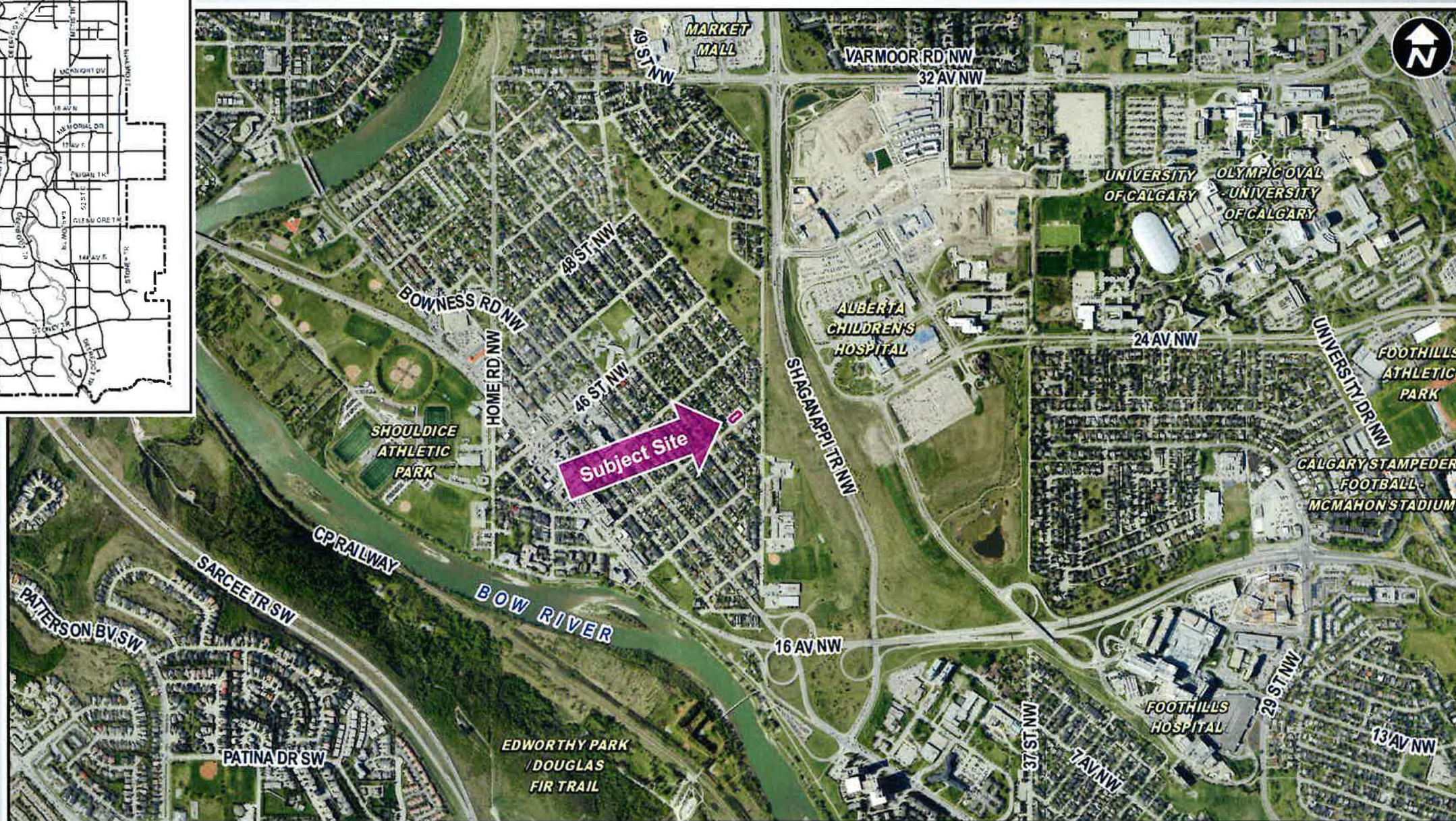
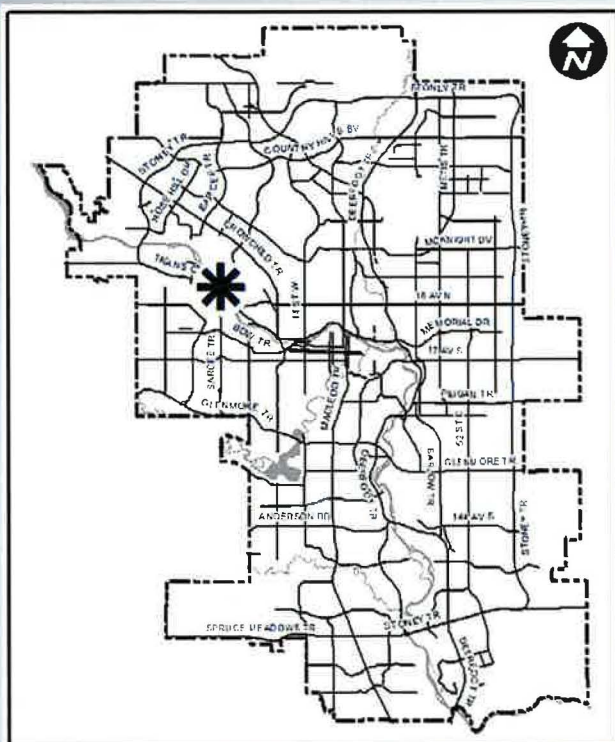




