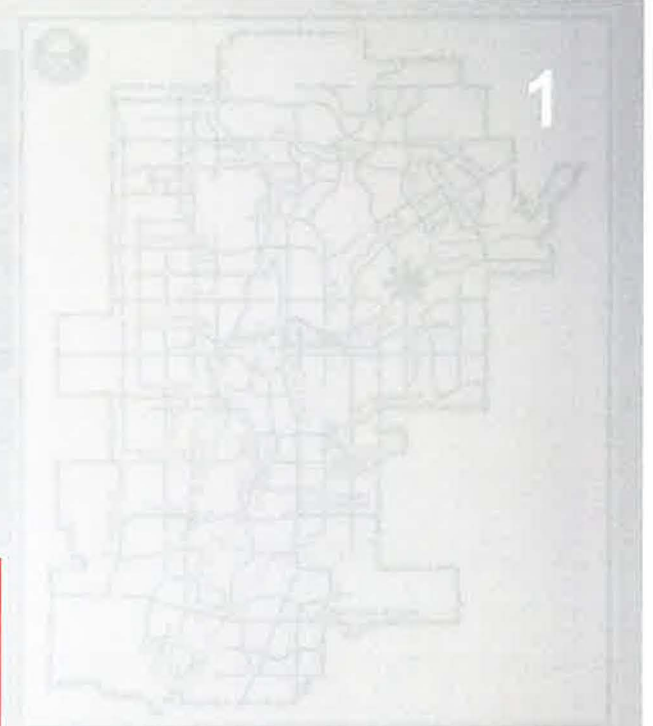




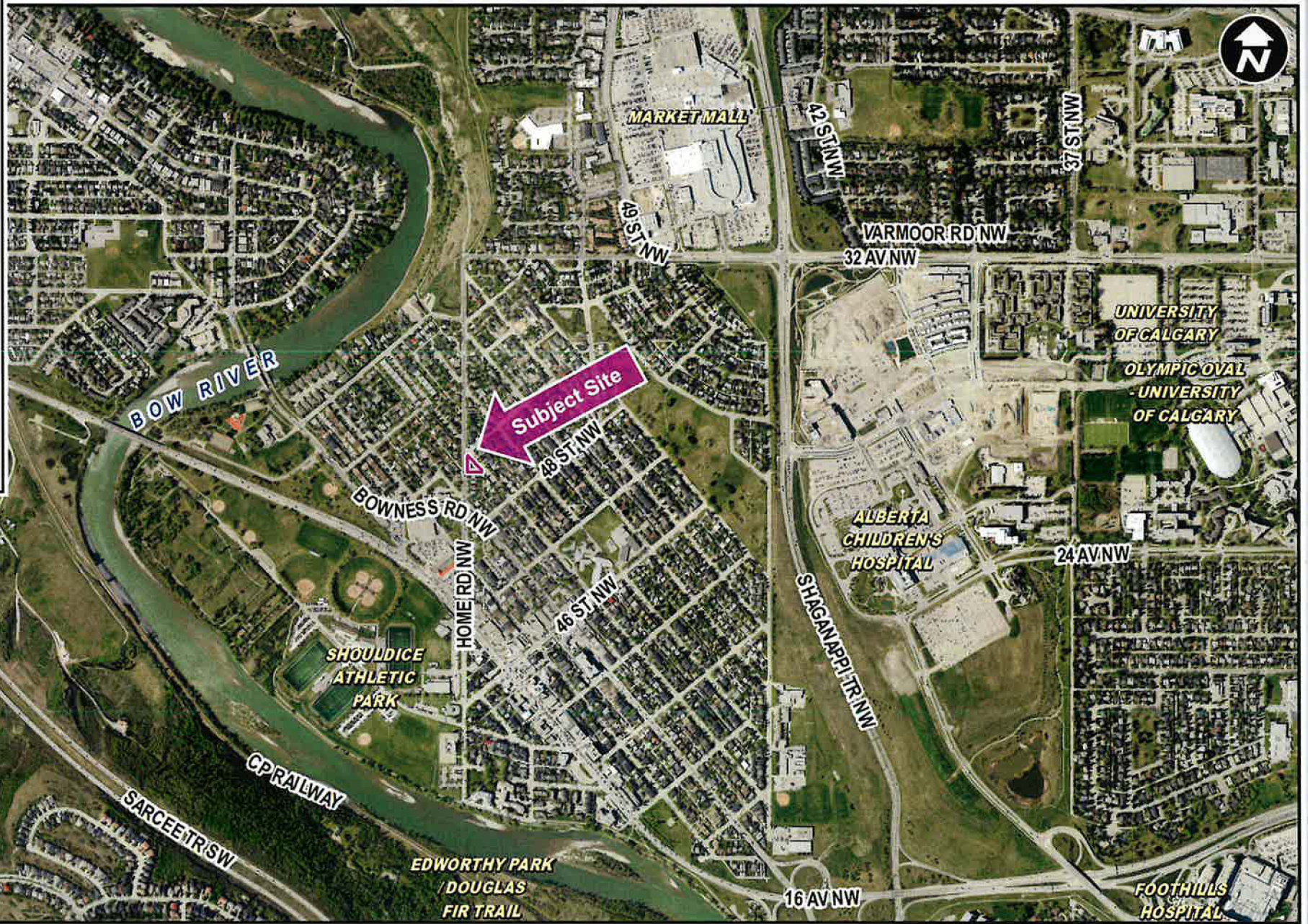
