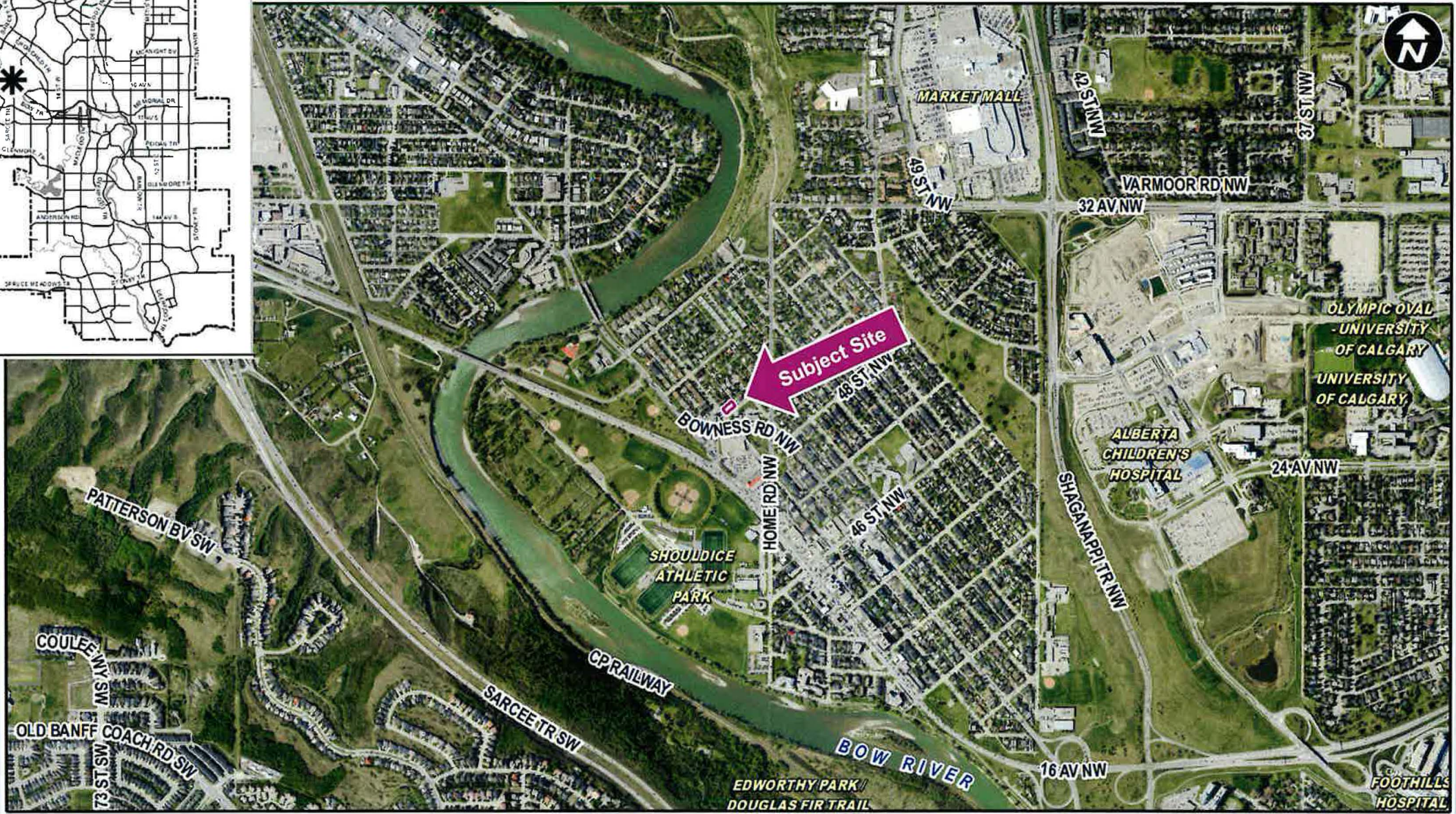
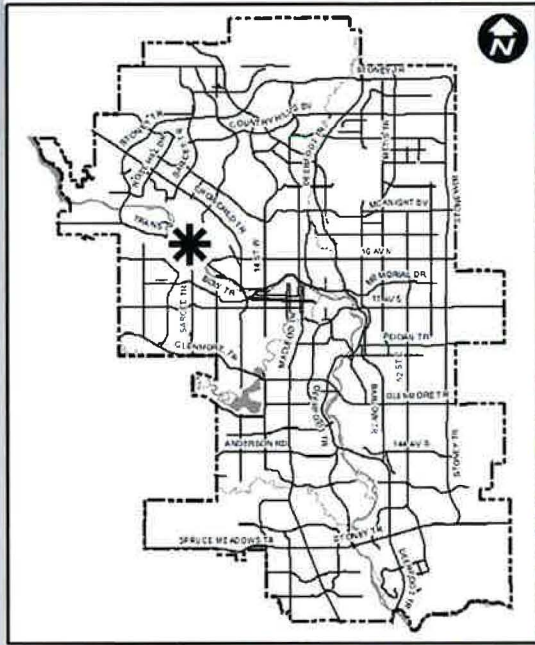


