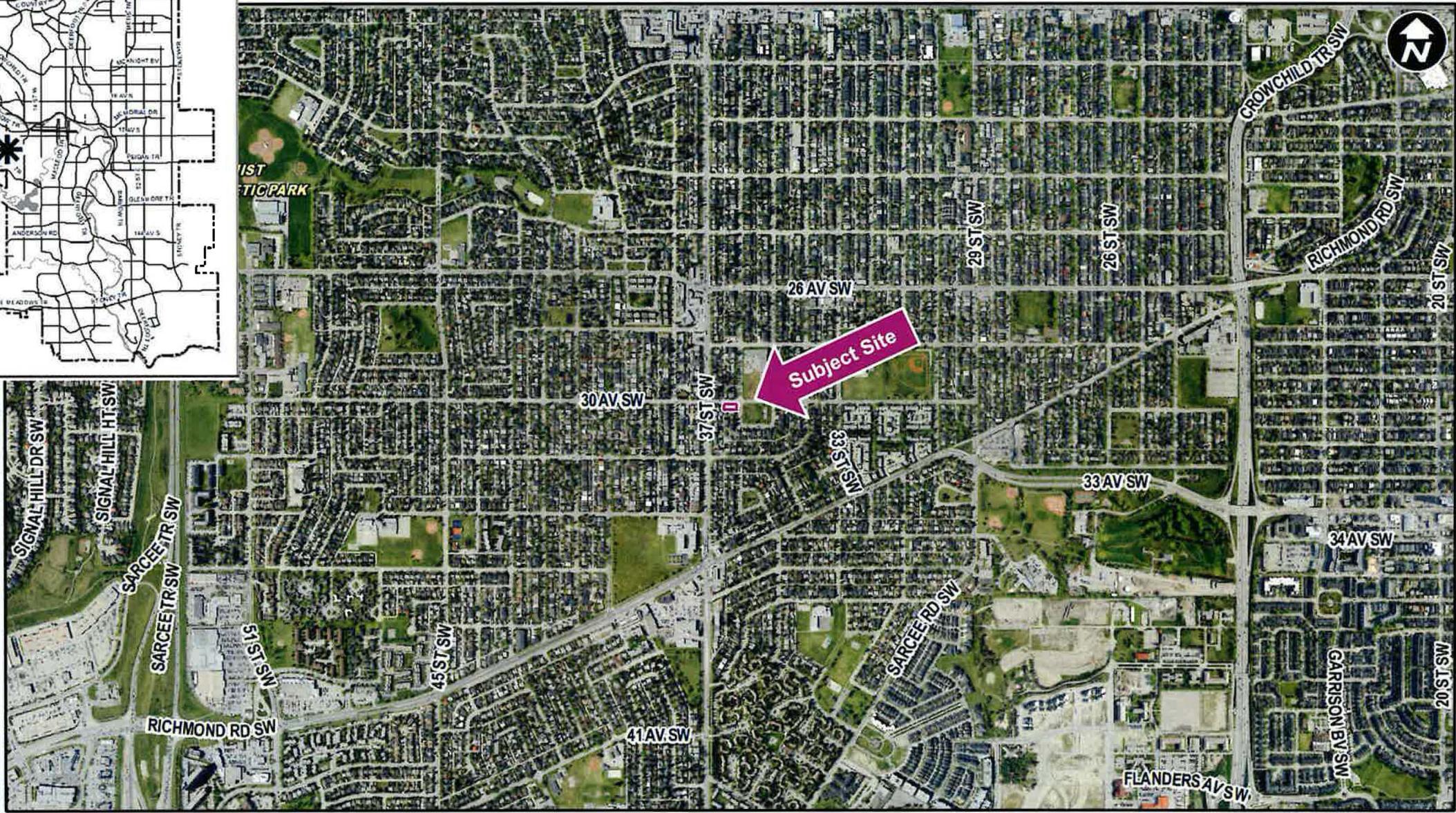
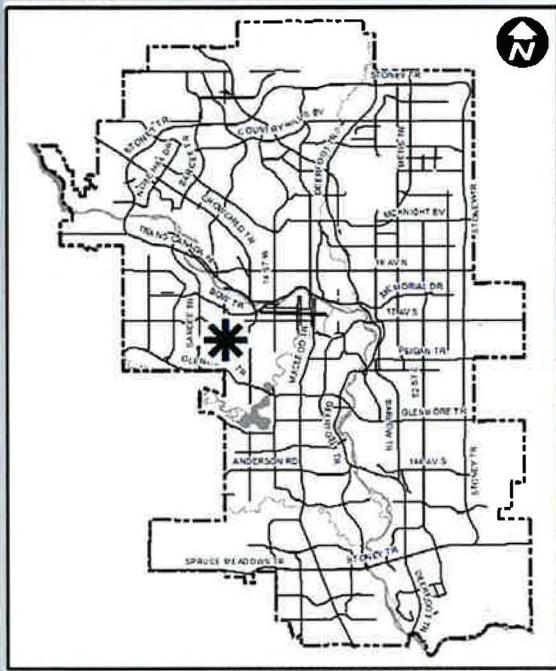