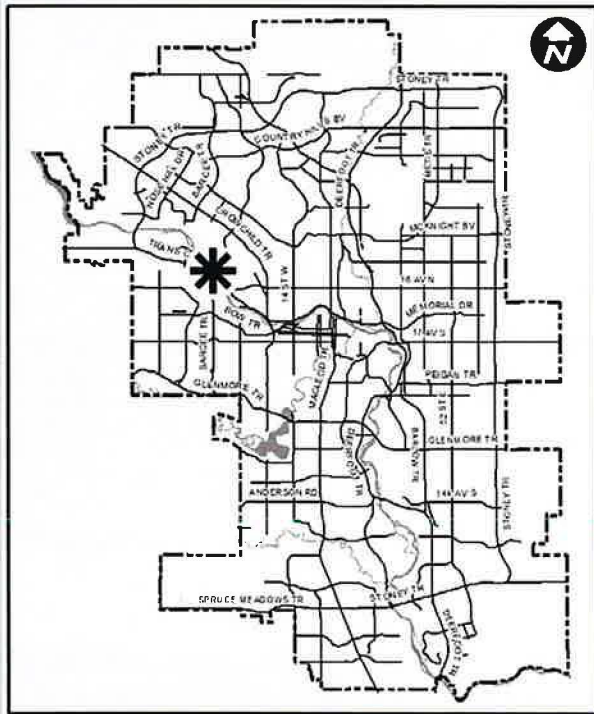
Public Hearing of Council  
Agenda Item: 8.1.7