Public Hearing of Council
Agenda Item: 8.1.11



LOC2020-0117
Policy Amendment and
Land Use Amendment
(R-C1 to R-C2)

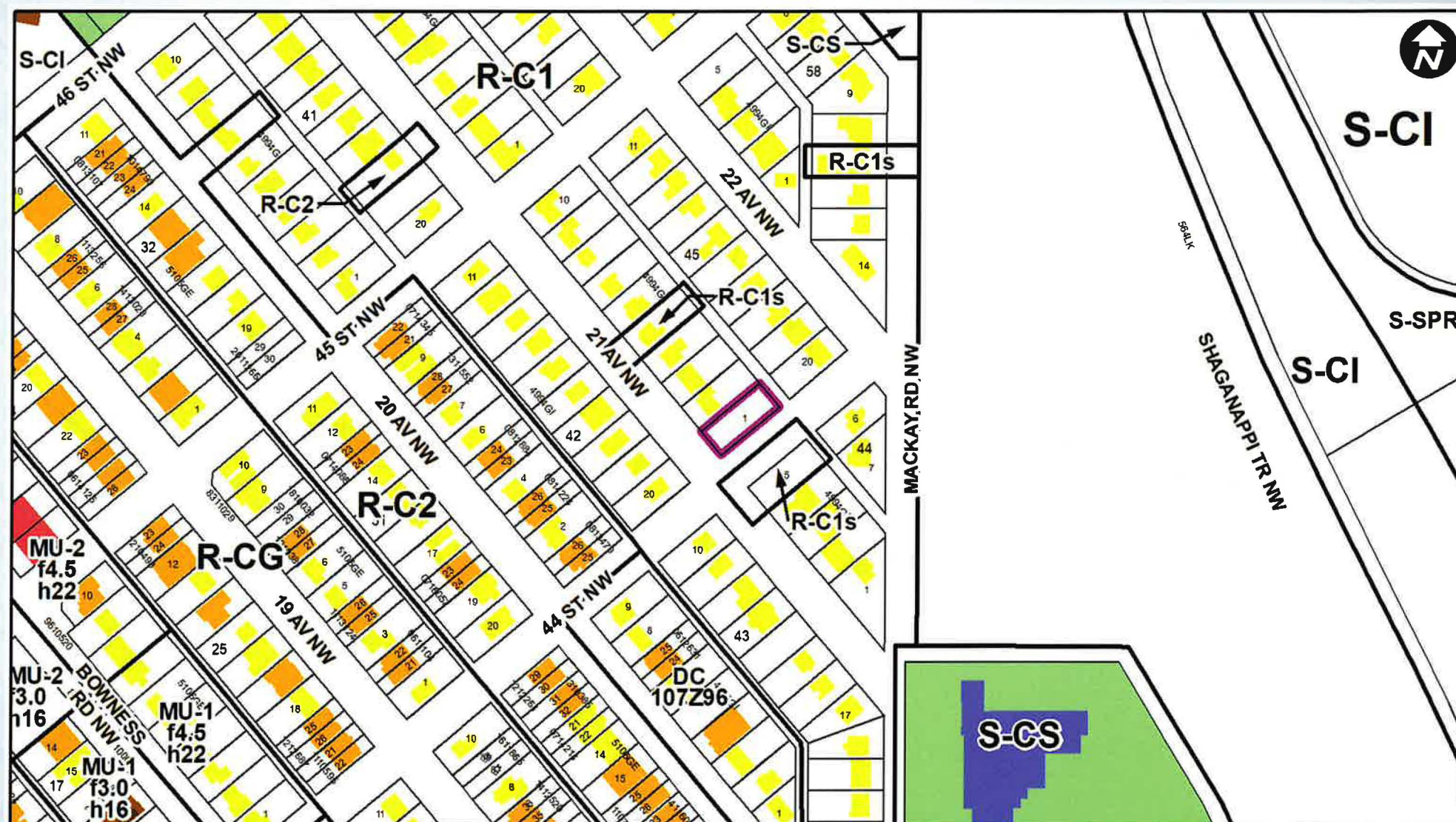


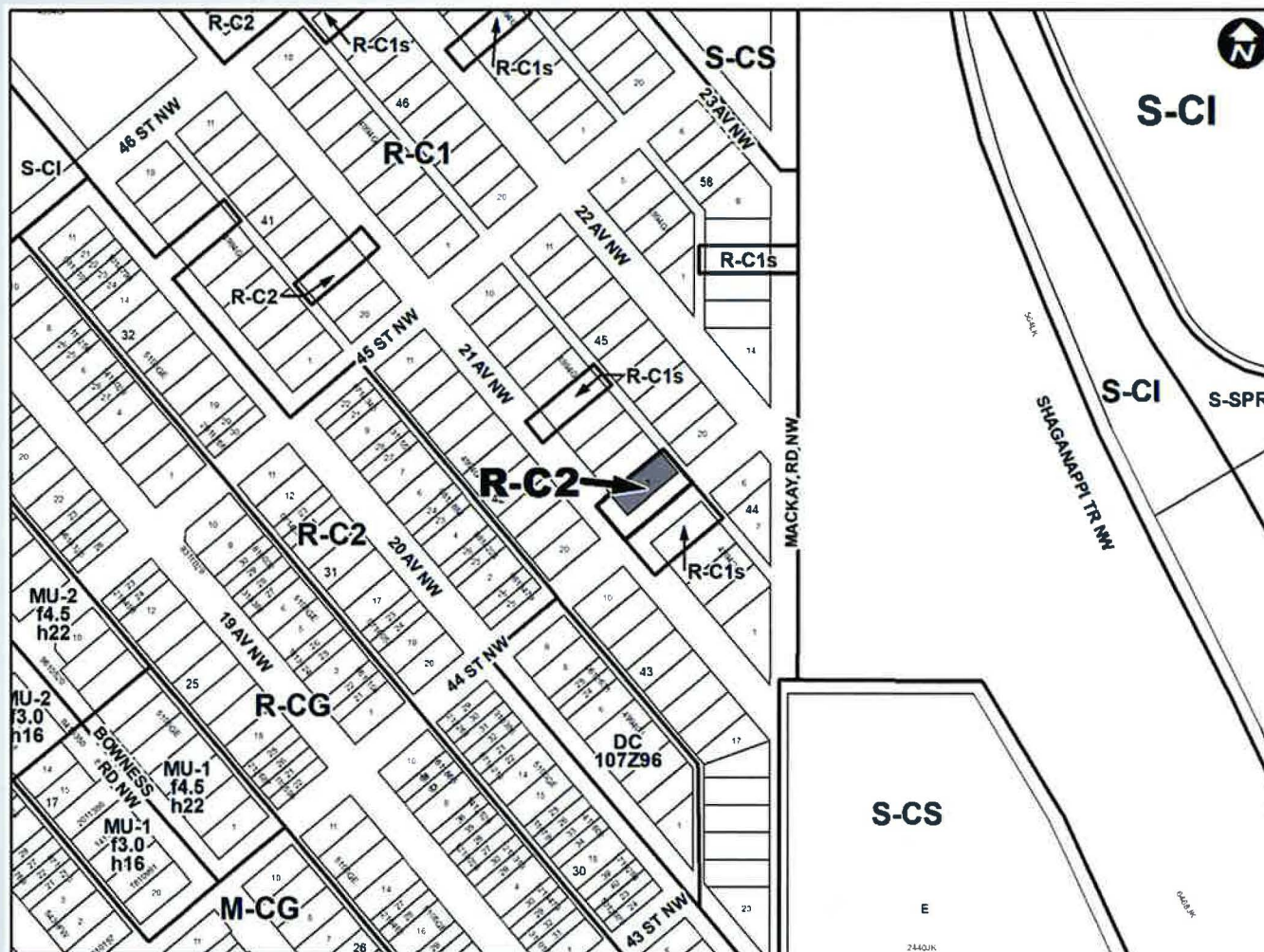




LEGEND

- 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

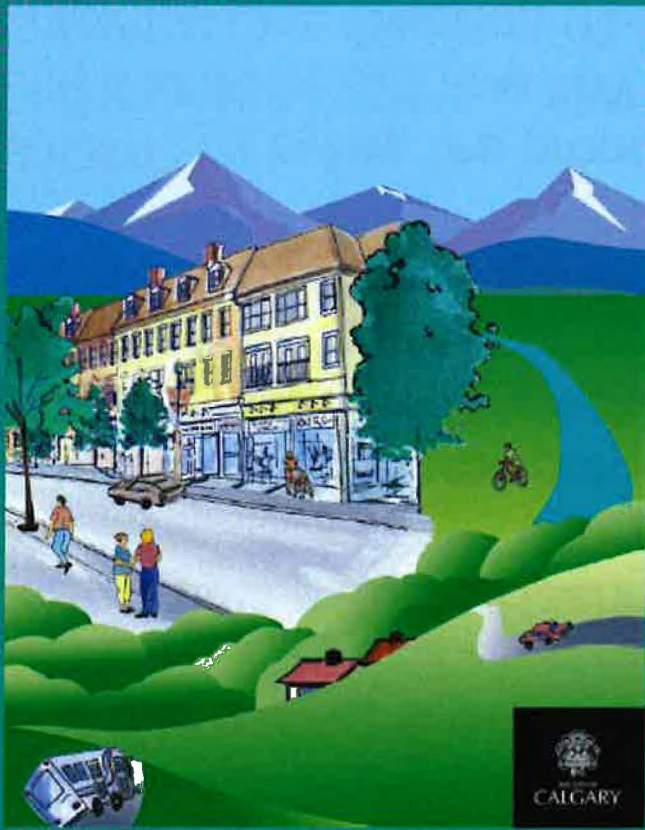




Proposed R-C2 District:

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

Montgomery Area Redevelopment Plan



Montgomery Area Redevelopment Plan

- Local guiding policy for community
- Text amendment required to accommodate the proposed land use redesignation

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 3); and
2. Give three readings to the **Proposed Bylaw 54P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4504 - 21 Ave NW (Plan 4994GI, Block 45, Lot 1) 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 161D2020**.

Supplementary Slides

Public Response

One letter of support.

Eight letters of opposition from the public with concerns over:

- increase in traffic, noise and parking issues;
- increase in density and lot coverage;
- potential loss of trees;
- reduced privacy for neighbouring properties; and
- general concern about higher density residential developments within the neighbourhood.

ARP objectives

- To enhance Montgomery as a sustainable and livable residential community by encouraging a variety of housing types that can accommodate a range of ages, household sizes, household types and incomes.