Public Hearing of Council
Agenda Item: 8.1.7

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 14 2020
ITEM: #8.1.7 CPC 2020-1113
Public
CITY CLERK'S DEPARTMENT

LOC2020-0087
Policy and Land Use Amendment
(DC/R-2 to R-CG)

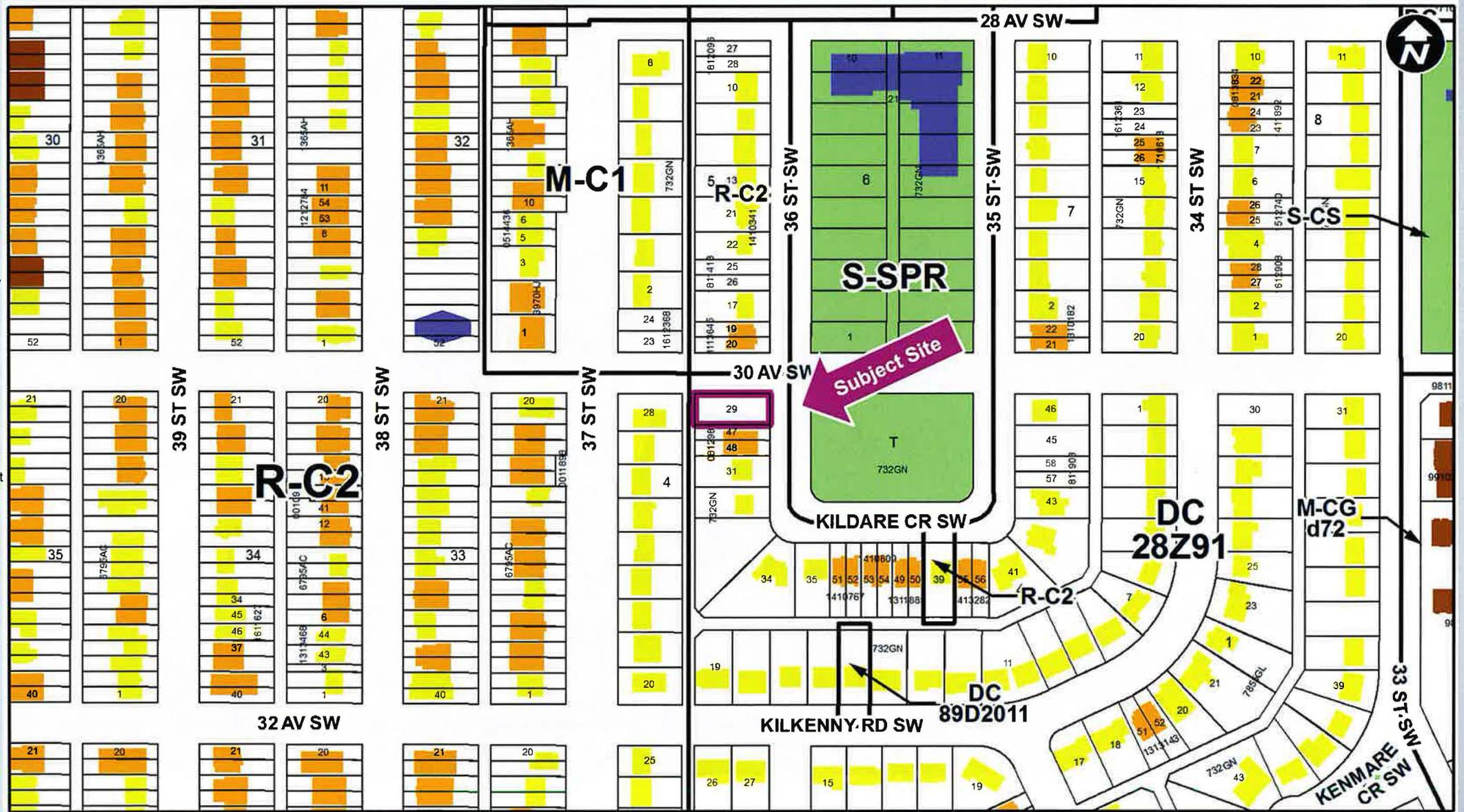


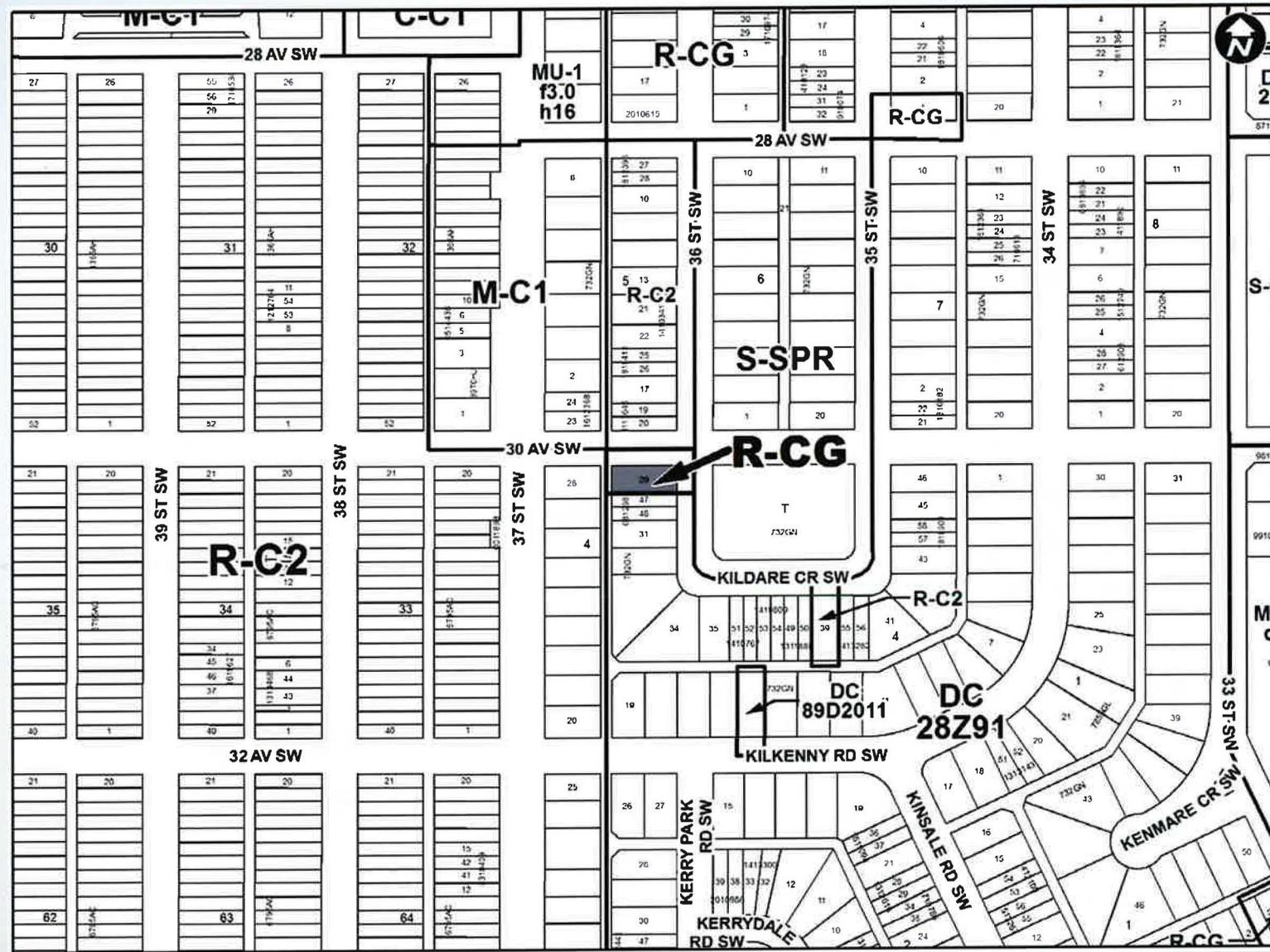


