

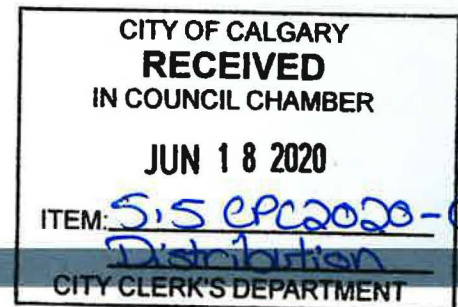


# Calgary Planning Commission

## Agenda Item: 5.5

### LOC2020-0029

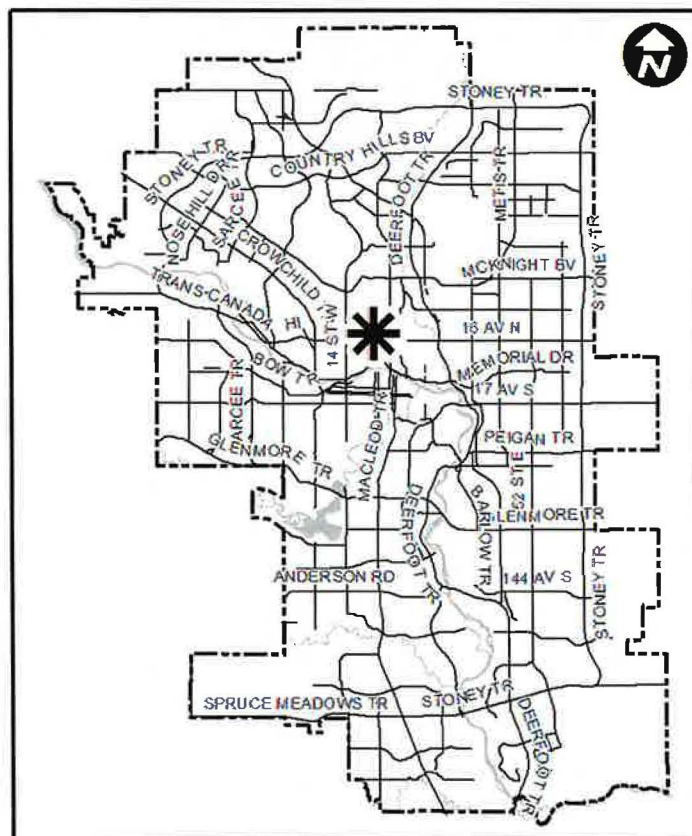