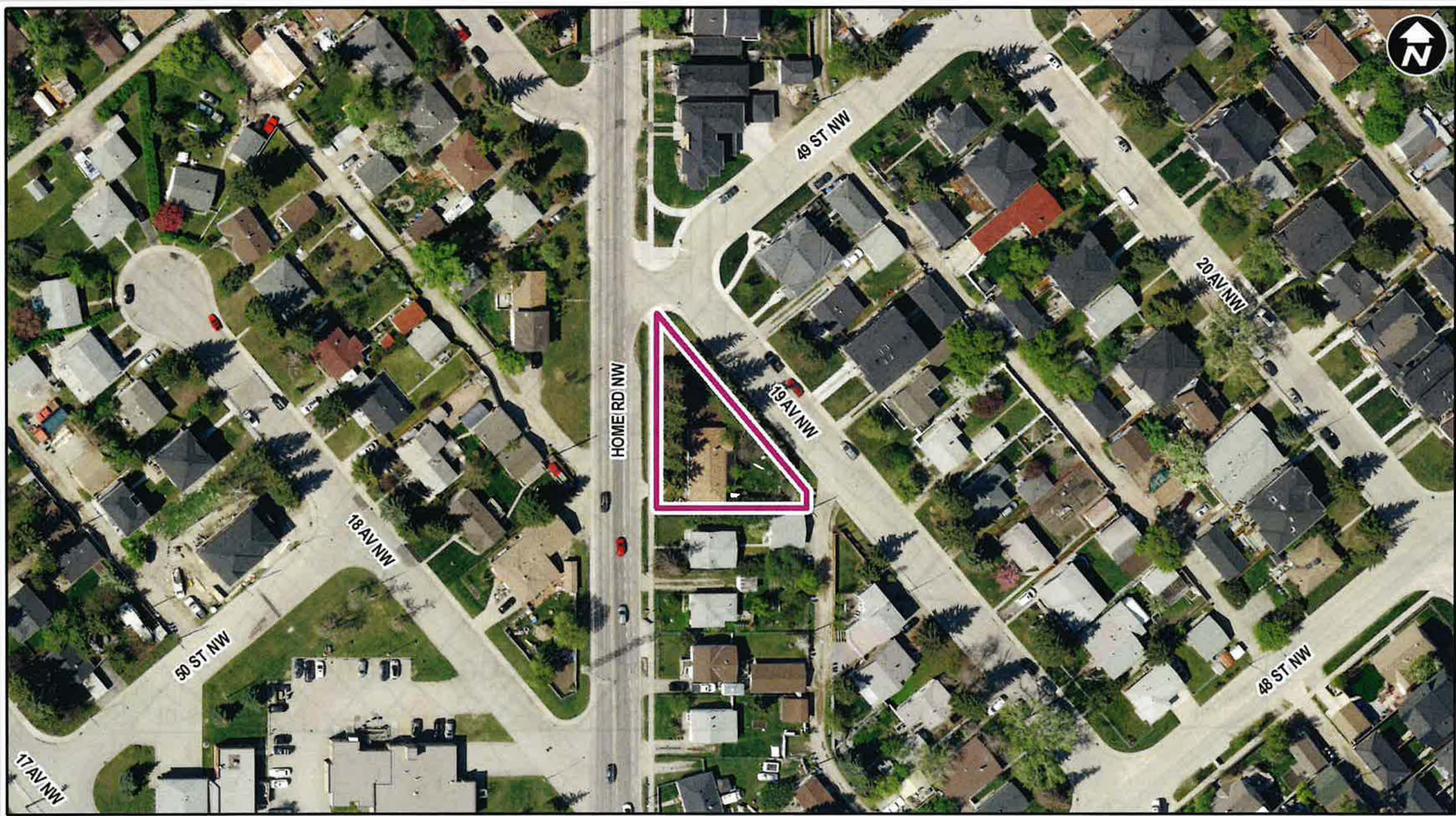
**LOC2020-0058**  
**Land Use Amendment**  
**(R-C1 to R-C2)**







