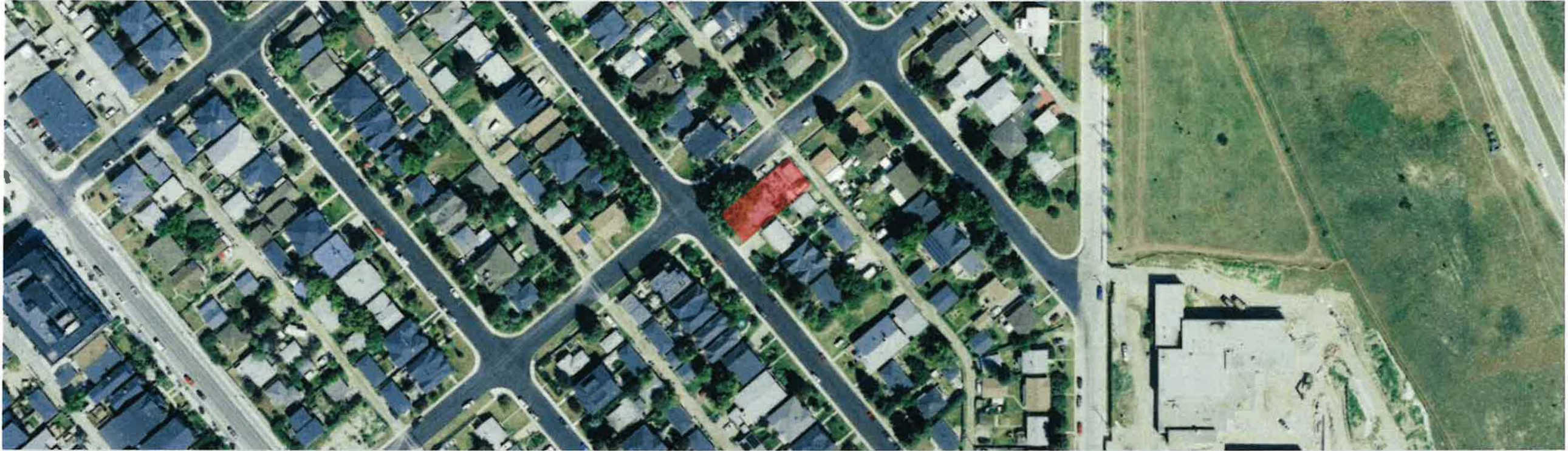


Public Hearing of Council

Agenda Item: 7.2.22



LOC2024-0040 / CPC2024-0611 Policy and Land Use Amendment

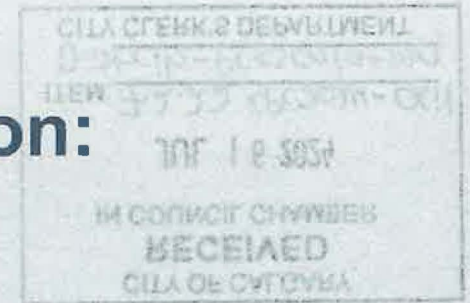
July 16, 2024

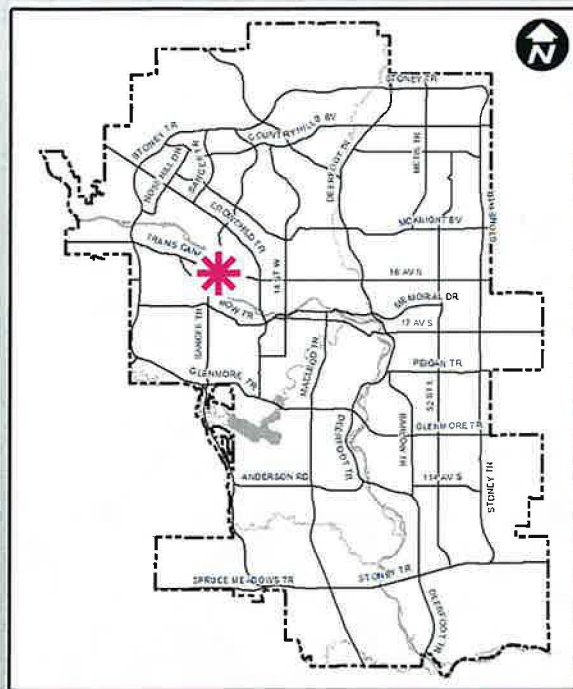
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.22 CPC2024-0611
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 56P2024** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 225D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) at 4440 – 20 Avenue NW (Plan 4994GI, Block 43, Lot 9) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) 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