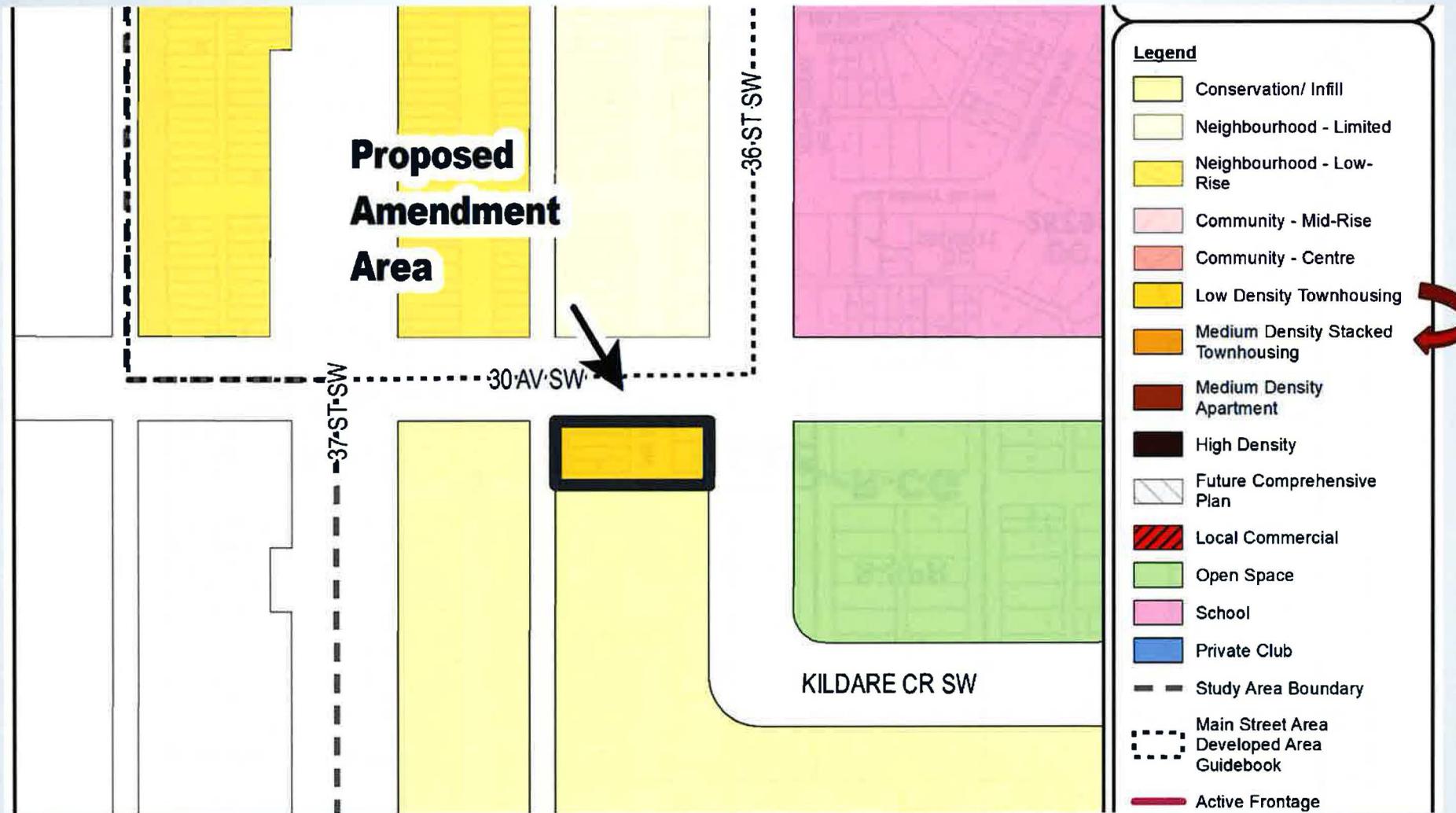




- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communicat and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