### Land Use Amendment



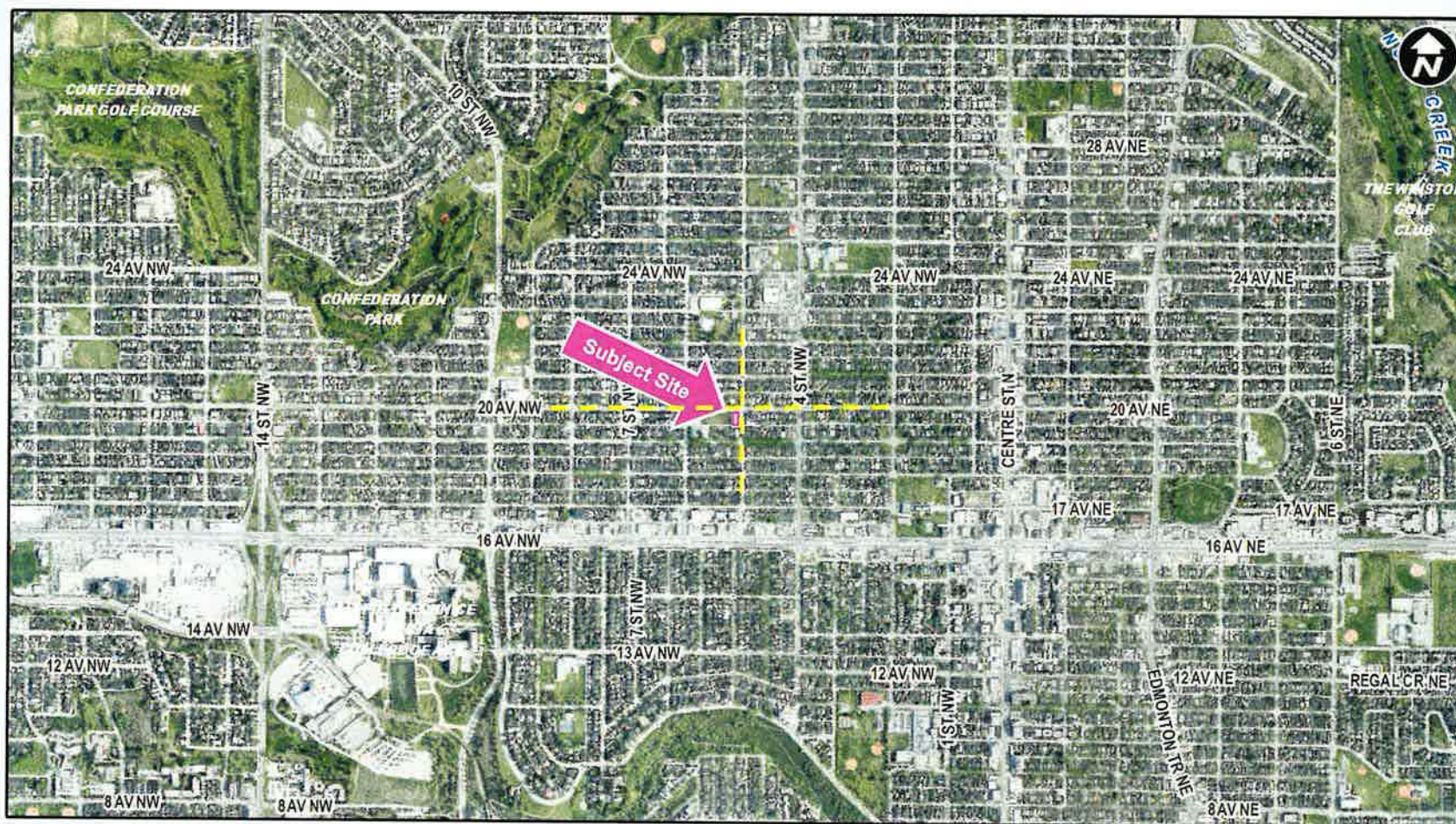
The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:

Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.05 hectares +/- (0.12 acres +/-) located at 601 20 Avenue NW (Plan 29340, Block 19, Lots 40 and a portion of 39) from 'Low Density Residential' to '**Low Density Residential or Low Density Multi Dwelling**' as generally illustrated in the sketch below:







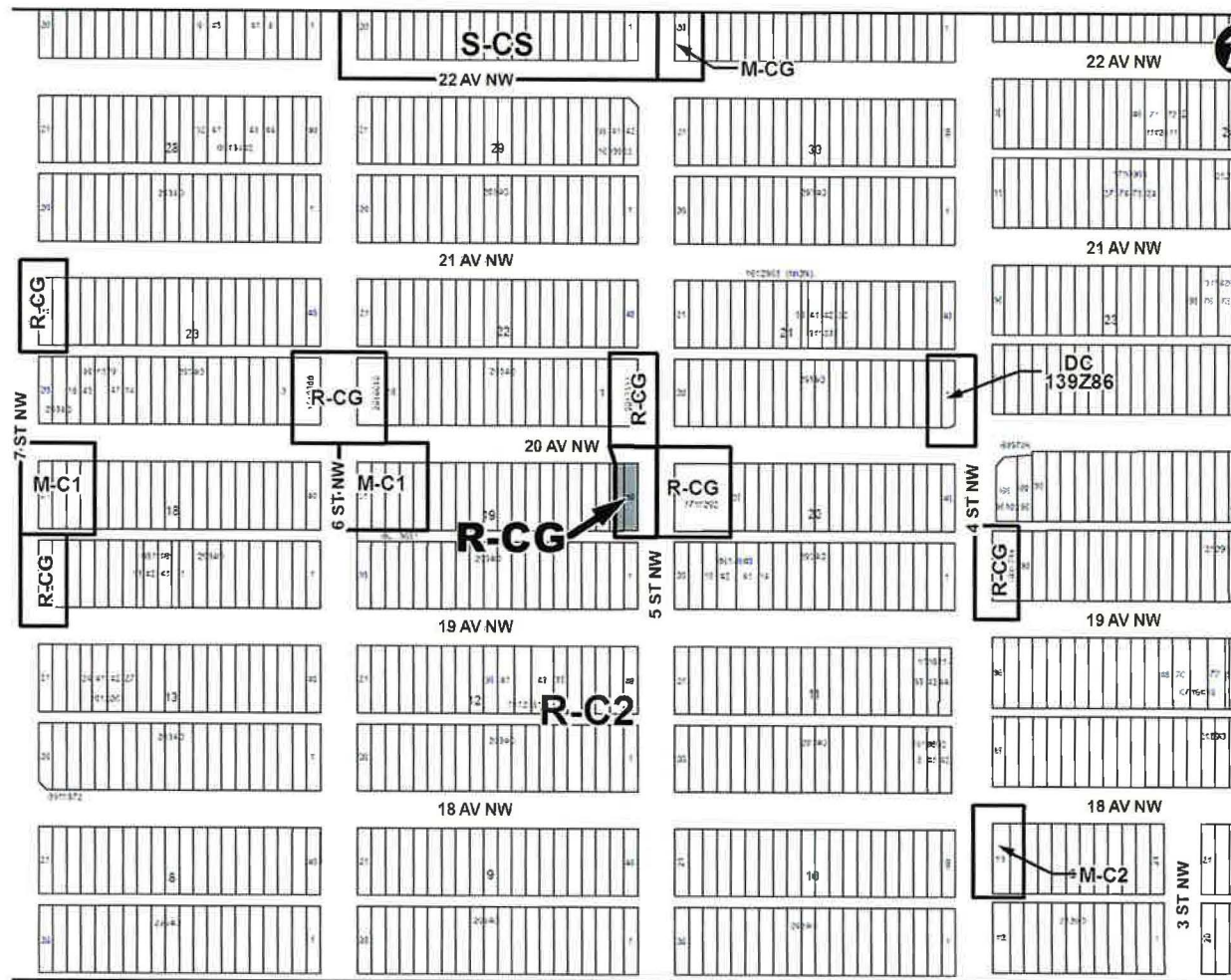










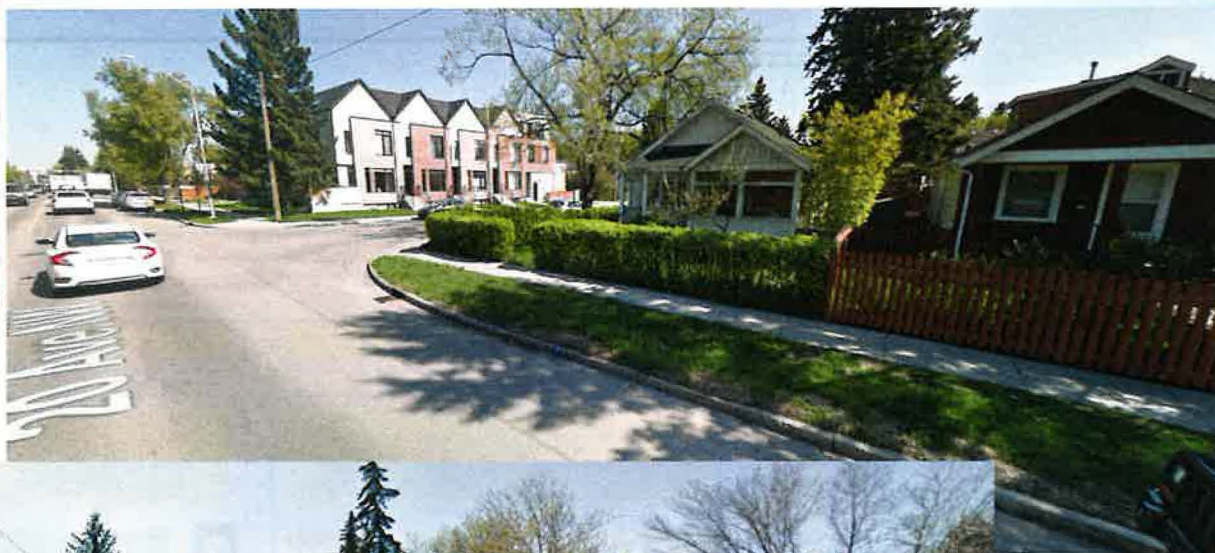


- LEGEND
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use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