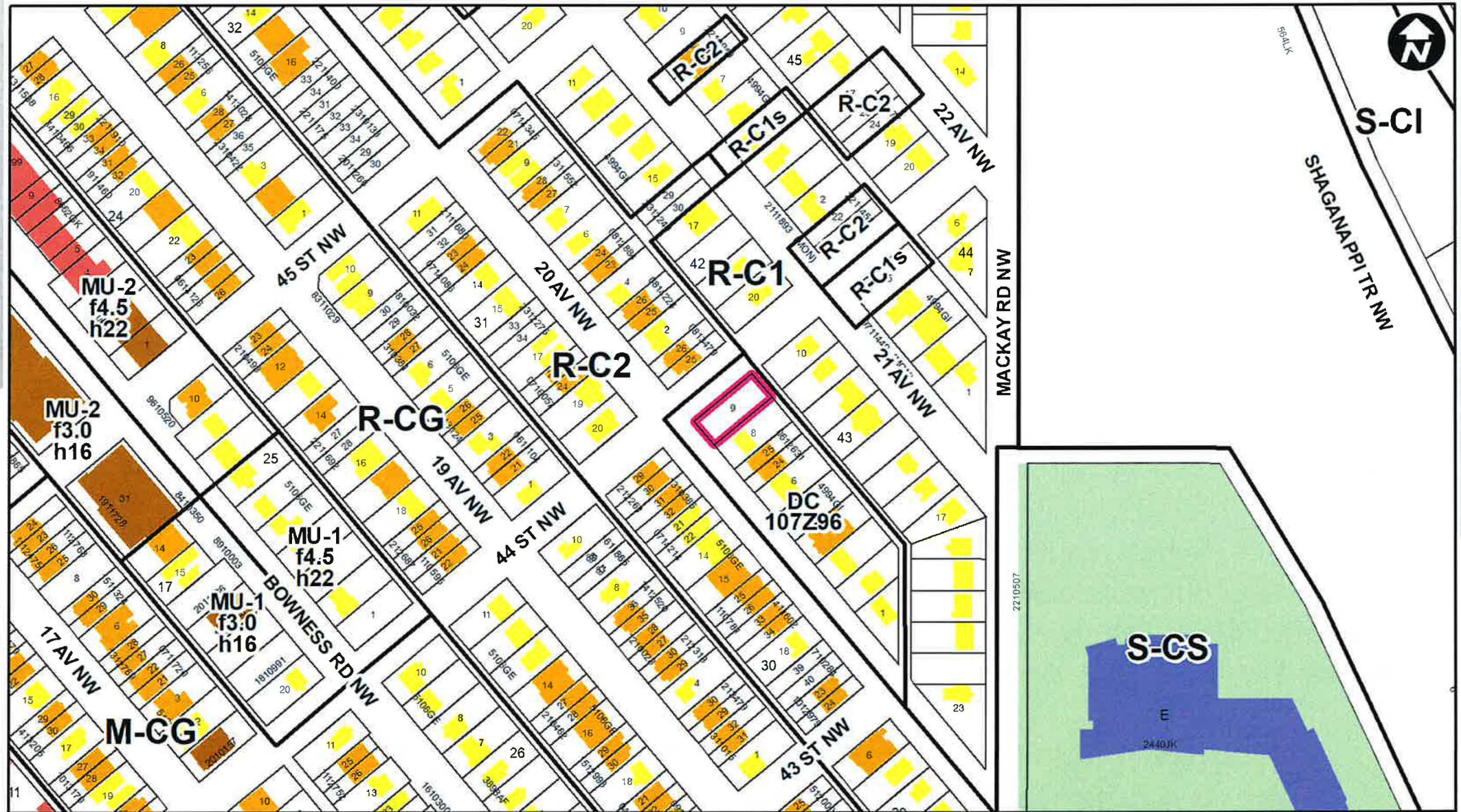


Parcel Size:

0.06 ha
15m x 36m

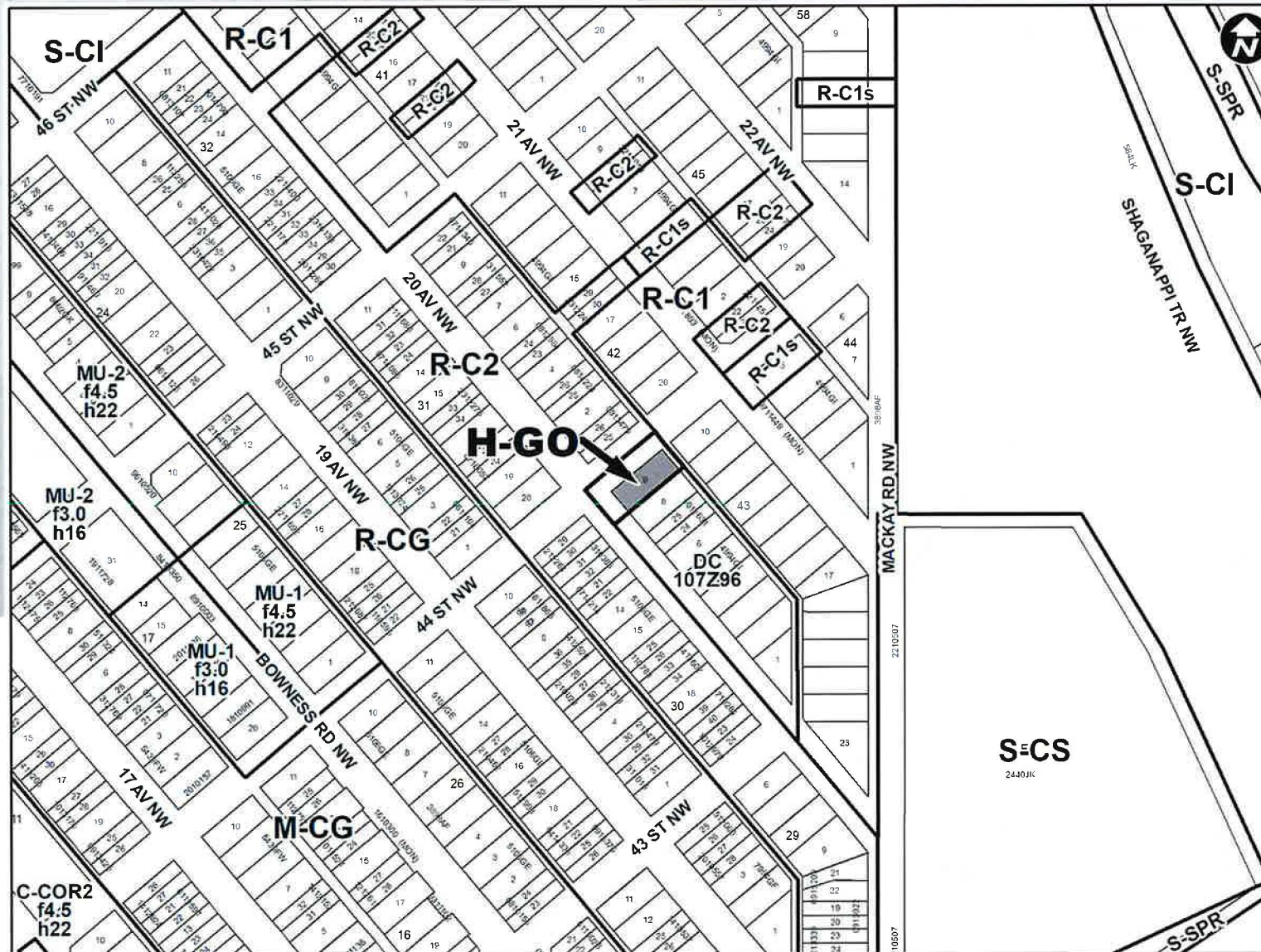
LEGEND

- 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

6



Proposed Housing – Grade Oriented (H-GO) District:

- Dwelling units that primarily take the form of a rowhouse, townhouse, or stacked townhouse and may include secondary suites
- Building Height: 12 metres (3 Storeys)
- Floor Area Ratio of 1.5
- Location Criteria: Inner City
 - Within 200 metres of a Main Street
 - Within 200 metres of Primary Transit Network



