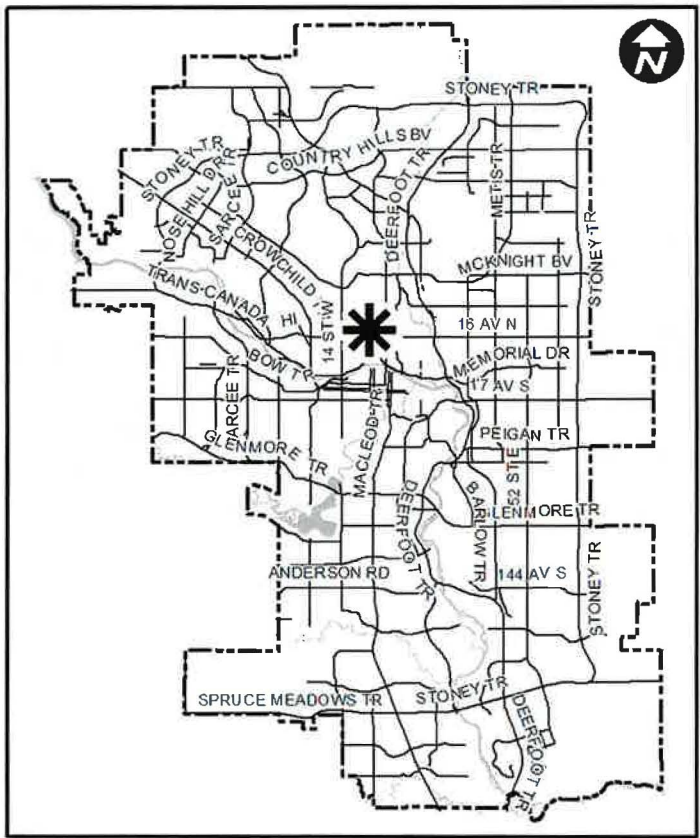


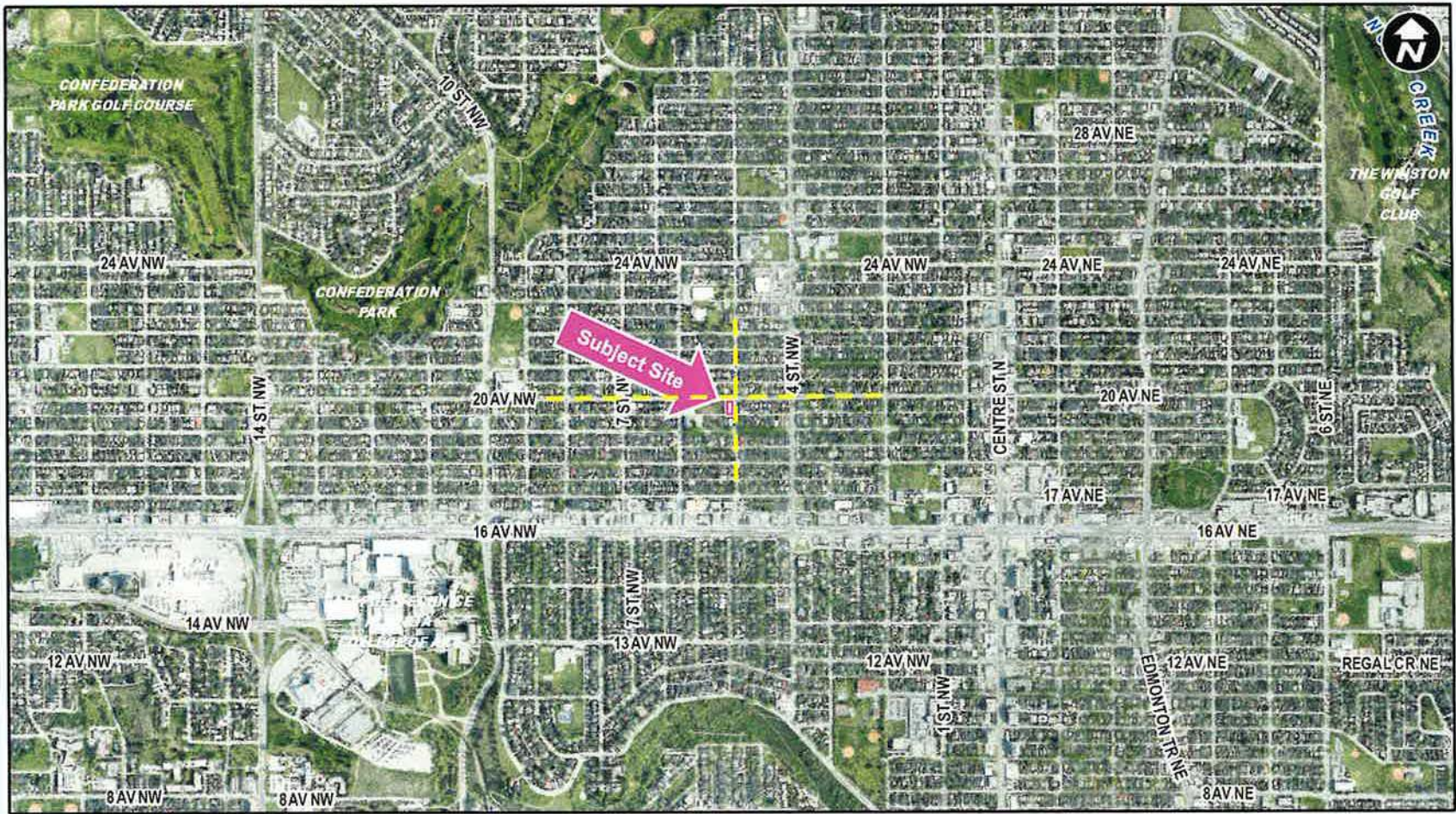
Public Hearing of Council
Agenda Item: 8.1.4



