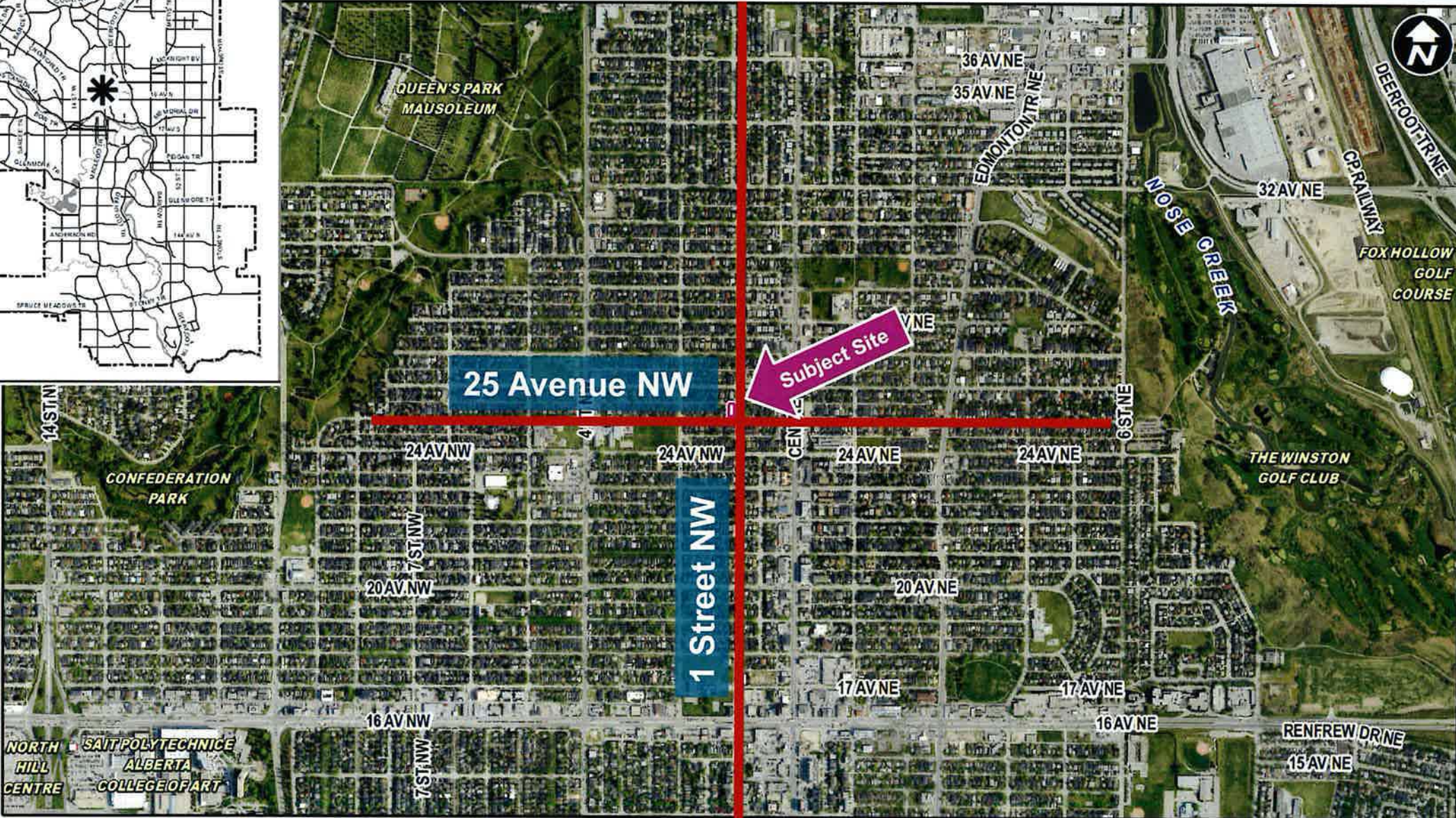
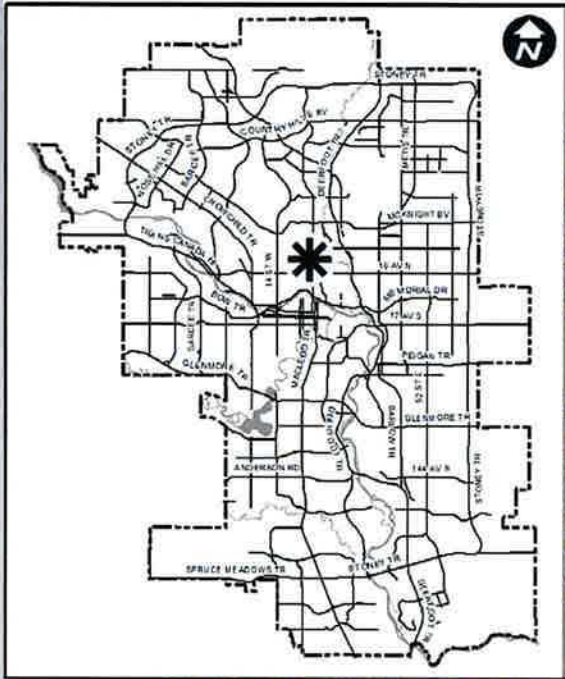