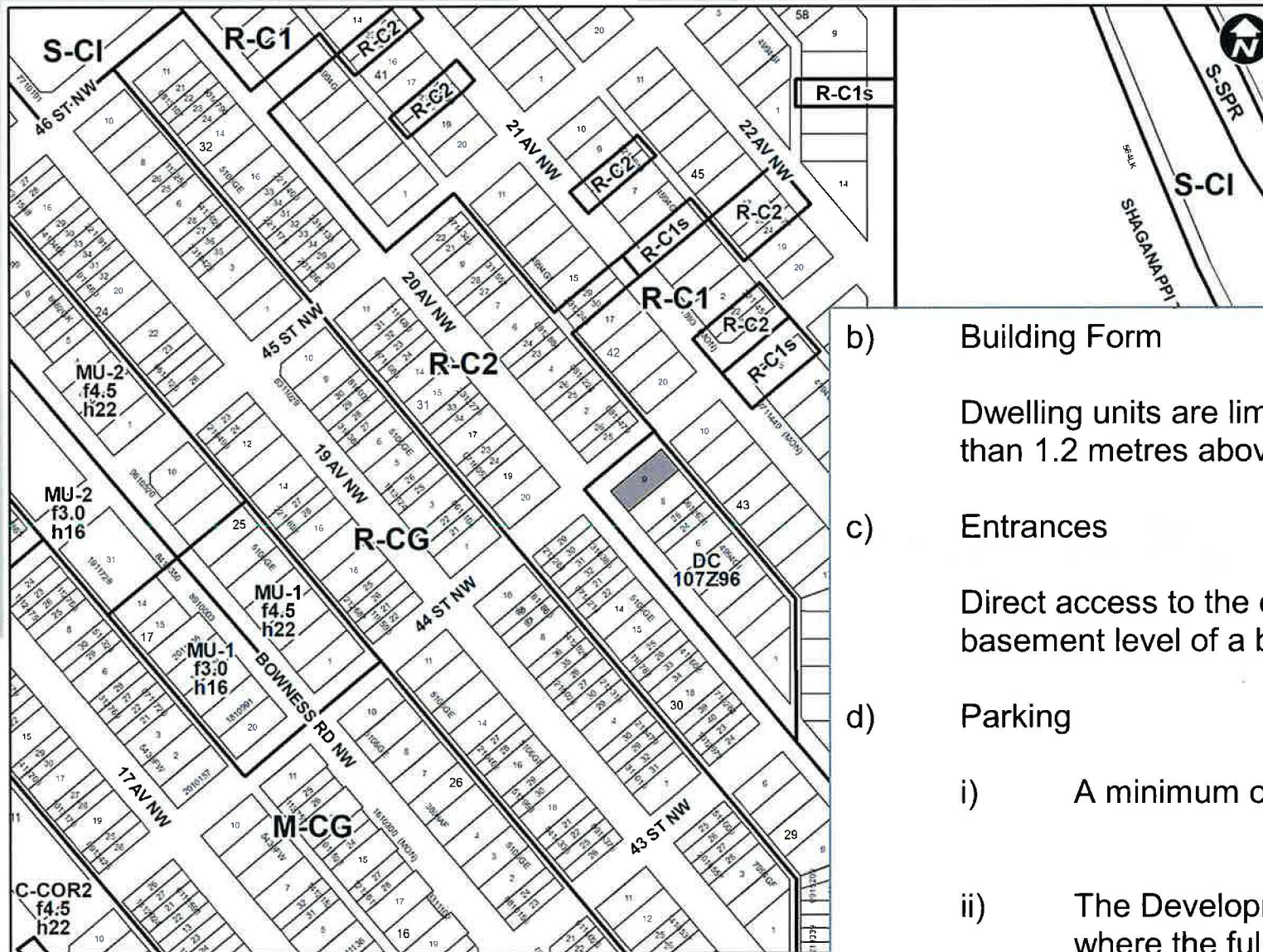
Figure 1.3
 Future Land Use Plan
Legend
 - - - Main Street Area
 - - - Developed Area Guidebook
 Neighbourhood Limited
 Neighbourhood - Low Rise
 Community Mid Rise
 Low Density Residential
 Medium Density Residential/ Institutional
 Institutional/ Schools

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 56P2024** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 225D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) at 4440 – 20 Avenue NW (Plan 4994GI, Block 43, Lot 9) from Direct Control (DC) District **to** Housing – Grade Oriented (H-GO) District.

Supplementary Slides



Existing DC District:

- Based on R-2 District from Previous Land Use Bylaw 2P80
- Bylaw 107Z96 approved in 1996

b) Building Form

Dwelling units are limited to a single storey with a main floor that is not greater than 1.2 metres above the finished grade.

