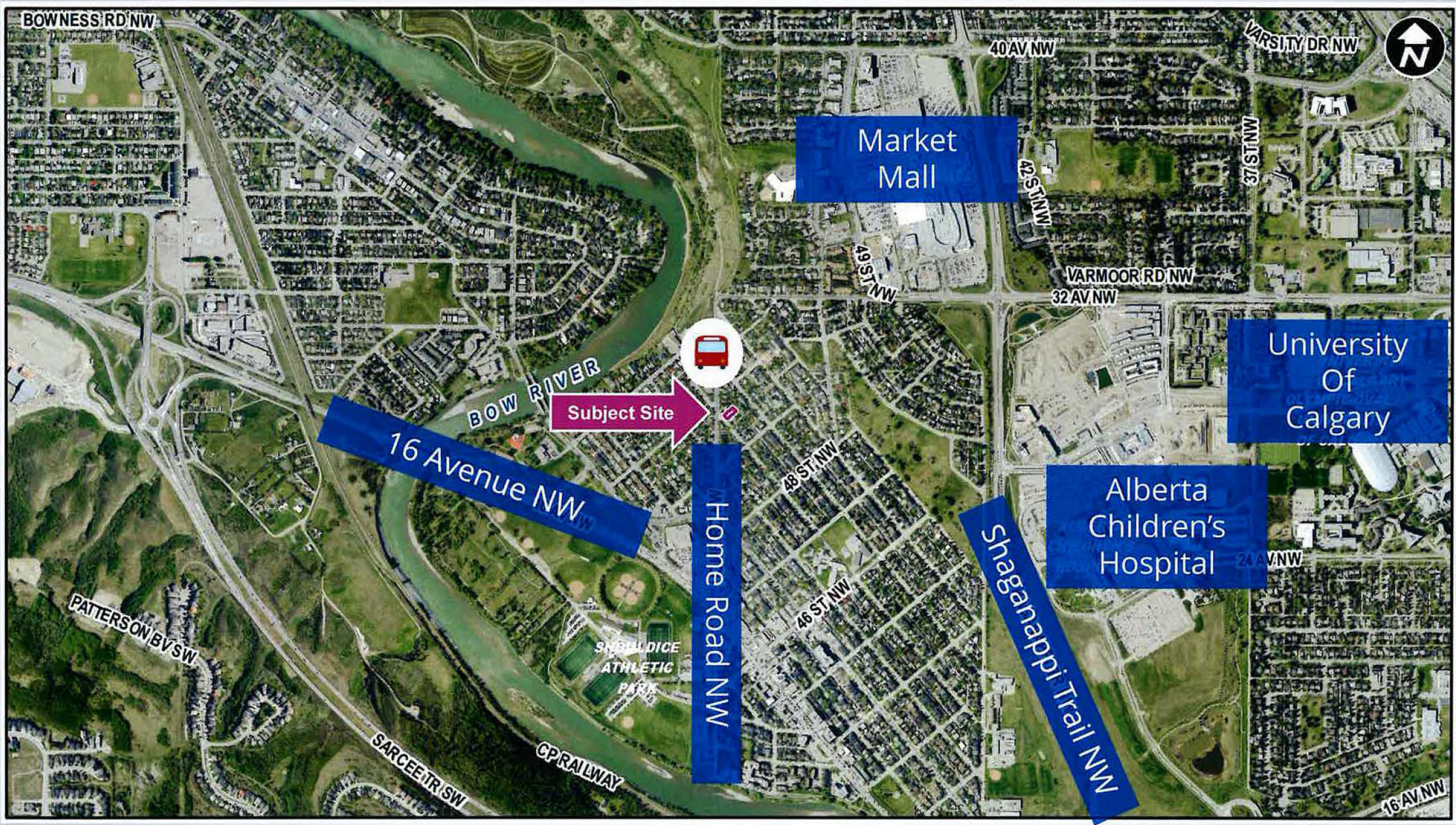
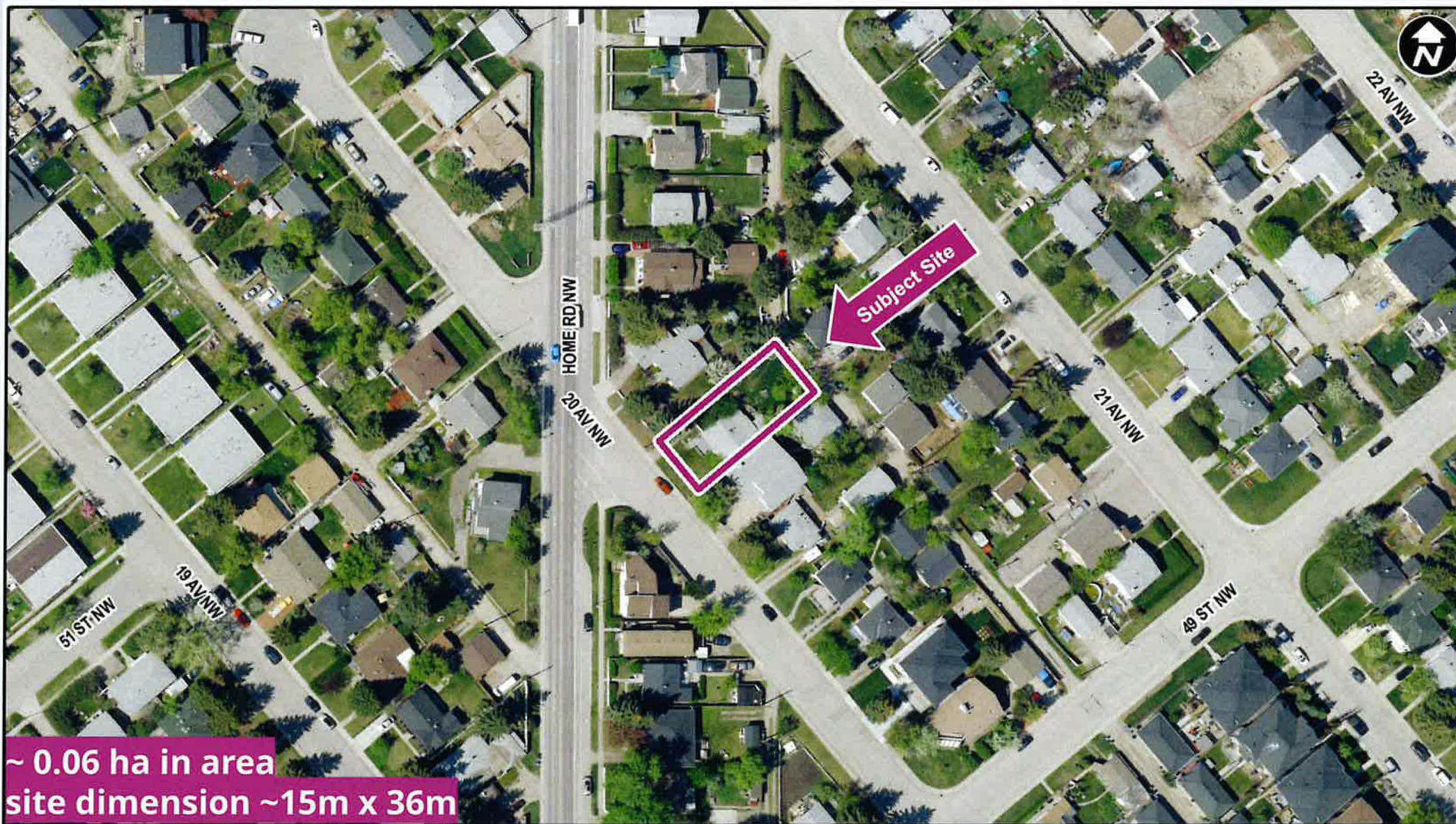




Public Hearing of Council
Agenda Item: 8.1.8

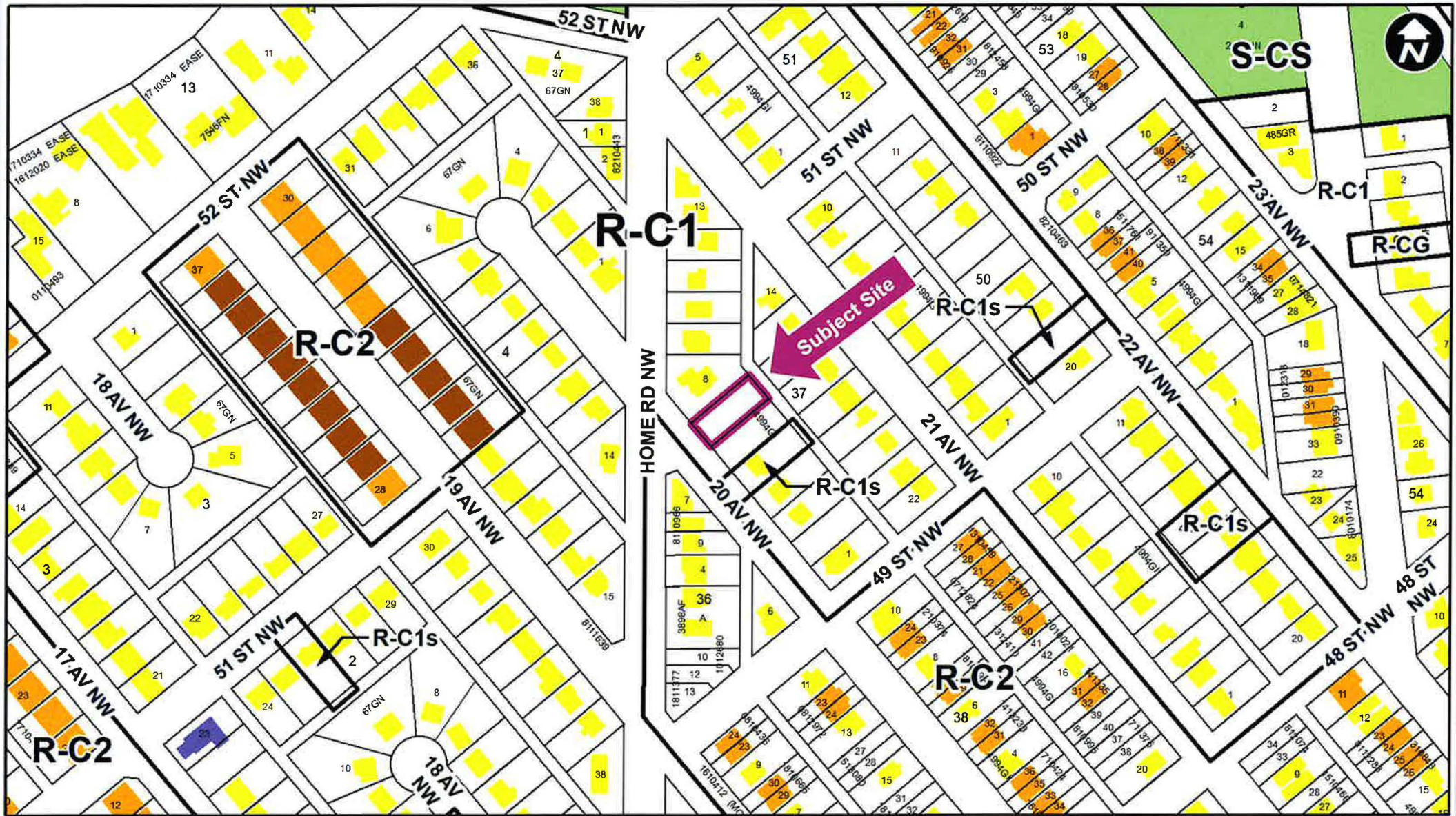
LOC2020-0017
Policy and Land Use
Amendment
R-C1 to R-C2