Public Hearing of Council
Agenda Item: 8.1.1

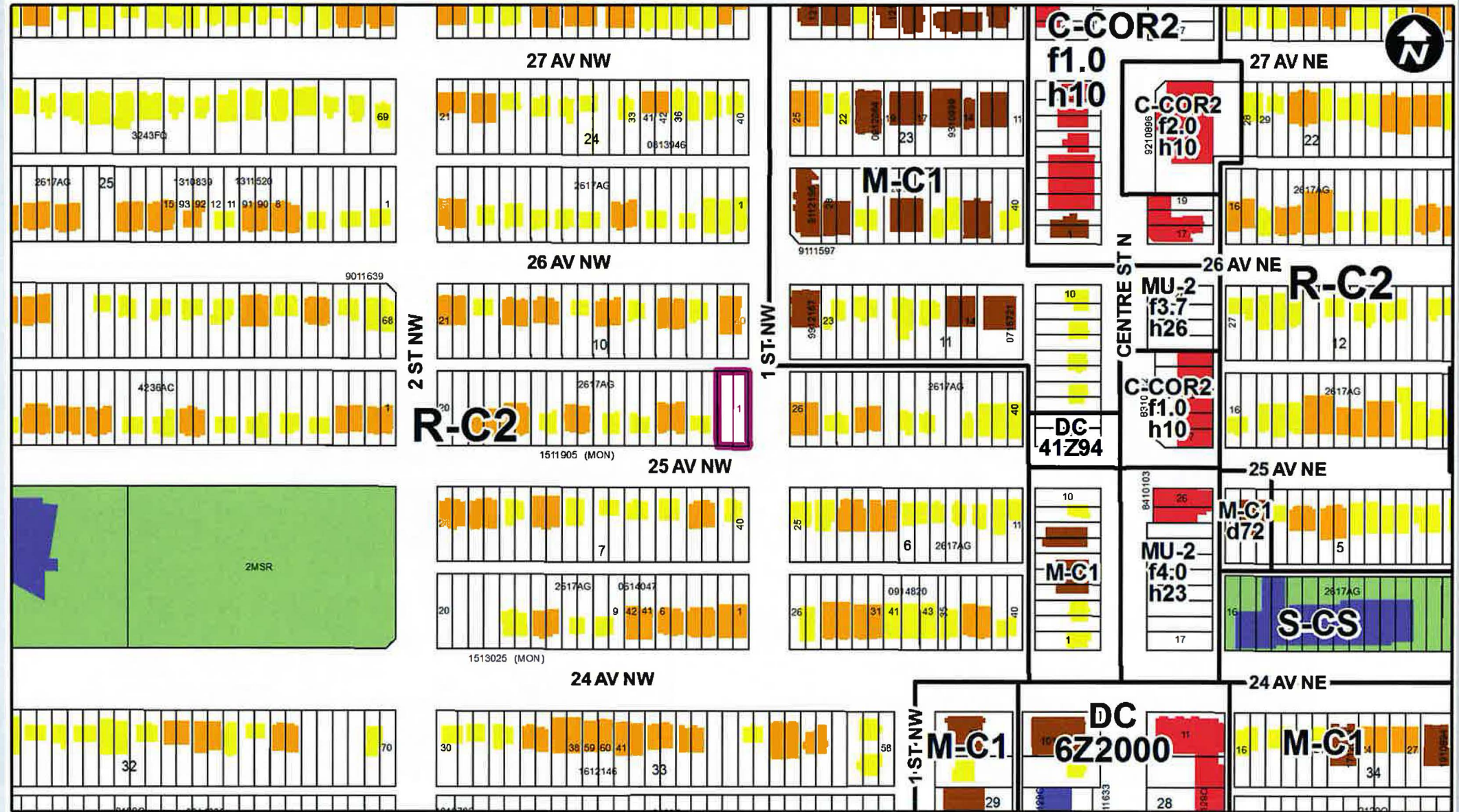
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 14 2020
ITEM: #8.1.1 ^{PC} CPC2020-1087
Public
CITY CLERK'S DEPARTMENT