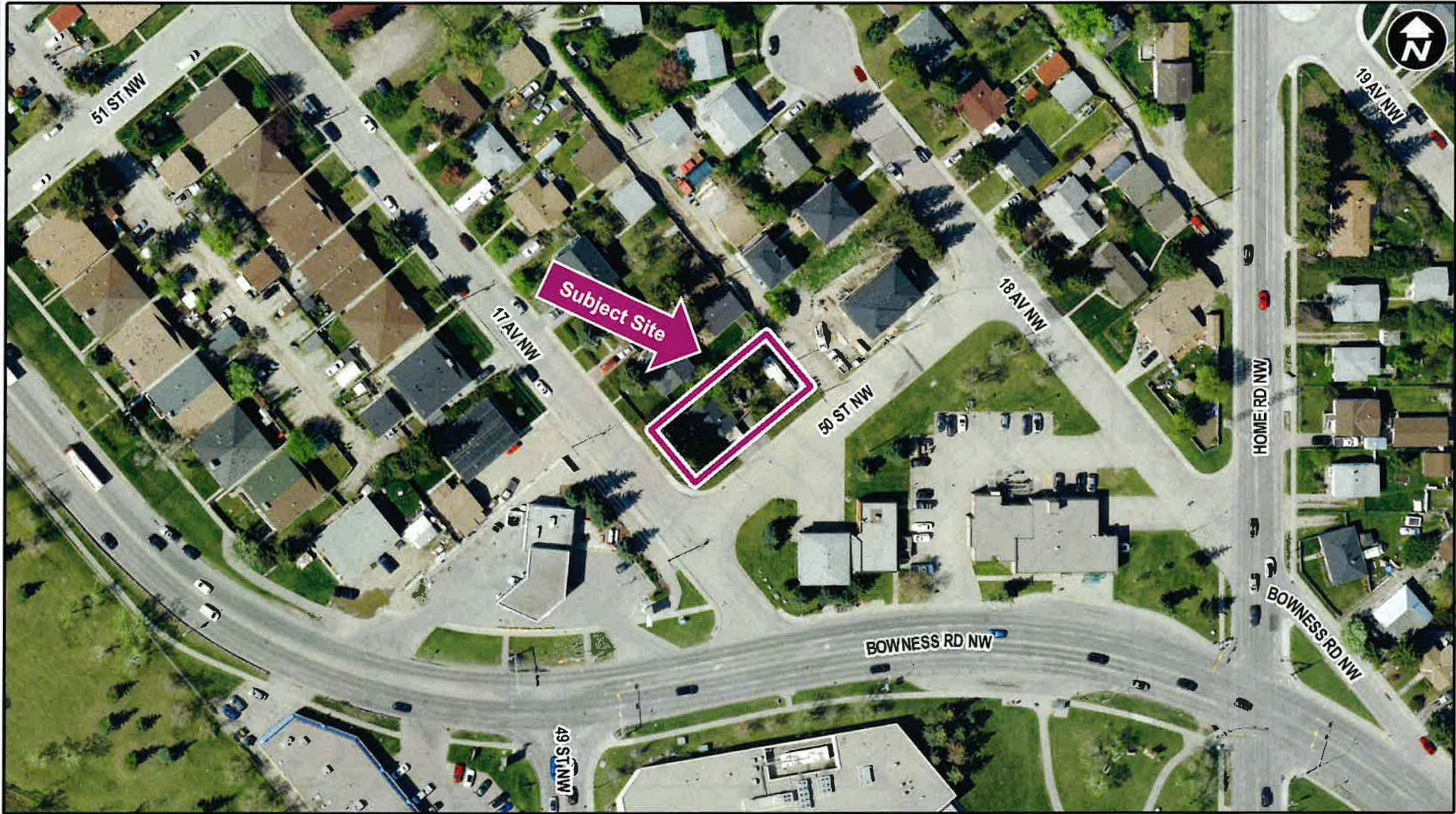


Public Hearing of Council
Agenda Item: 8.1.4

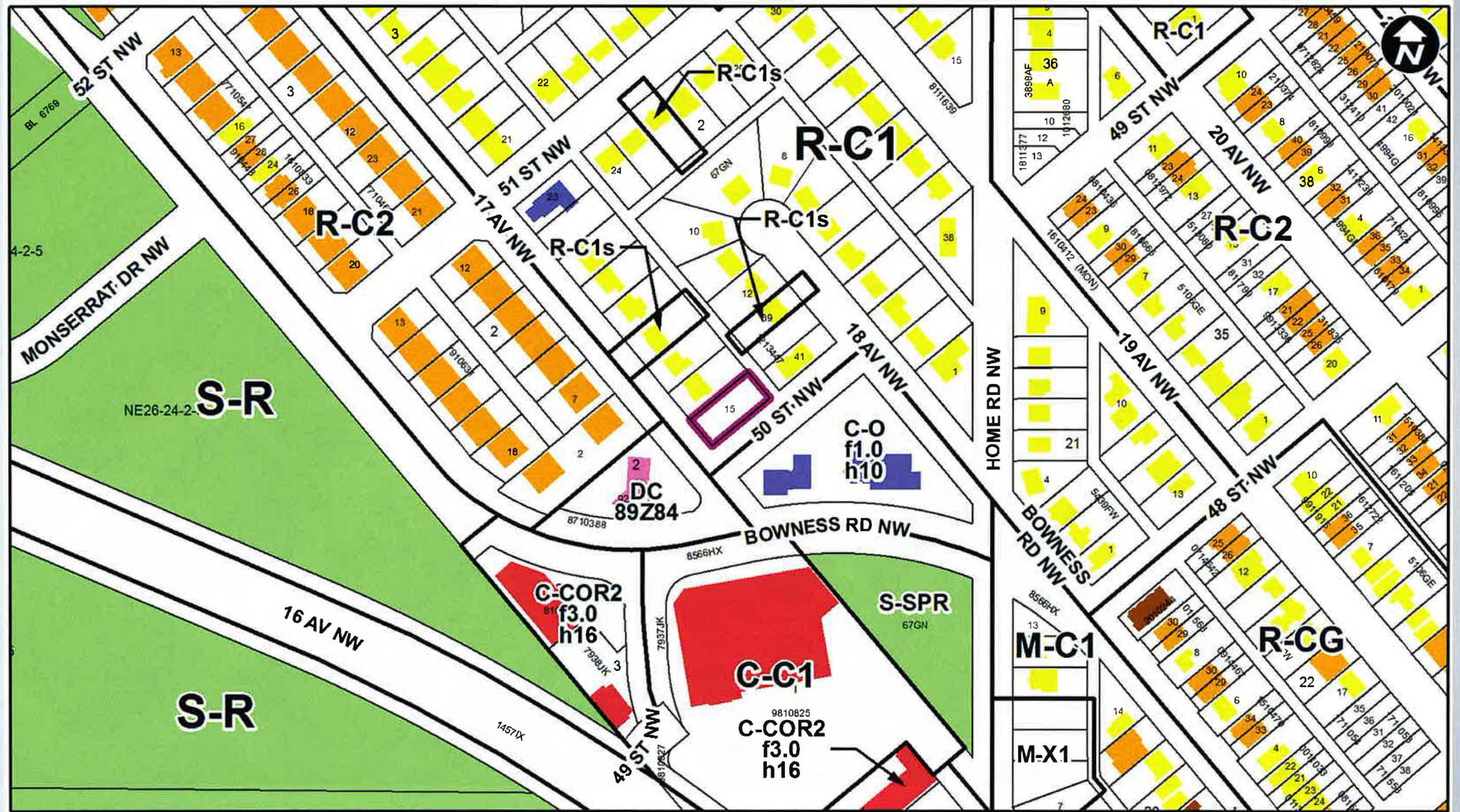
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ITEM: #8.1.4 CPC2020-1159
R/11E
CITY CLERK'S DEPARTMENT

