



**Public Hearing of Council**  
**Agenda Item: 8.1.5**

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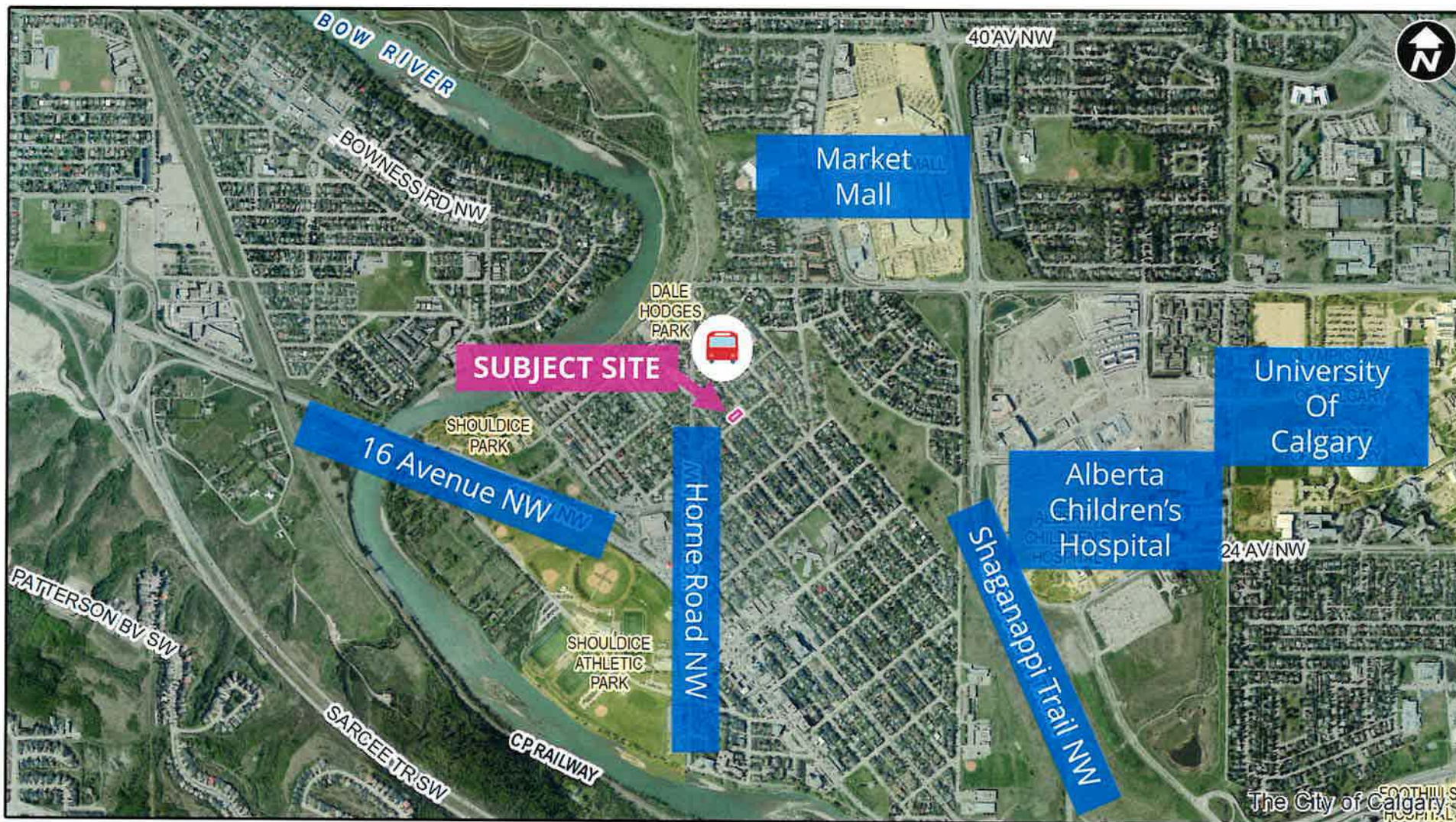
**LOC2019-0190**  
**Policy and Land Use**  
**Amendment**