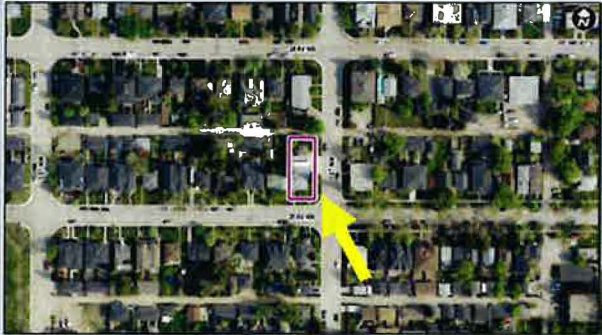
LOC2020-0083
Policy and Land Use Amendment
R-C2 to R-CG





- 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

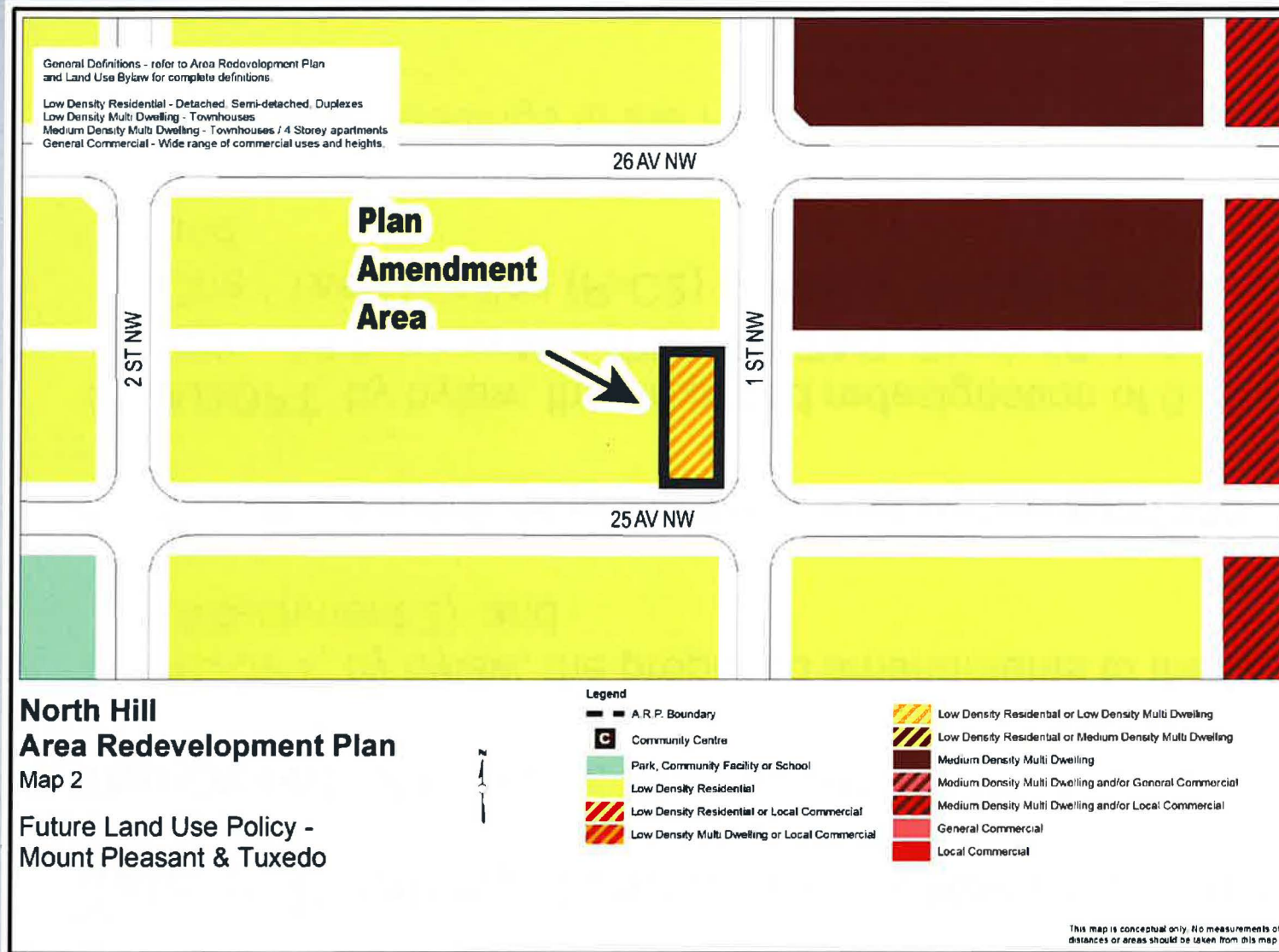






Proposed land use: R-CG

- Low-density rowhouse development, secondary suites
- Max. building height: 11 m
- Max. density: 75 units per hectare (max. four units on site)
- Dwelling façade must face public street