LOC2020-0104
Policy and Land Use Amendment
R-C1 to R-CG

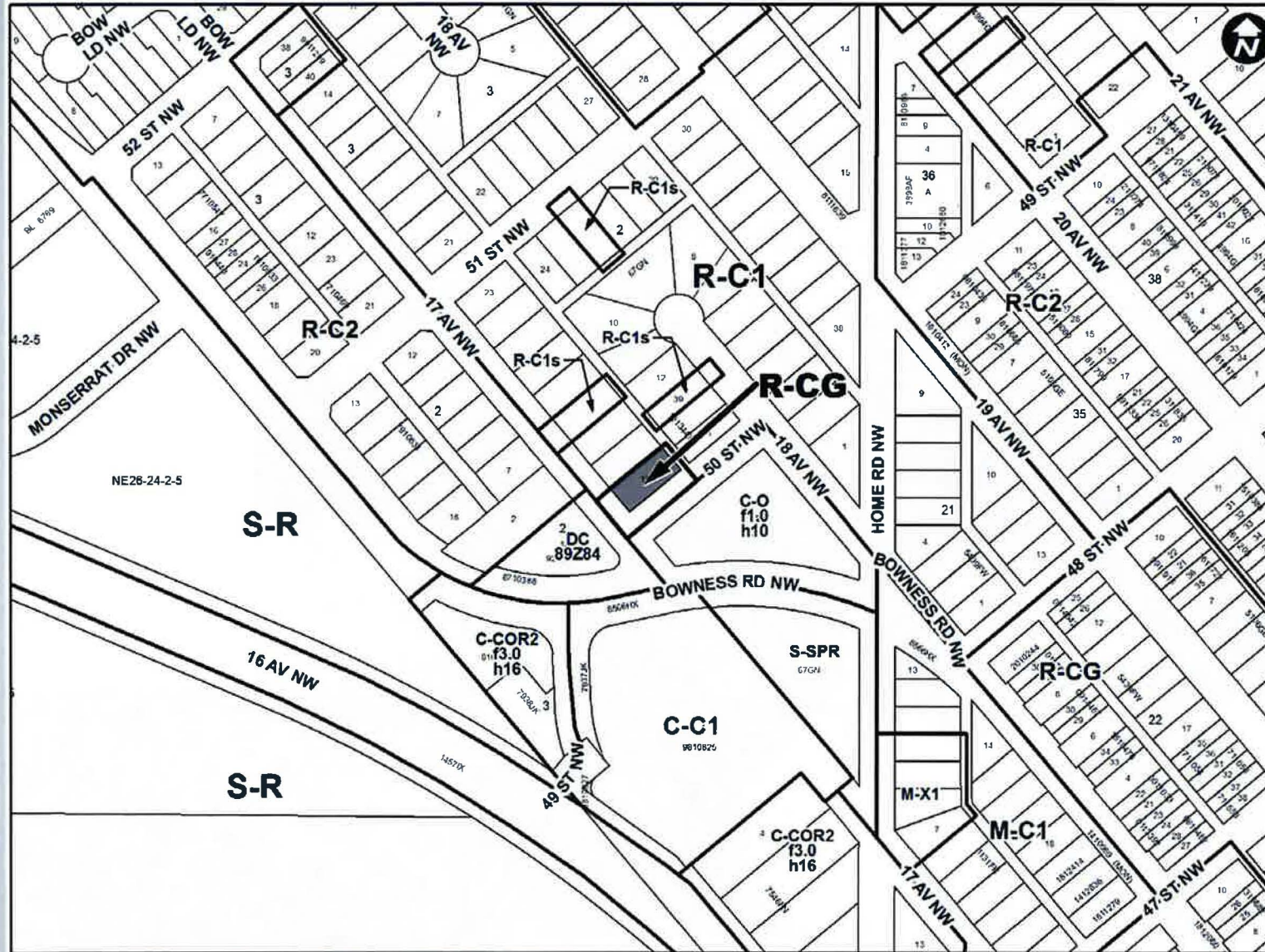




- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary







**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 Montgomery Area Redevelopment Plan :

- Amend Figure 1.3 entitled 'Future Land Use Plan'
- From 'Low Density Residential' to 'Low Density Residential/ Townhouse'

