



Public Hearing of Council

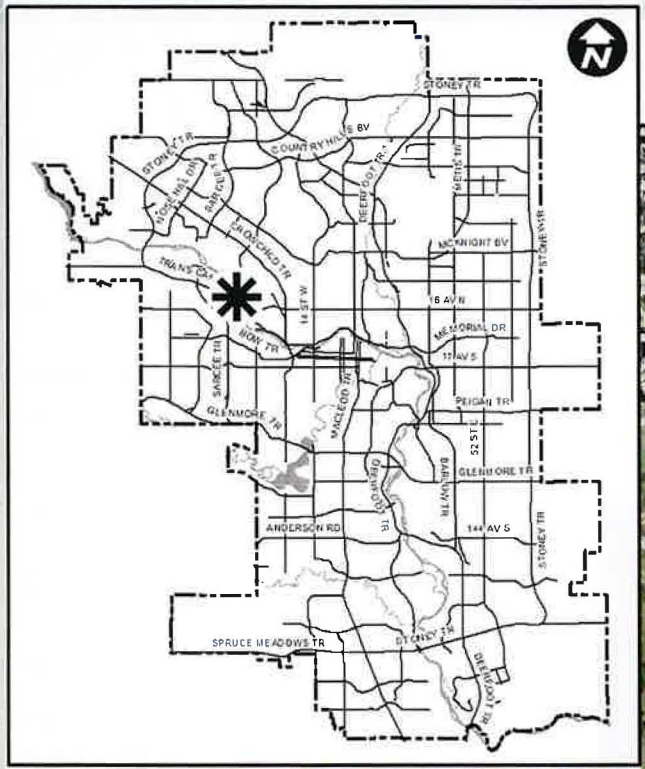
Agenda Item: 8.1.4

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CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 05 2020
ITEM: #8.1.4 CPC 2020-0973
Public
CITY CLERK'S DEPARTMENT

LOC2020-0035

Land Use Amendment (R-C1 to R-C2)