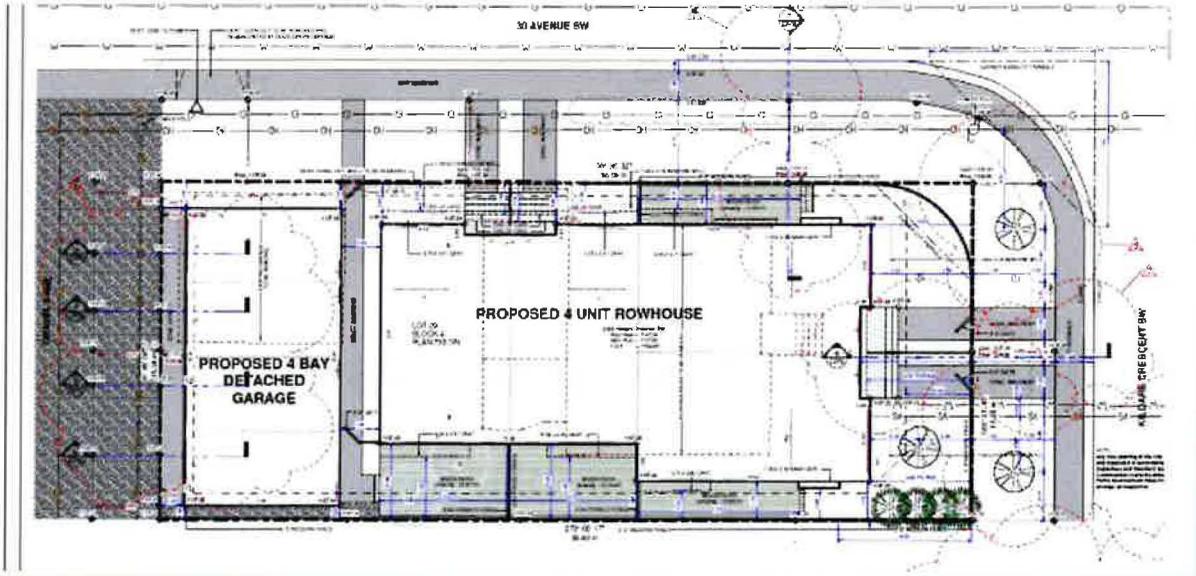




Rendering



Site Plan



Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the the proposed amendments to the Killarney/Glengarry Area Redevelopment Plan; and
2. Give three readings to the **Proposed Bylaw 52P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.24 hectares \pm (0.59 acres \pm) located at 3704, 3708, 3712 and 3716 - 8 Avenue SW (Plan 2566GQ, Block 15, Lots 15 to 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.0h22) District; and
4. Give three readings to the **Proposed Bylaw 153D2020**.



**Supplementary
Slides**

REASONS FOR RECOMMENDATIONS:

The proposal is in keeping with applicable policies of the Municipal Development Plan.

The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development.

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

Stakeholder Engagement

- The applicant has reached out to the neighbourhood and community association
- No Response was received from the Community Association
- One letter of support and 5 letters of opposition were received from the community
 - Congested on-street parking and loss of sunlight and privacy were stated as reasons for opposition

The Permitted and Discretionary uses of the R-2 Residential Low Density District shall be the permitted and discretionary uses respectively.

2. Development Guidelines

(a) The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-2 Residential Low Density District shall apply unless otherwise noted below:

(i) Lot Width - Single-Detached

A minimum width of 11 metres except a minimum width of 7.5 metres where the lot forms part of a plan of subdivision approved by the Calgary Planning Commission prior to the date of approval of this by-law.

(ii) Lot Area - Single-Detached

A minimum lot area of 348 square metres except a minimum lot area of 233 square metres where the lot forms part of a subdivision approved by the Calgary Planning Commission prior to the date of approval of this by-law.