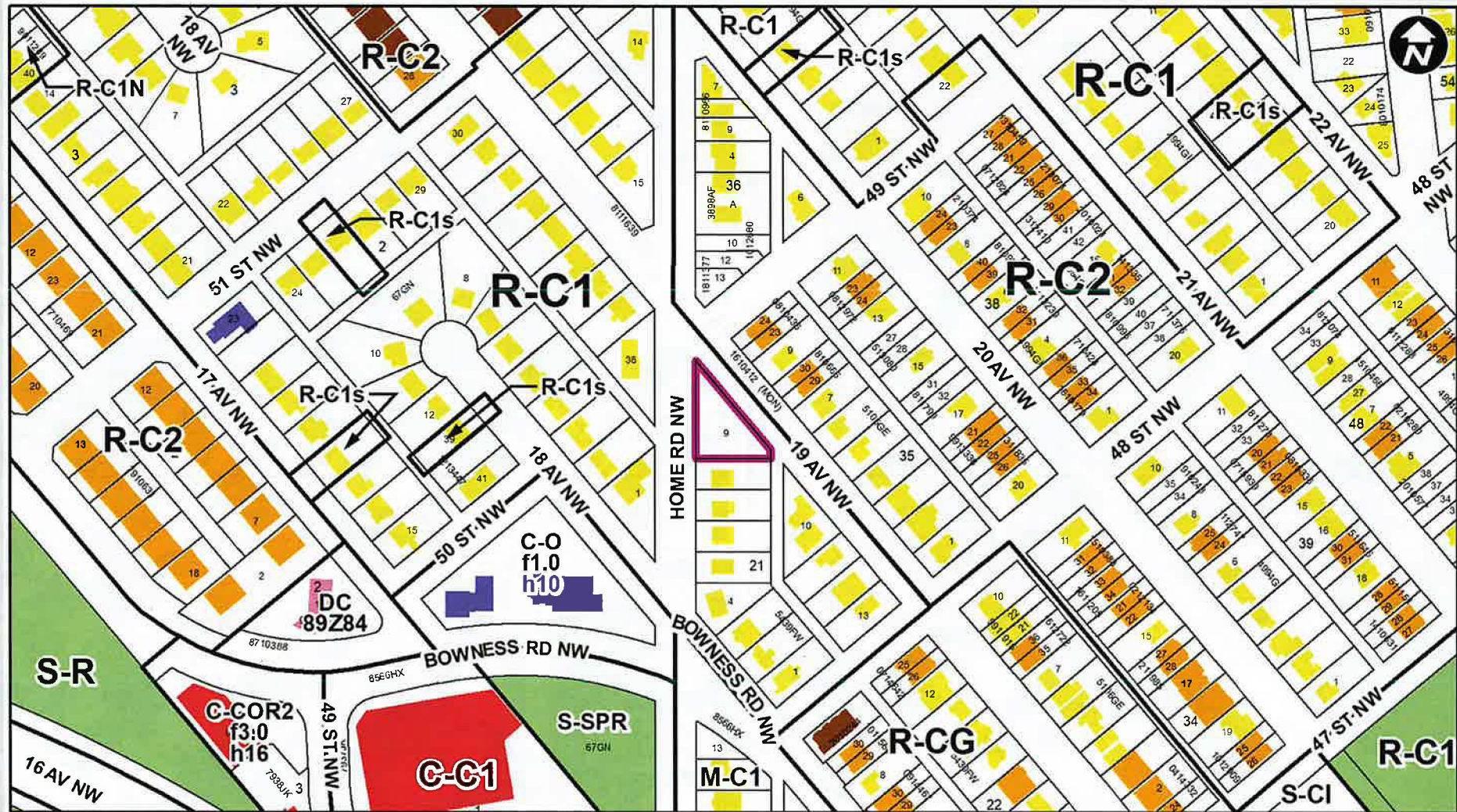




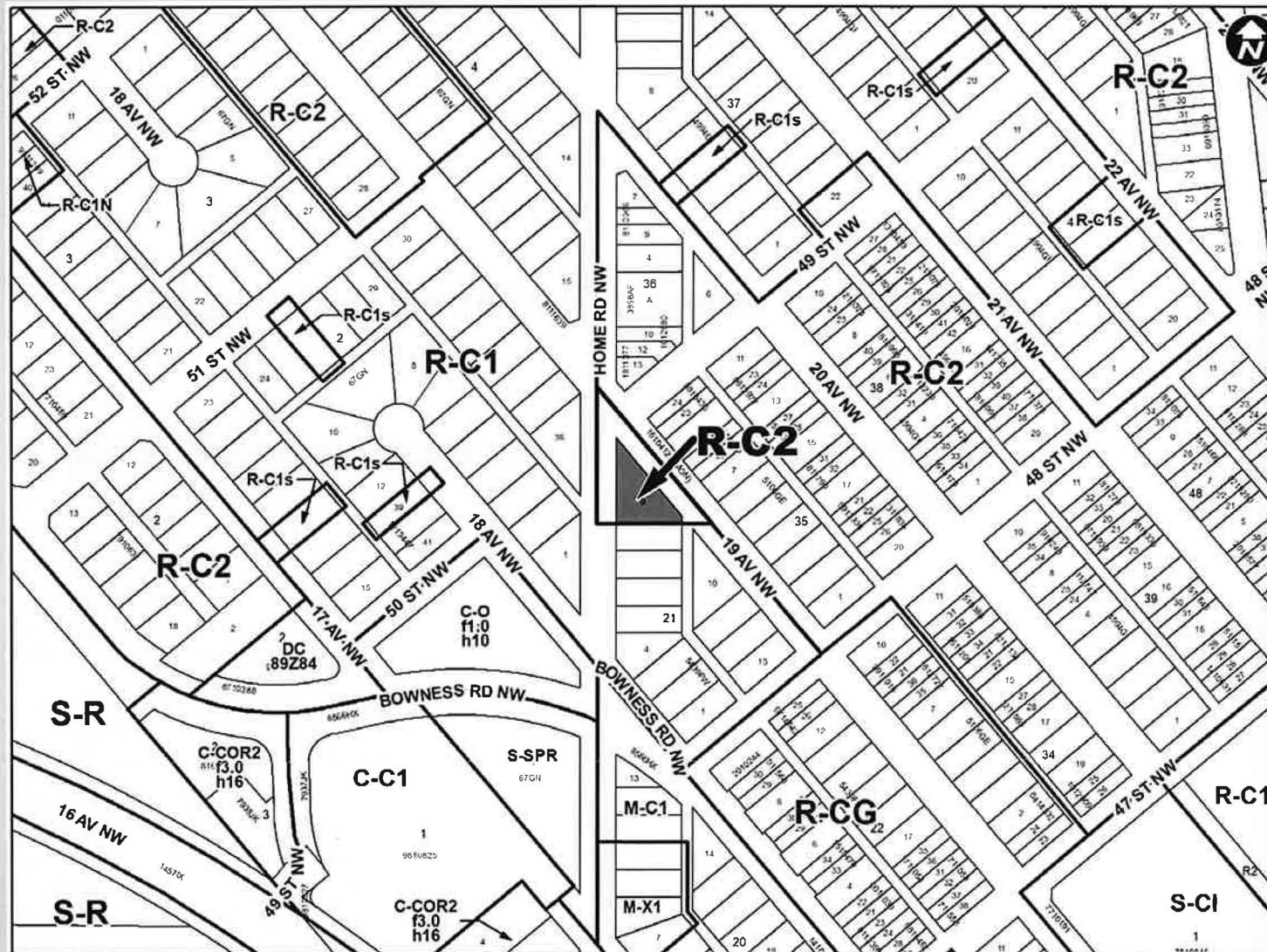


LEGEND

- 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





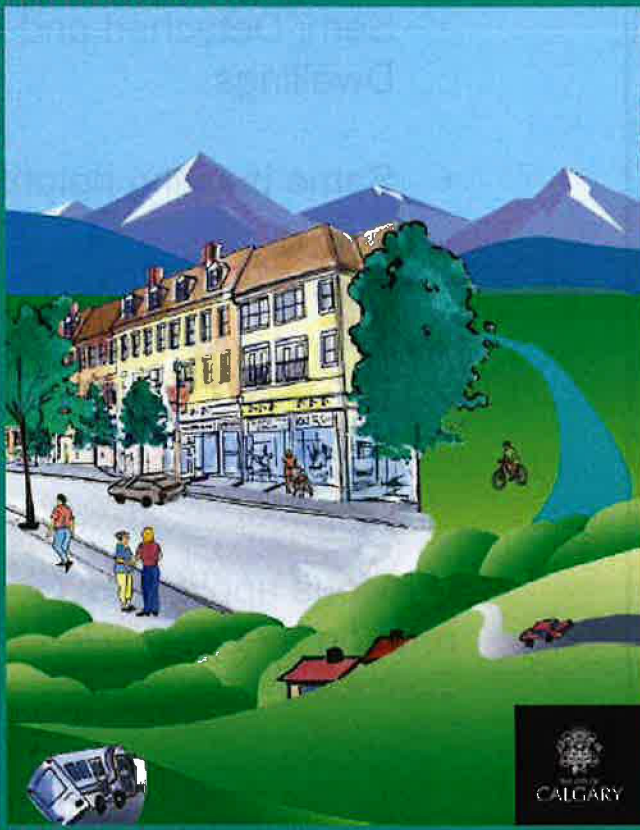


### R-C2 Characteristics:

- Sensitive next to low density residential
- Intended for Single-Detached, Semi-Detached and Duplex Dwellings
- Same building height
- Secondary Suites Permitted

Previous application (R-C1 to R-CG) refused by Council in Feb of 2018

## Montgomery Area Redevelopment Plan



### Montgomery Area Redevelopment Plan (2005)

- Minor text amendment required to accommodate land use redesignation

## Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT** the proposed amendments to the **ADOPT**, by bylaw, the proposed amendments to the Montgomery Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the **Proposed Bylaw 46P2020**.
3. **ADOPT** the proposed redesignation of **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares  $\pm$  (0.23 acres  $\pm$ ) located at 1920 – Home Road NW (Plan 5439FW, Block 21, Lot 9) 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 139D2020**.

### Supplementary Slides



















## Public Response

- 3 letters of opposition from the public with concerns over:
  - Massing and shadowing
  - Traffic, noise and parking issues
  - Increase in height, density, lot coverage and
  - Reduced Privacy