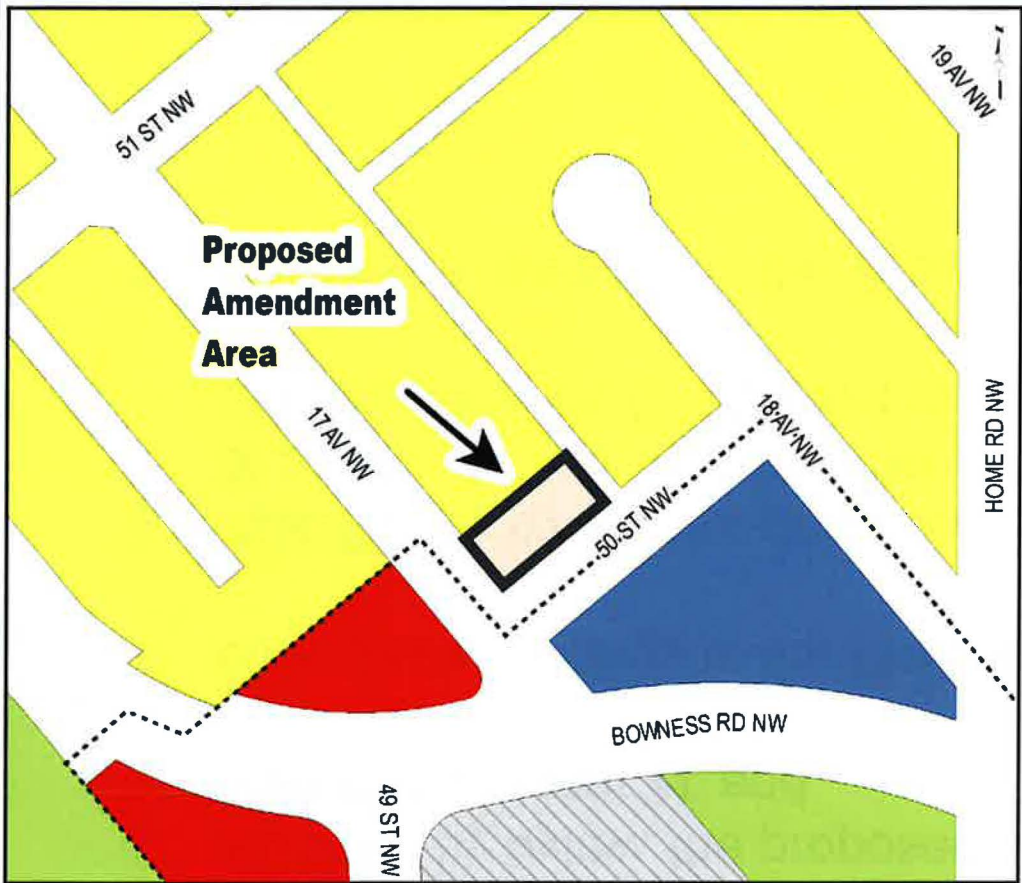


Figure 1.3
Future Land Use Plan

Legend	
	Plan Area Boundary
	Active Frontage
	Main Street Area
	Developed Area Guidebook
	Commercial/Retail Ready
	Future Comprehensive Plan
	Neighbourhood Limited
	Neighbourhood - Low Rise
	Community Mid Rise
	Low Density Residential
	Low Density Residential/ Townhouse
	Medium Density Residential/ Institutional
	General Commercial
	Highway Commercial
	Parks/ Community Facilities
	Institutional/ Schools
	Utilities
	Large Lot Residential
	Future Transportation
	Future Transportation/ Open Space
	Storage
	School

This map is conceptual only. No measurements of distances or areas should be taken from this map.

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 2); and
2. Give three readings to the **Proposed Bylaw 54P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 5104 – 17 Avenue NW (Plan 67GN, Block 2, Lot 15) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the **Proposed Bylaw 160D2020**.



Supplementary Slides

Public Response:

- Community Association provided a letter of support
- Seven (7) letters of opposition from the public
- A petition signed by 13 residents in opposition