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

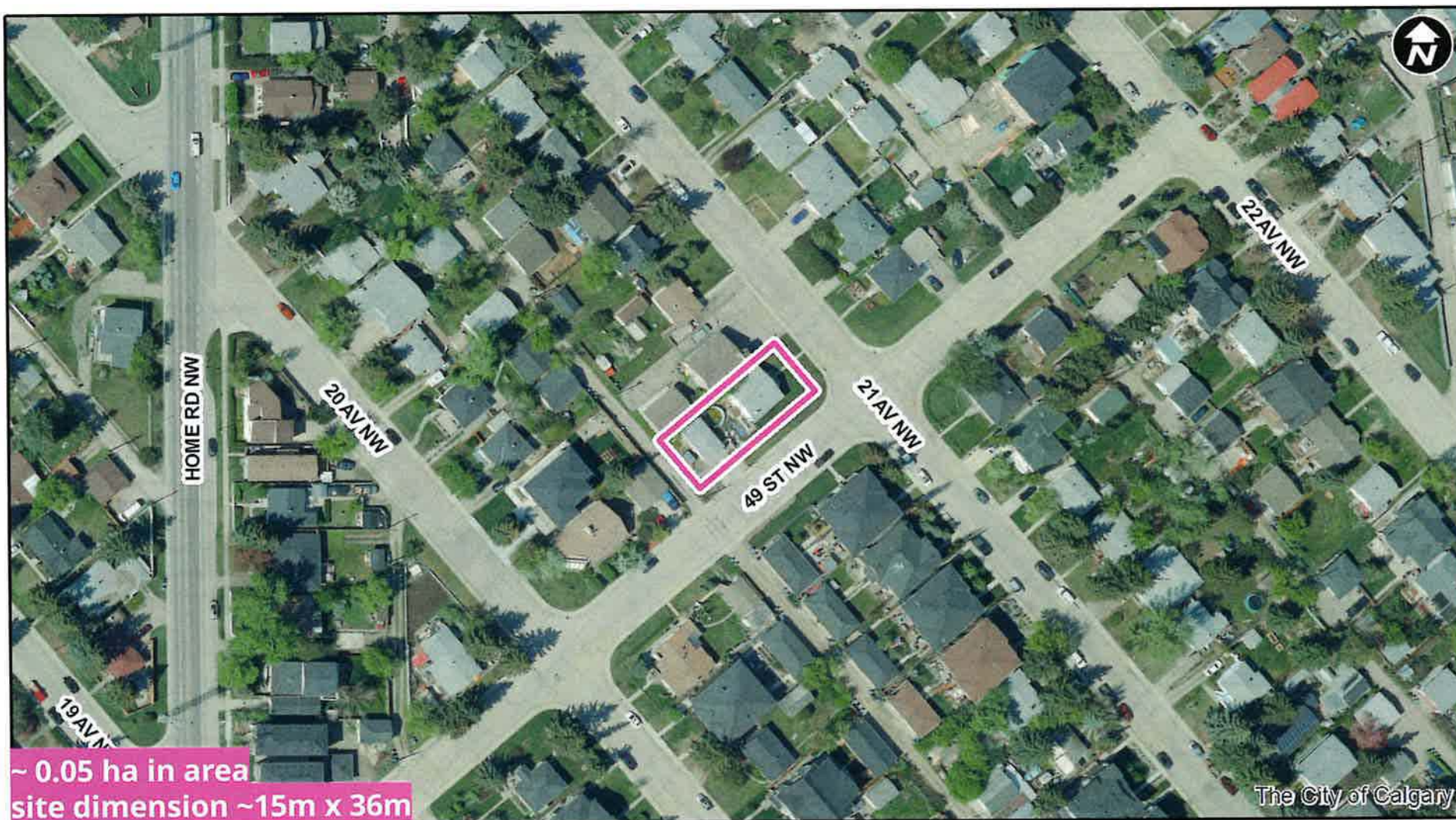
**MAY 25 2020**

ITEM: 8.1.5 CPC2020-0415  
DISTRIBUTION  
CITY CLERK'S DEPARTMENT











LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary







May 25, 2020

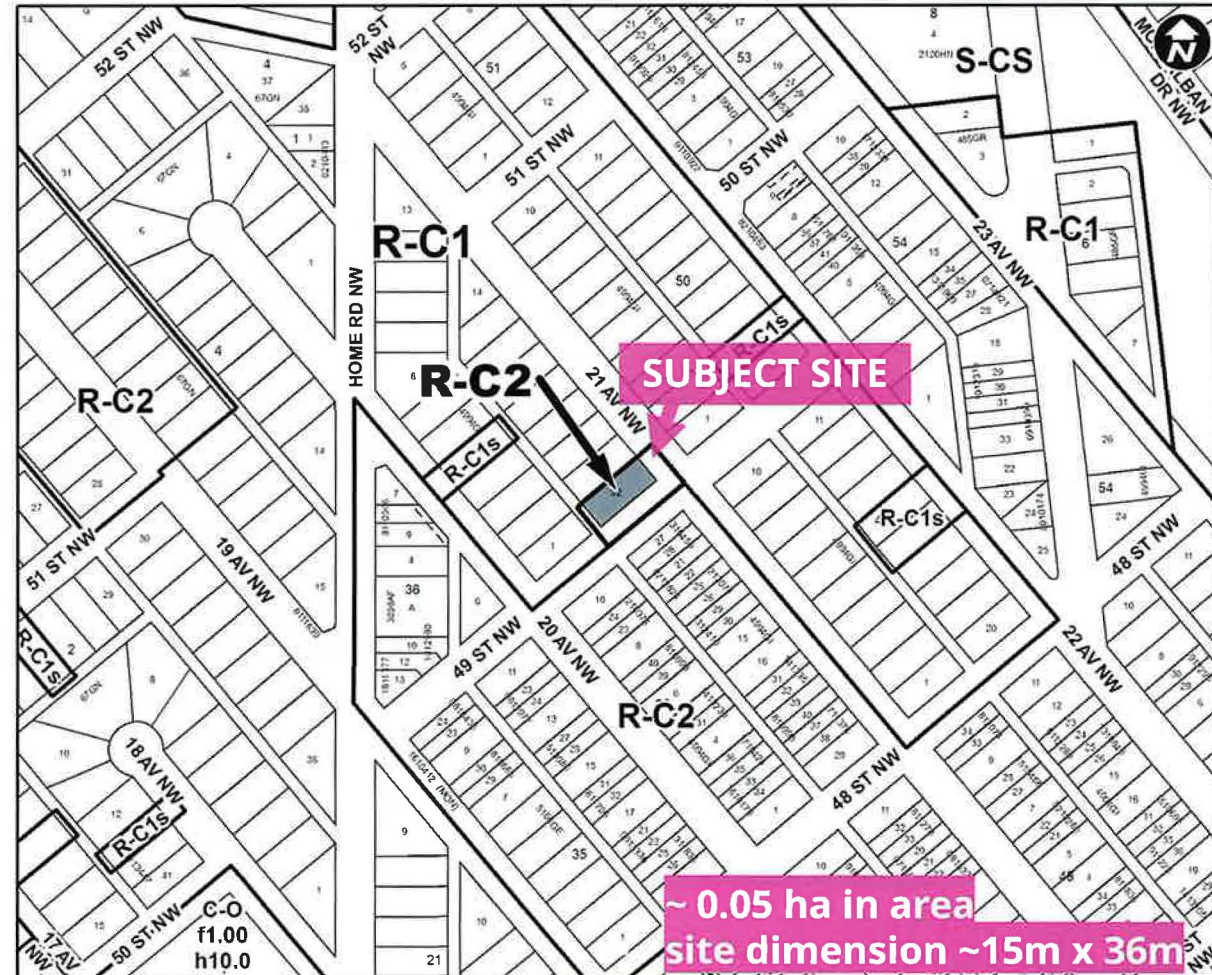
LOC2019-0190



Residential – Contextual  
One Dwelling (R-C1)  
**to**  
Residential – Contextual  
One / Two Dwelling  
(R-C2)

Allows for:

- single, semi, duplex,  
secondary suite.



### Calgary Planning Commission Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Montgomery Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the **Proposed Bylaw 23P2020**;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 5003 21 Avenue NW (Plan 4994GI, Block 37, Lot 22) from Residential - Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District; and
4. Give three readings to the **Proposed Bylaw 63D2020**.

# Supplementary Slides



**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 site at 4628 - 20 Avenue NW.* **Bylaw 2P2020**

**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 site at 4628 - 20 Avenue NW.* **Bylaw 2P2020**

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
  - (a) In Chapter 2 'Residential Land Use', 'Low-Density Residential Policies' section, Policy R4, after the word "permitted", delete "with the exception of the site at 4628 - 20 Avenue NW." and insert "with the exception of the sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW."
  - (b) In Chapter 2 'Residential Land Use', 'Low-Density Residential Policies' section, Policy R5, after the word "supported", delete "with the exception of the site at 4628 - 20 Avenue NW." and insert "with the exception of the sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW."



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