Proposed Amendment to the North Hill Area Redevelopment Plan:

- Amend Map 2 'Future Land Use Policy – Mount Pleasant & Tuxedo'
- From 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling'

Calgary Planning Commission's Recommendation:

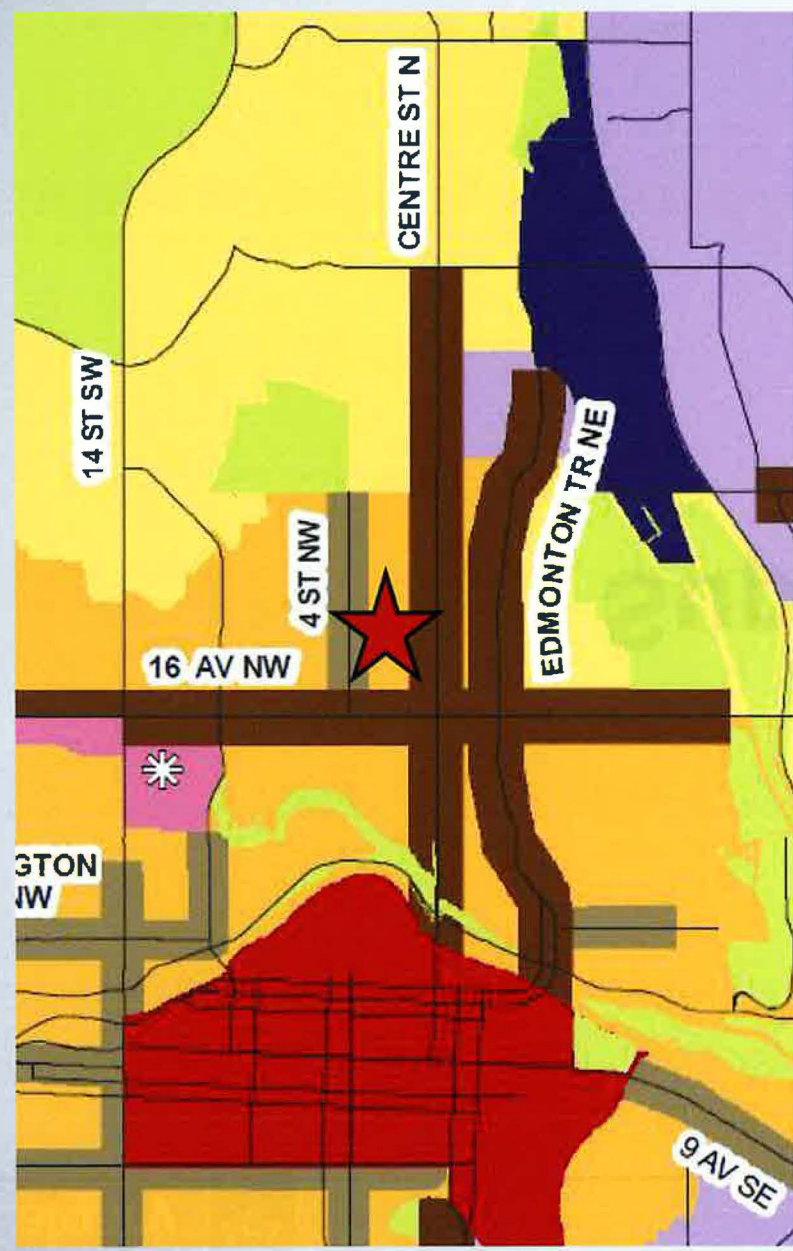
That Council hold a Public Hearing; and




1. **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 50P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 202 – 25 Avenue NW (Plan 2617AG, Block 10, Lots 1 and 2) 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 150D2020**.



Supplementary Slides

Municipal Development Plan Map 1 – Urban Structure



-  Subject Parcel
-  Inner City Area
-  Urban Main Street
-  Neighborhood Main Street

Public Response:

- Community Association provided a letter of opposition
- Ten (10) responses from the public
 - Three (3) in support
 - Seven (7) in opposition





