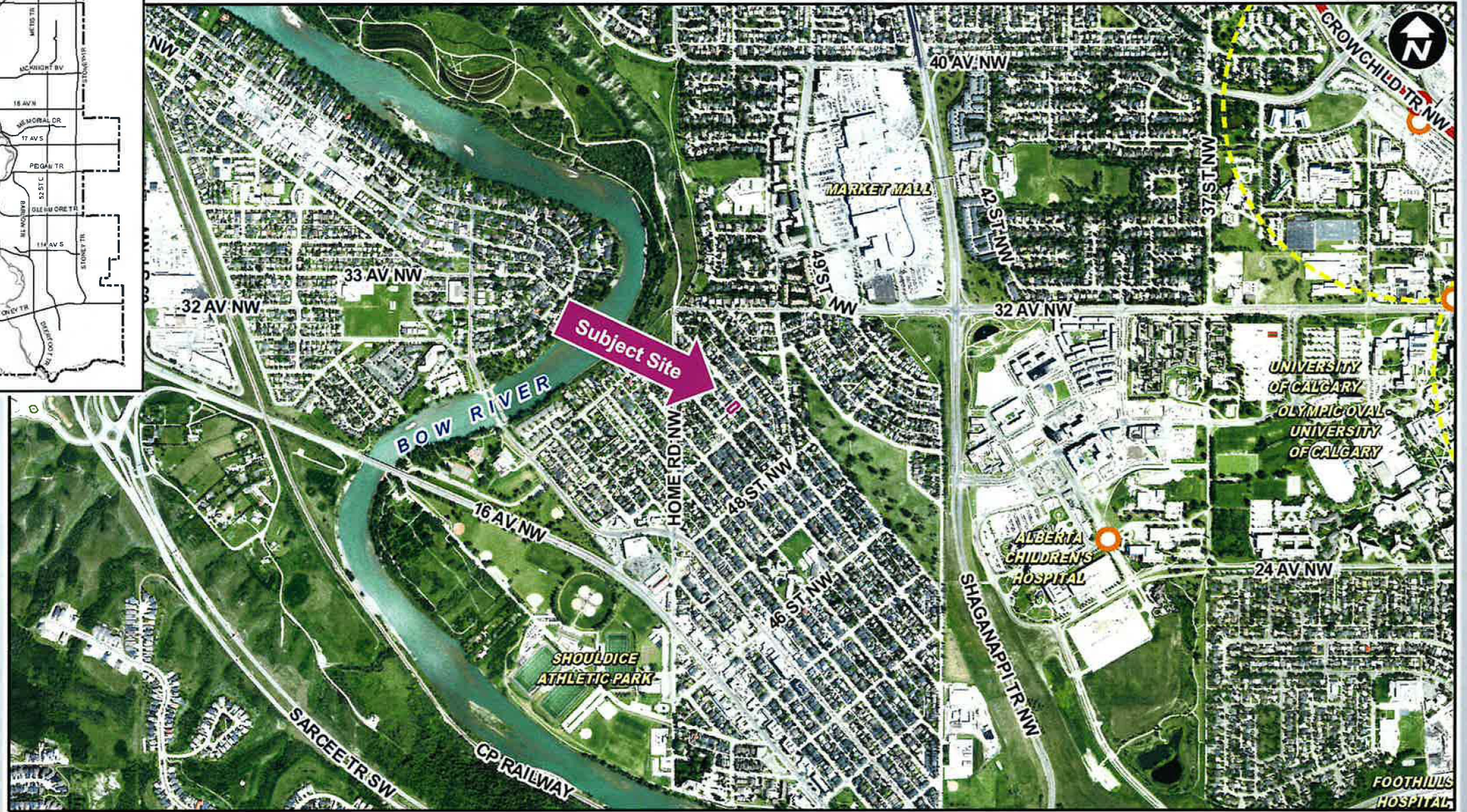
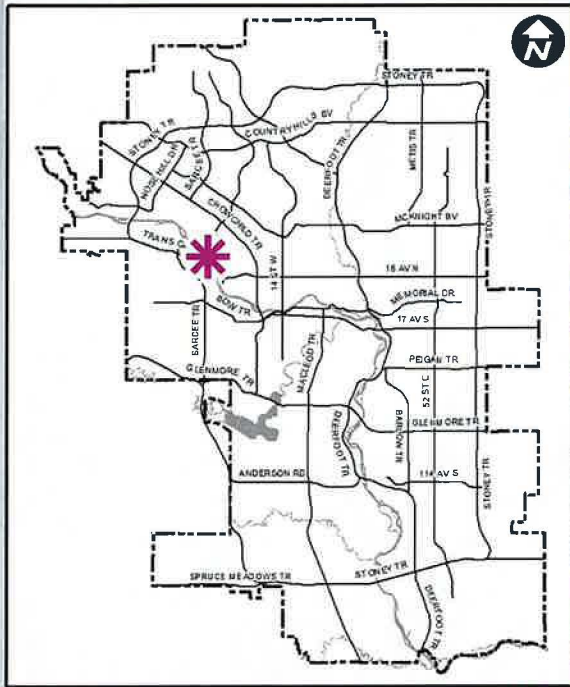
December 5, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2023
ITEM: 7-2.5 CPC2023-1056
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 85P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 243D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5015 – 22 Avenue NW (Plan 4994GI, Block 50, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.