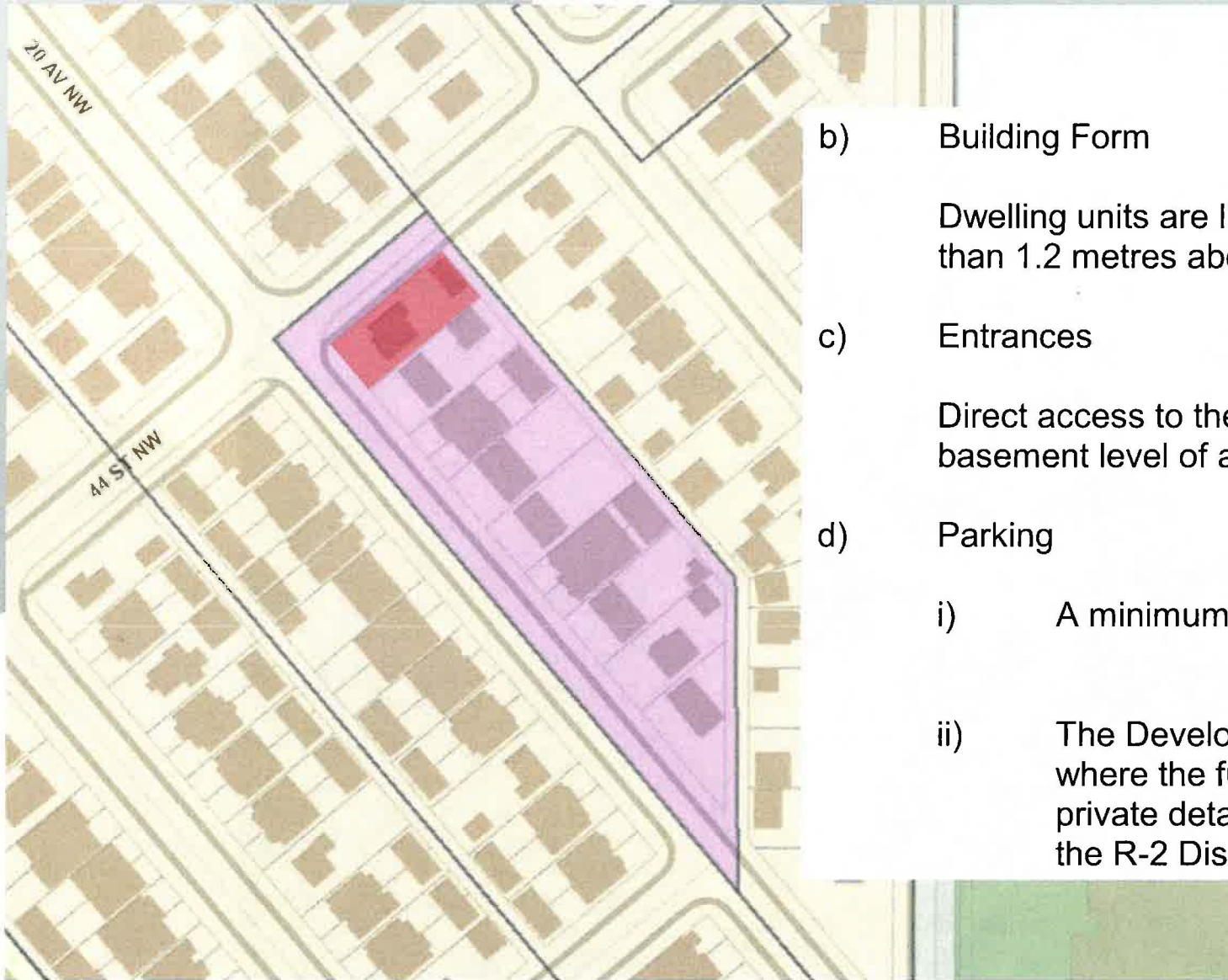
c) Entrances

Direct access to the exterior or landscaped area shall not be allowed from the basement level of a building.

d) Parking

i) A minimum of 2 stalls per dwelling unit shall be provided on site.

ii) The Development Authority may vary the maximum site coverage where the full parking requirement is intended to be provided within a private detached garage and all applicable setback requirements of the R-2 District are maintained.



b) Building Form

Dwelling units are limited to a single storey with a main floor that is not greater than 1.2 metres above the finished grade.