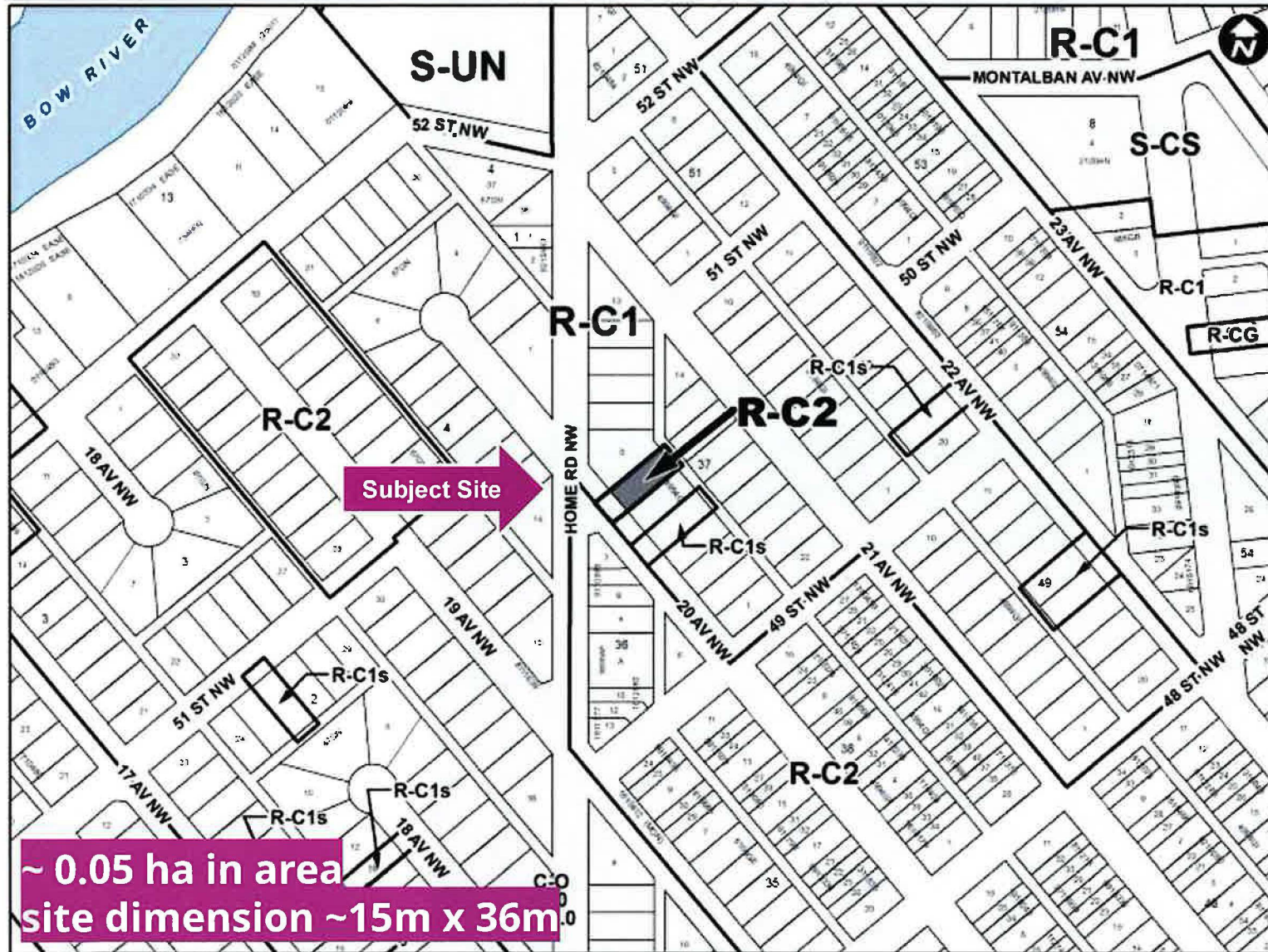


~ 0.06 ha in area
site dimension ~15m x 36m

- 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 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

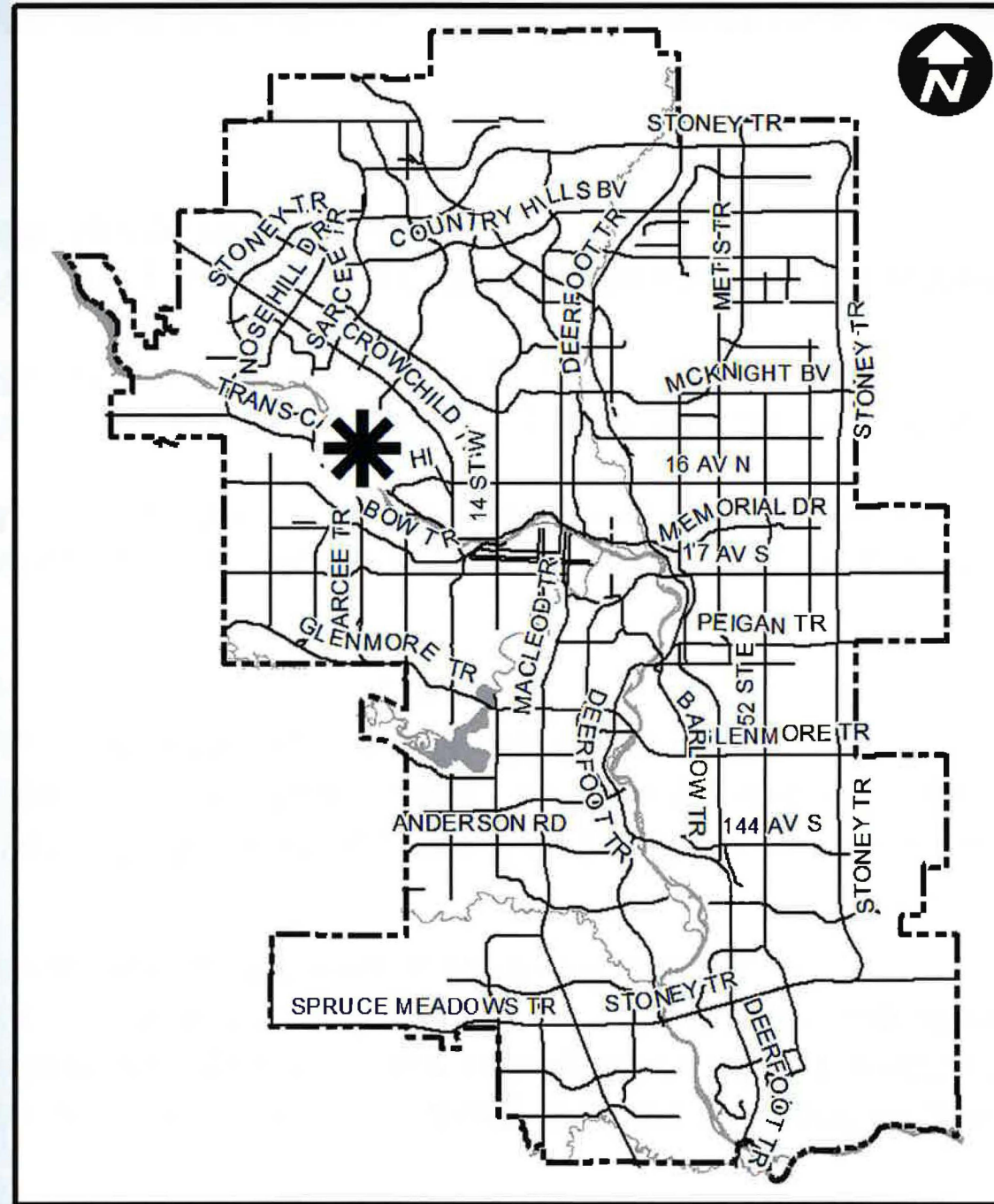
1. ADOPT, by bylaw, the proposed amendments to the Montgomery Area Redevelopment Plan (Attachment 1);
2. Give three readings to the **Proposed Bylaw 25P2020**;
3. Adopt, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 5028 - 20 Avenue NW (Plan 4994GI, Block 37, Lot 7) 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 68D2020**.

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) For Policy R4, at the end of the sentence, add the following “5028 - 20 Avenue NW” to the list of exempt sites.
 - (b) For Policy R5, at the end of the sentence, add the following “5028 - 20 Avenue NW” to the list of exempt sites.



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