LEGEND

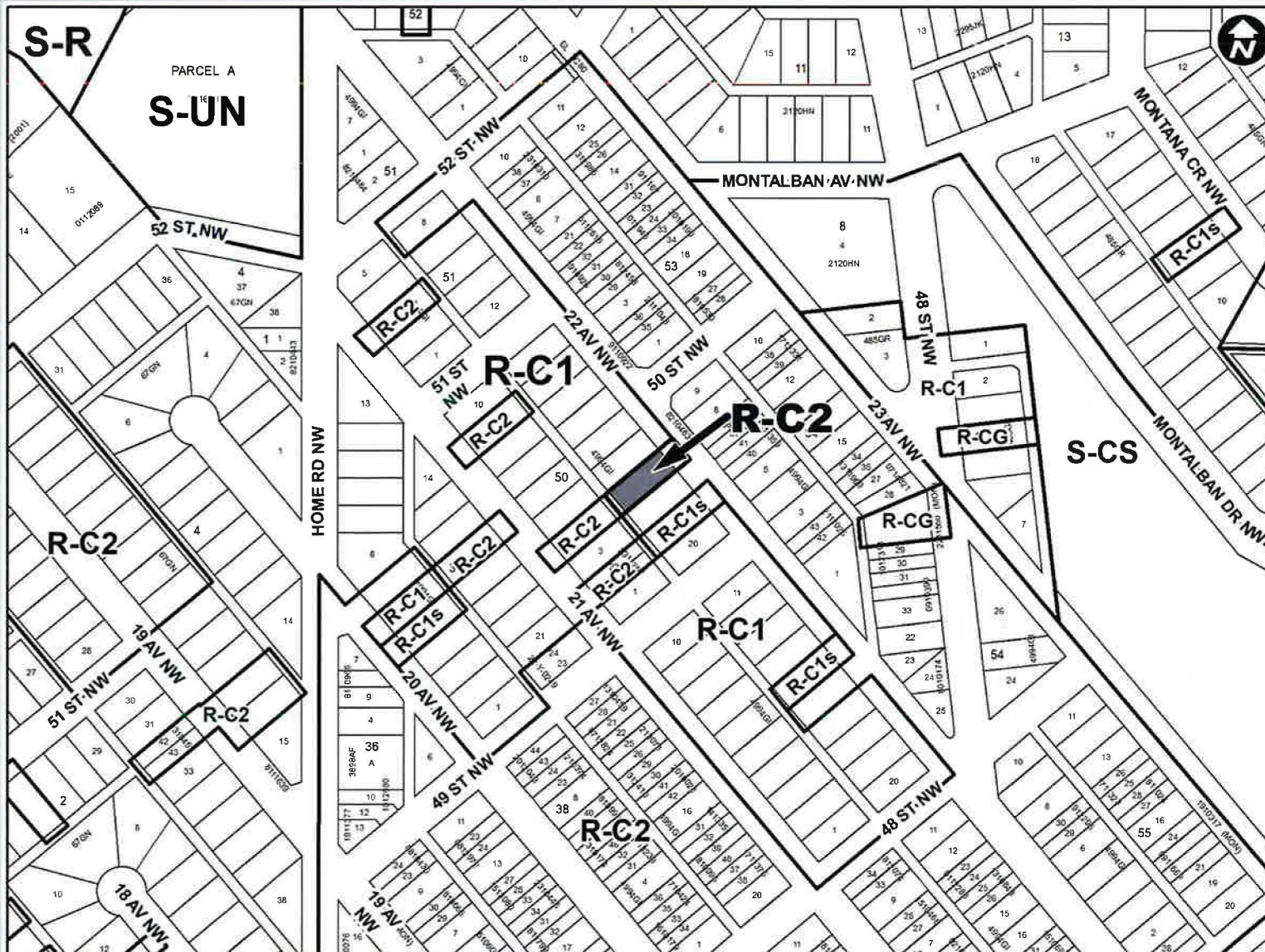
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Parcel Size:

0.06 ha

15m x 36m



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

- Accommodate single and semi-detached housing
- Maximum building height of 10 metres
- Maximum density of 2 dwelling units, plus secondary suites

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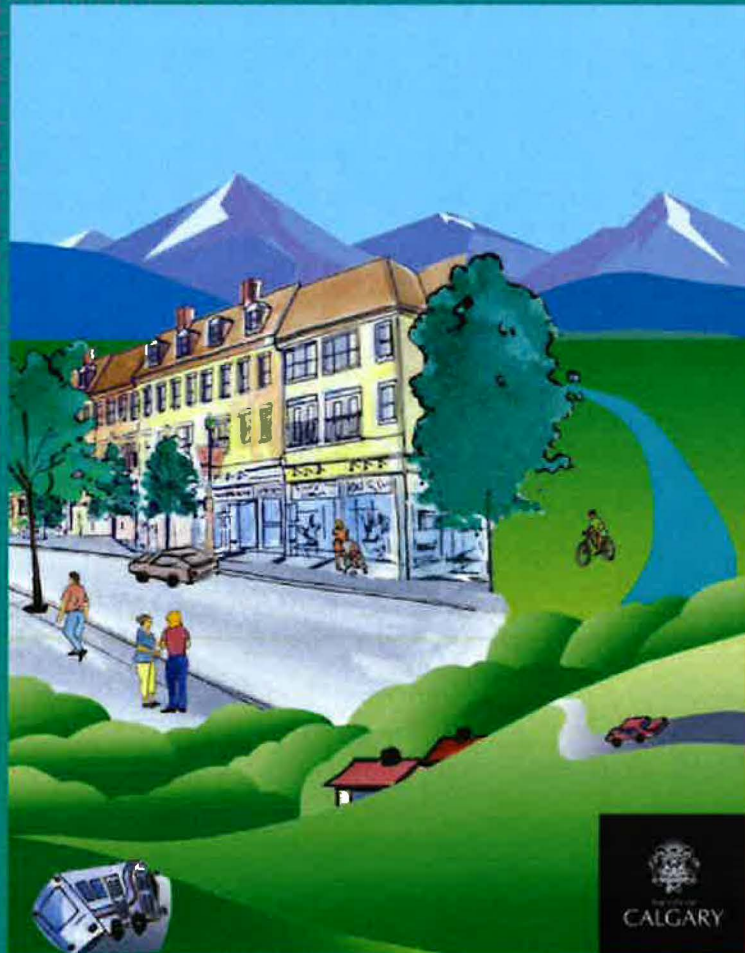
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Supplementary Slides





Montgomery Area Redevelopment Plan



Proposed Amendments

- Amend Policy R4 and R5 by including the subject address (5015 – 22 Avenue NW) in the list of properties that are excluded from the policies.