LOC2020-0029
Policy and Land Use
Amendment



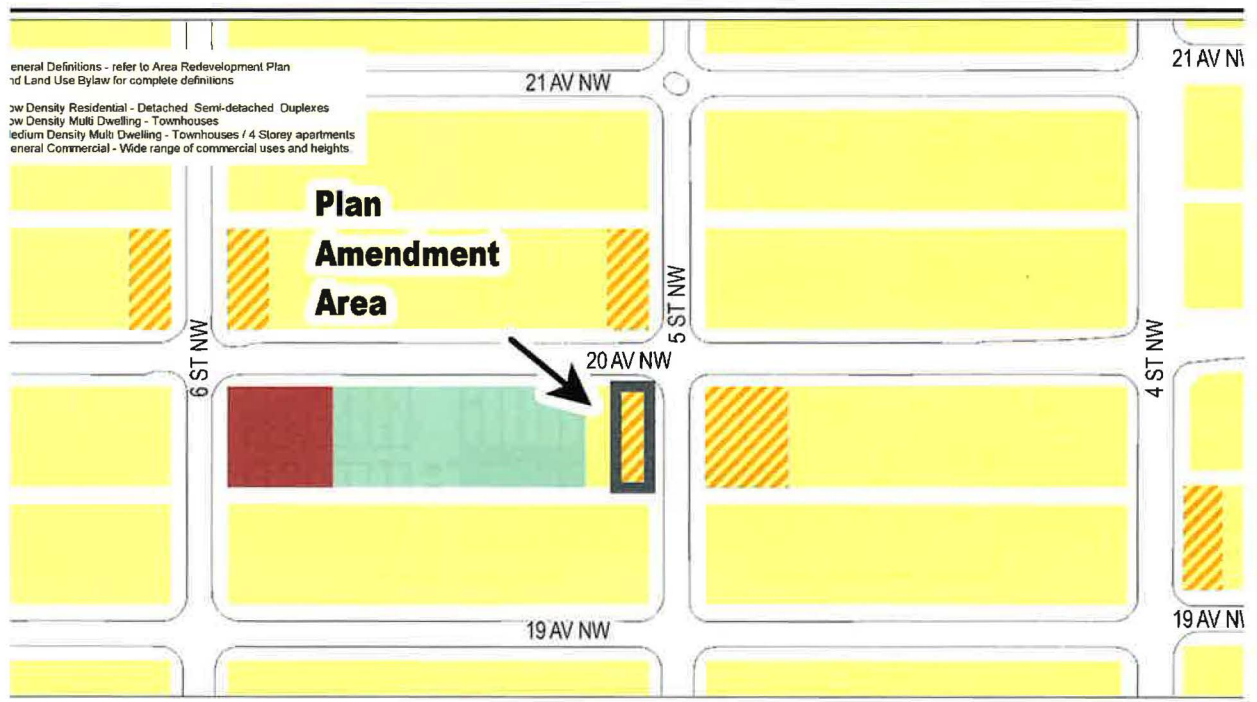
21 Queen's Parkway Hill
MONTREAL QUEBEC H3A 2B4
JUL 31 2020
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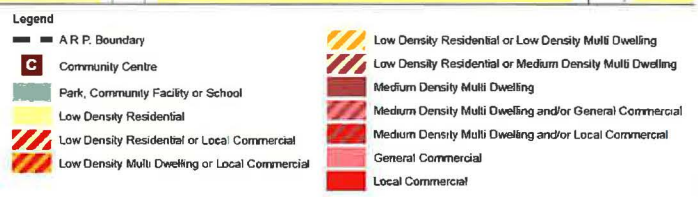




- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



North Hill Area Redevelopment Plan
 Map 2
 Future Land Use Policy -
 Mount Pleasant & Tuxedo



This map is conceptual only. No measurements or areas should be taken from it.



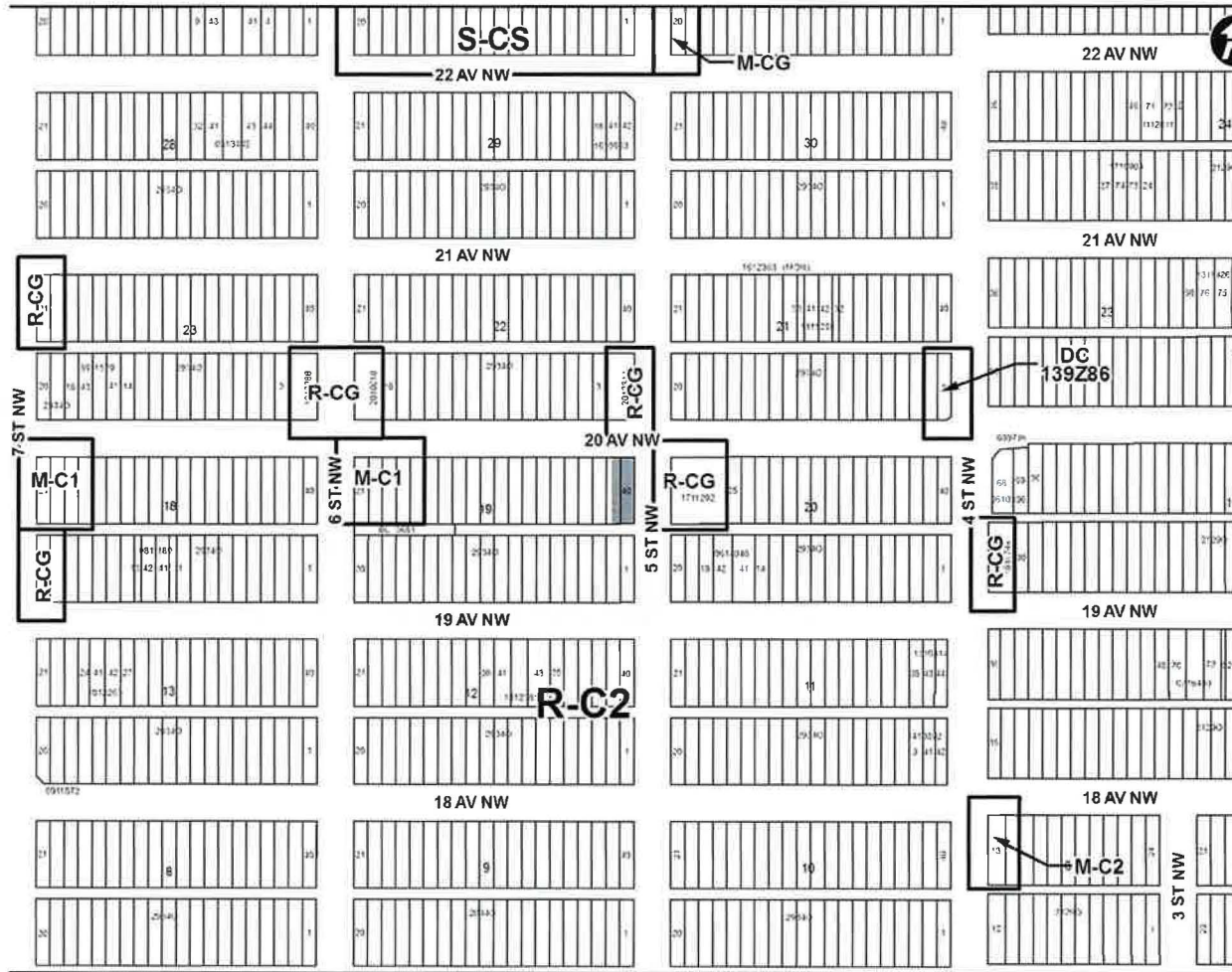
Calgary Planning Commission's Recommendation:

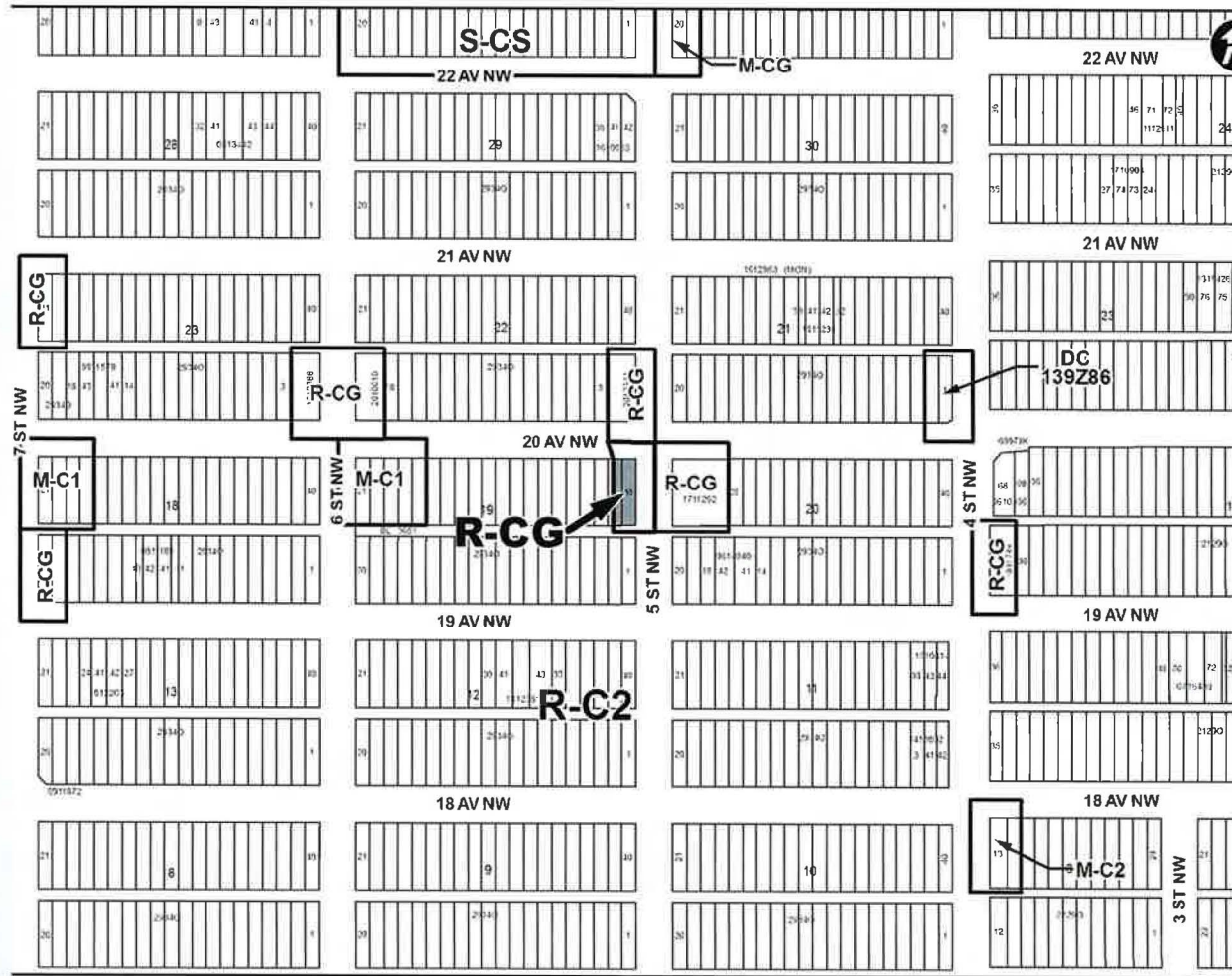
That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to North Hill Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the **Proposed Bylaw 33P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 601 - 20 Avenue NW (Plan 2934O, 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 96D2020**.