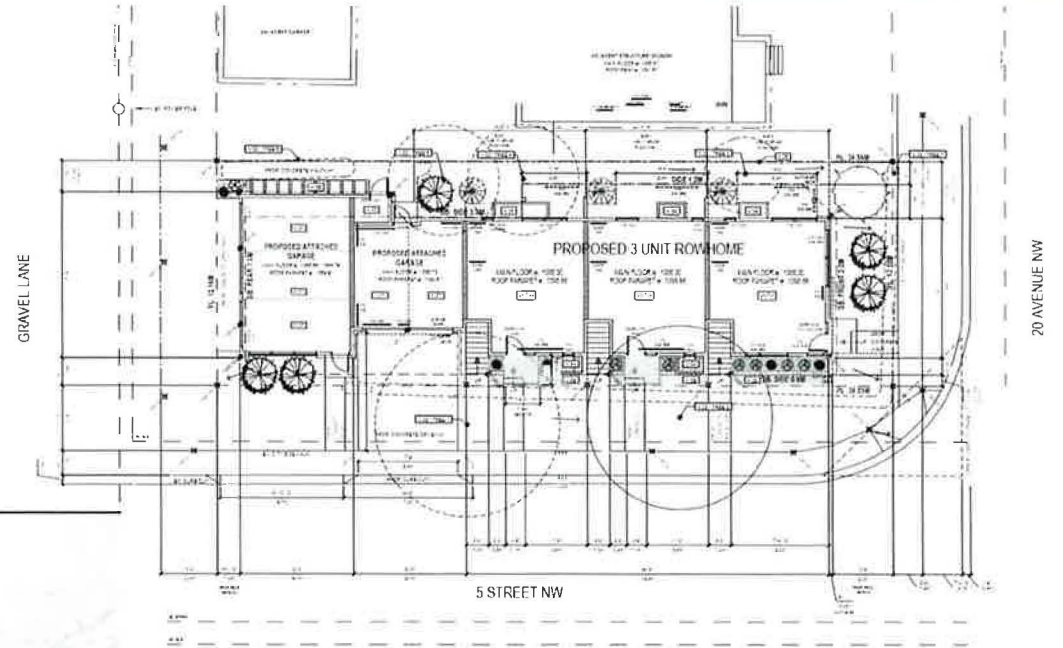












## **PUBLIC ENGAGEMENT**

- 2020 February 20 – Summary of development shared with Community Association and Ward Councilor;
- 2020 February 24 – Approximately 100 postcards hand delivered, including contact details (specific project email address and phone line);
- 2020 February 25 – large on-site signage provided (to remain until Council decision); and
- 2020 March 10 – Meeting held with the Mount Pleasant Community Association Planning and Development Committee (Administration not in attendance);



**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 601 20 Avenue NW (Plan 29340, Block 19, Lots 40 and a portion of 39) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

**LOC2020-0029**  
**Land Use Amendment**

**QUESTIONS?**





FAAS

## Hello neighbour!

We are proposing a land use change at:  
**601 20 AV NW | R-C2 to R-CG**

The R-CG (Residential - Grade-Oriented Infill) District is a residential land use district that allows for a range of housing where each house has its own entry at ground level ("G" for Grade-Oriented) facing the street. The district is primarily for rowhouses, but also allows for single detached, side-by-side and duplex homes all of which may include secondary suites.

The site's current R-C2 (Residential - Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits each of the subject parcels to two households regardless of configuration. Like R-C2, the proposed R-CG District is a low density residential district that facilitates street-oriented development, with flexible parcel dimensions and building setbacks. The R-CG District allows for a diversity of housing choices and accommodates site and building designs that are adaptable to the evolving household needs of Calgarians.

If you have any questions, comments, or concerns, get in touch:  
 e-mail [engage@civlcworks.ca](mailto:engage@civlcworks.ca) or call **587.747.0317**



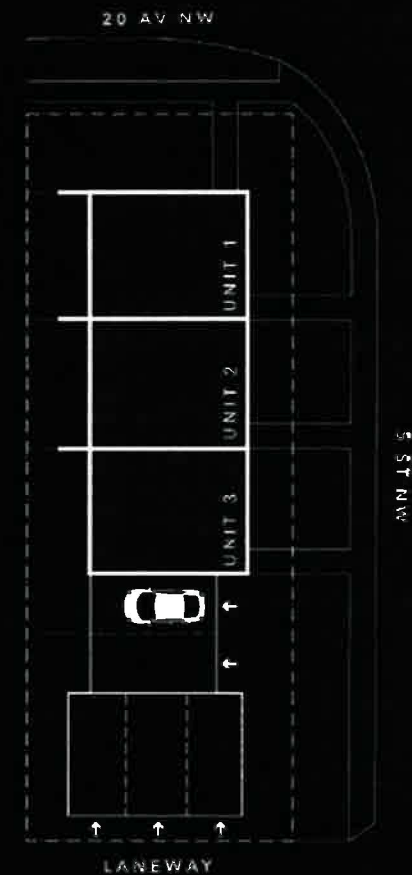
## Our Vision

### New Housing Options for Calgarians

For Calgarians who want the opportunity to call Mount Pleasant home, we are building sensitively-scaled rowhomes close to local neighbourhood destinations and steps from nearby parks, schools and amenities.



*\* Site plan is conceptual in nature and for discussion purposes only*





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PLINC	SHORT LEGAL	TIT.
0019 930 304	29340;19;39,40	201

**LEGAL DESCRIPTION**

PLAN 29340

BLOCK 19

THAT PORTION OF LOT 39, WHICH LIES TO THE EAST OF THE WESTERLY  
10 FEET THEREOF AND ALL OF LOT 40

ATS REFERENCE: 5;1;24;28;SE

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 169042

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONS.
201 010 880	15/01/2020	TRANSFER OF LAND	\$350,000	CASH

OWNERS