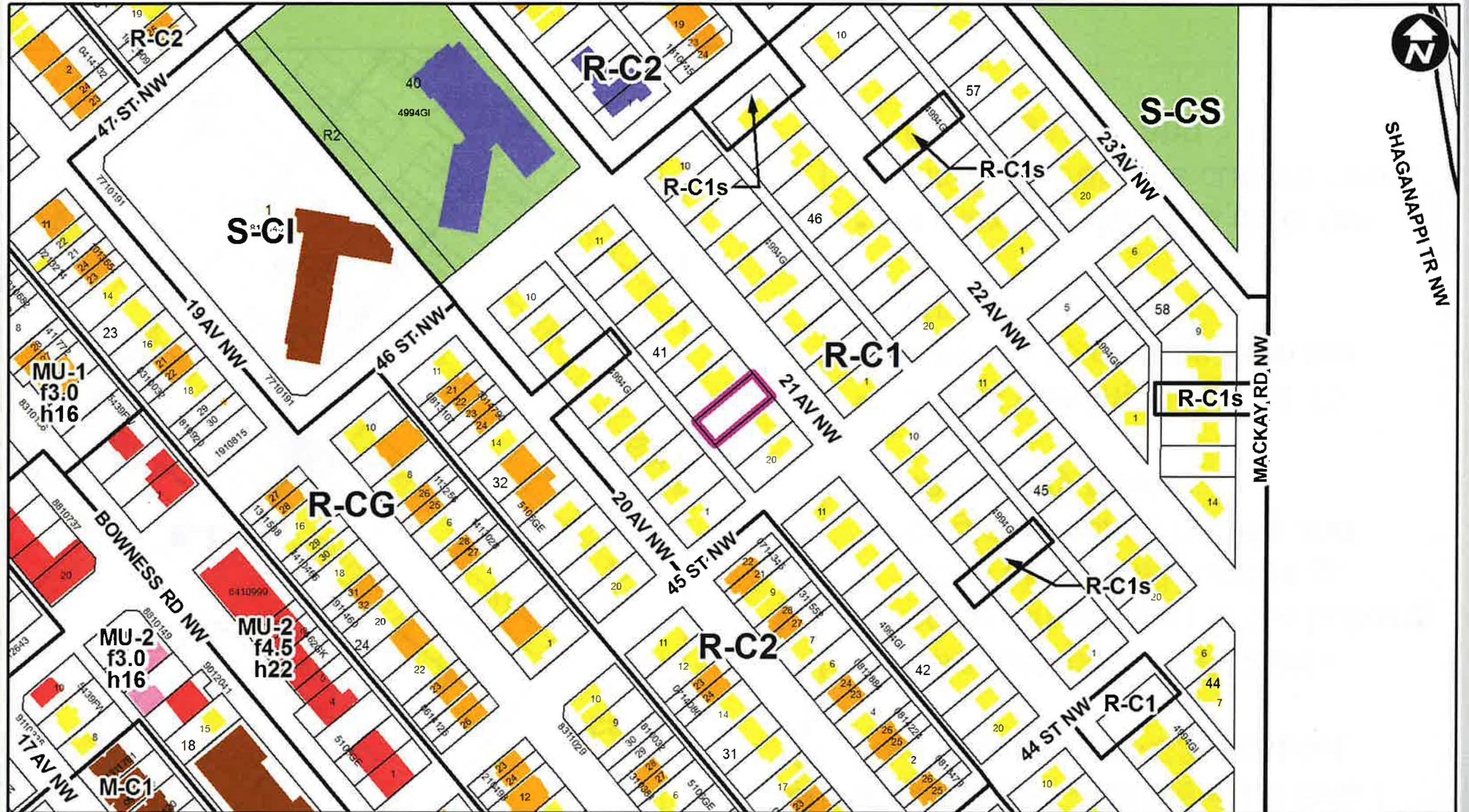


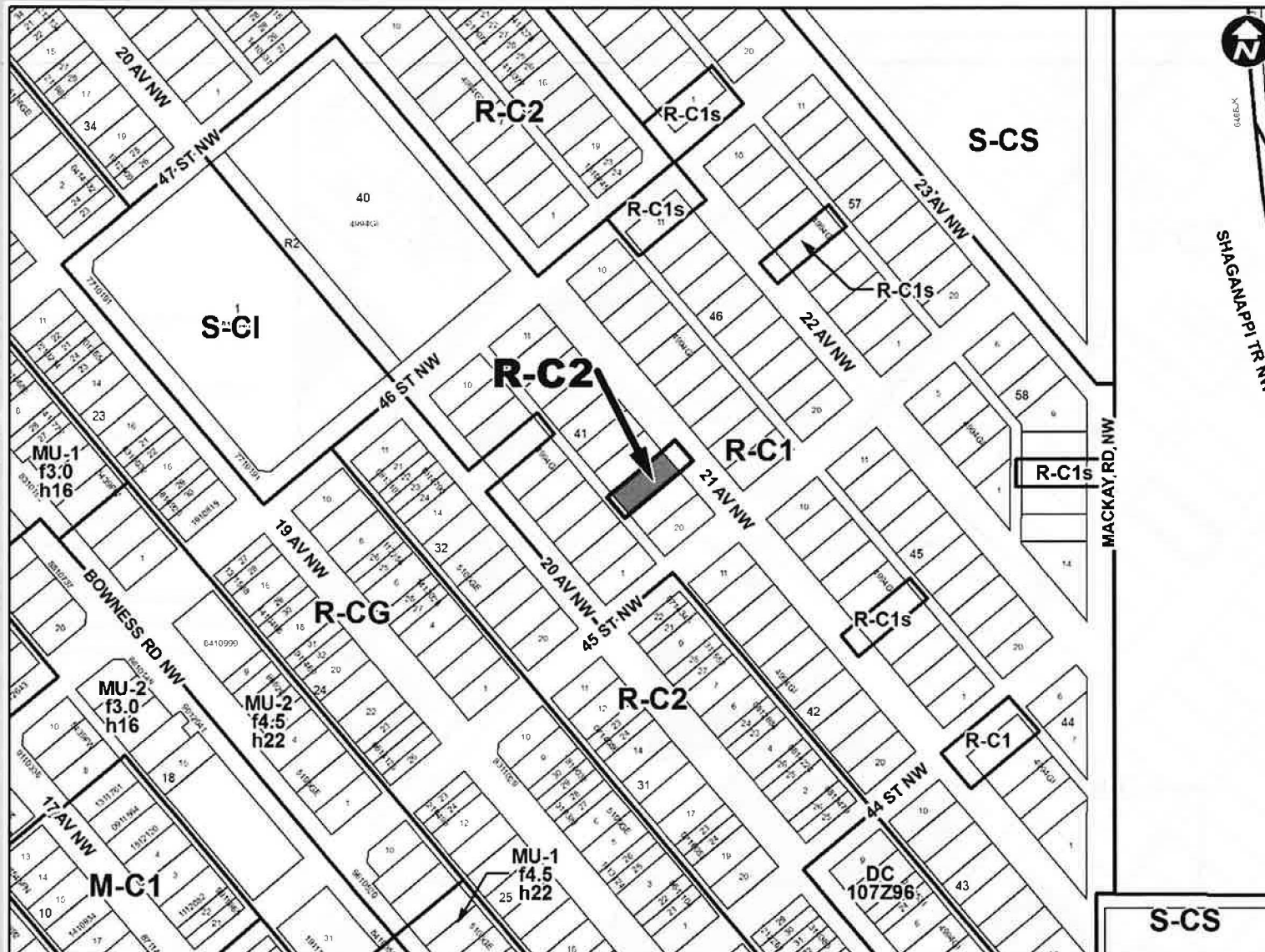




LEGEND

- 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





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

- semi-detached and duplex homes in addition to the building types already allowed (e.g., single detached homes and secondary suites);
- a max building height of 10 metres (no change from the current max);
- a max of 2 dwelling units (an increase from the current max 1 dwelling unit); and

Calgary Planning Commission's 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 42P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4611 - 21 Avenue NW (Plan 4994GI, Block 41, Lot 18) from the 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 128D2020**.

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 sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW, 5028 - 20 Avenue NW.*

Bylaw 2P2020, 23P2020, 25P2020

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 sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW, 5028 - 20 Avenue NW.*

Bylaw 2P2020, 23P2020, 25P2020

RESIDENTIAL OBJECTIVES

To preserve Montgomery's small town character by ensuring residential development contributes to preserving its predominantly low-density land use.

To ensure high quality residential redevelopment that enhances Montgomery's image.

To recognize that Montgomery could accommodate a range of housing design styles, of which primary considerations are high quality design and attention to detail.

To enhance Montgomery as a sustainable and livable residential community by encouraging a variety of housing types that can accommodate a range of ages, household sizes, household types and incomes.