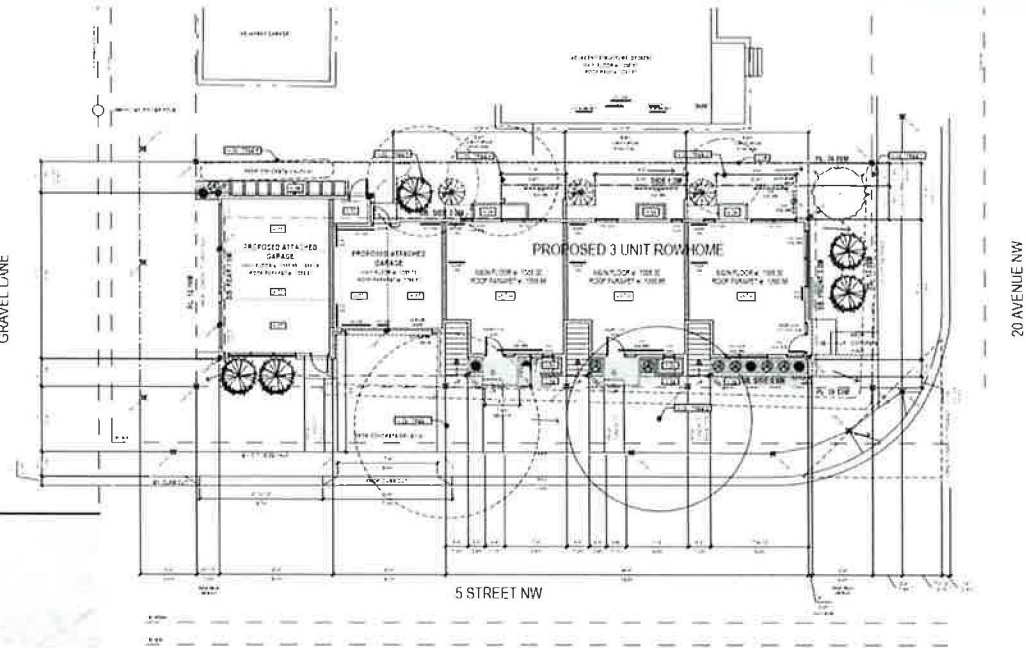


Supplementary Slides









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).



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@cityworks.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