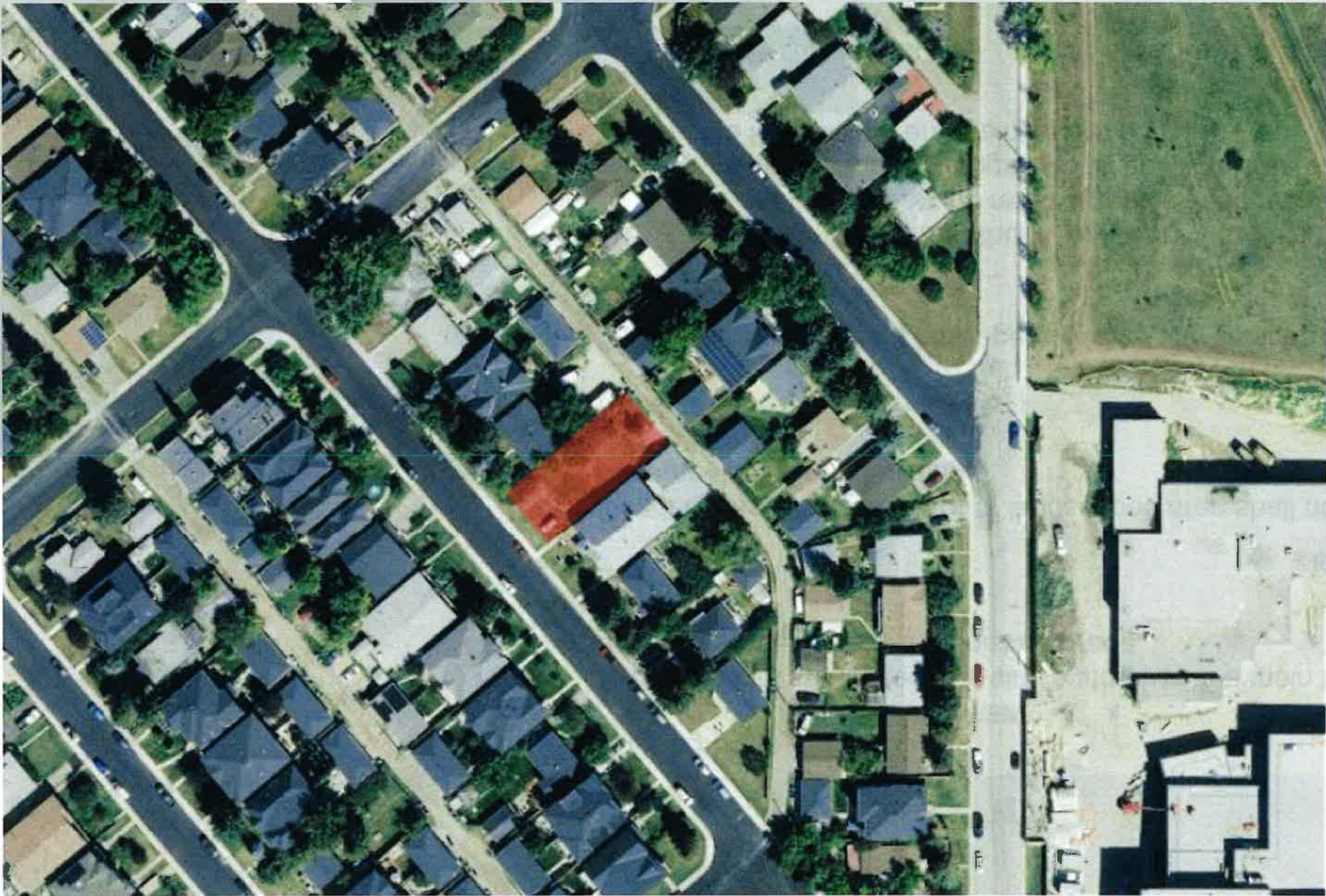
c) Entrances

Direct access to the exterior or landscaped area shall not be allowed from the basement level of a building.

d) Parking

i) A minimum of 2 stalls per dwelling unit shall be provided on site.

ii) The Development Authority may vary the maximum site coverage where the full parking requirement is intended to be provided within a private detached garage and all applicable setback requirements of the R-2 District are maintained.



Site Photo Looking Southeast from 44 Street NW 13



Site Photo Looking Northeast from 20 Avenue NW 14



Site Photo Looking Southwest from the Lane 15

