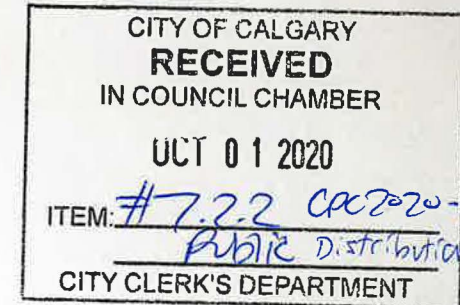




Calgary Planning Commission

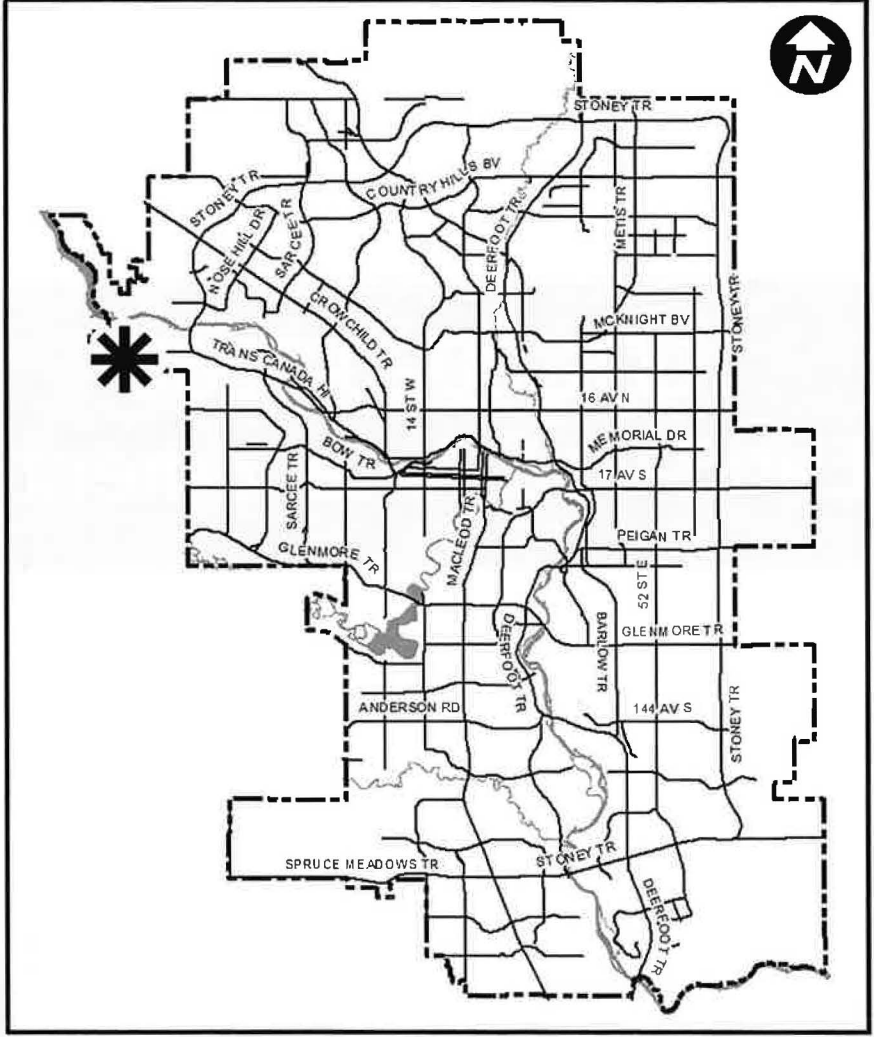
Agenda Item: 7.2.2



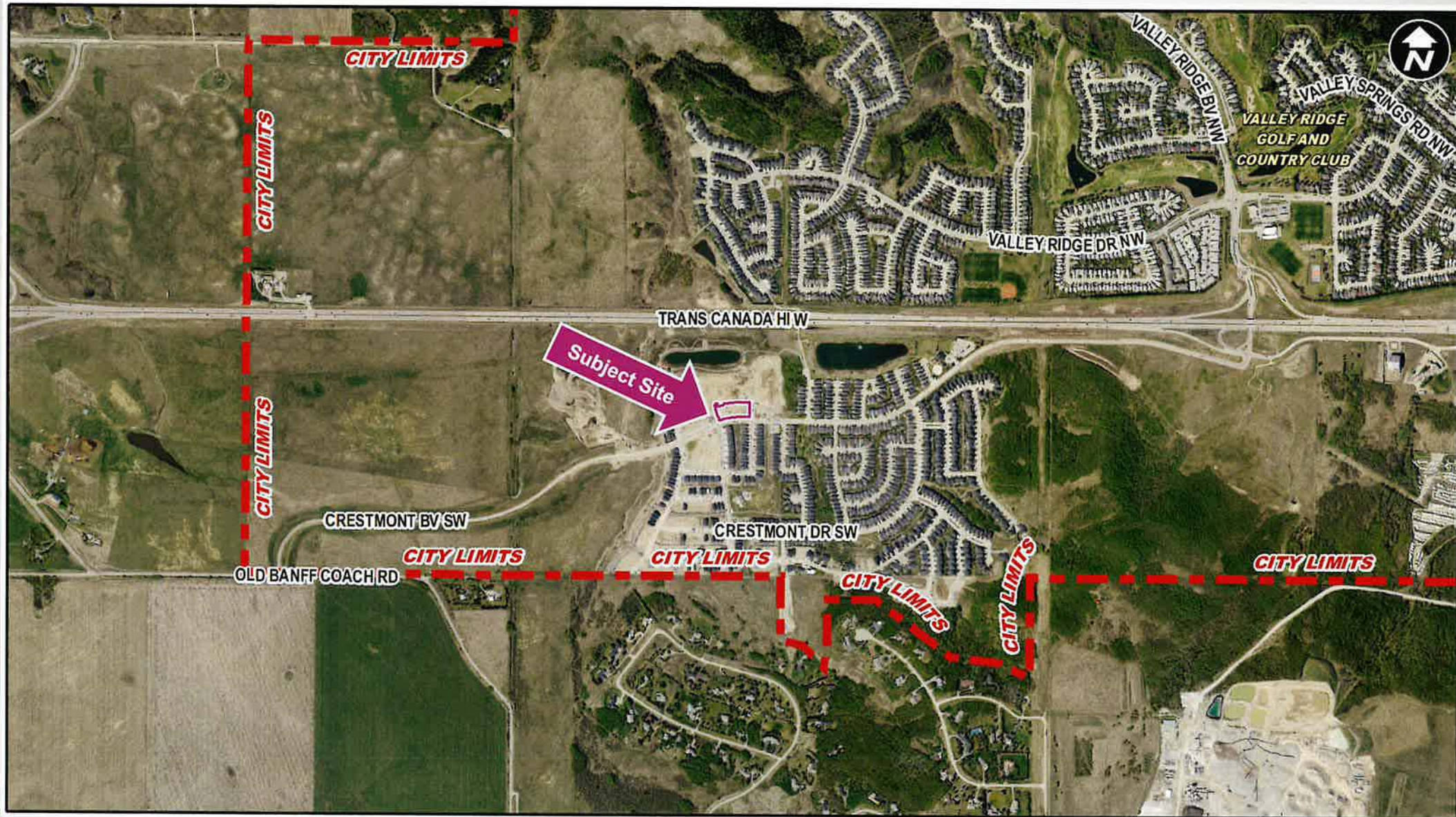
LOC2020-0086

Land Use Amendment

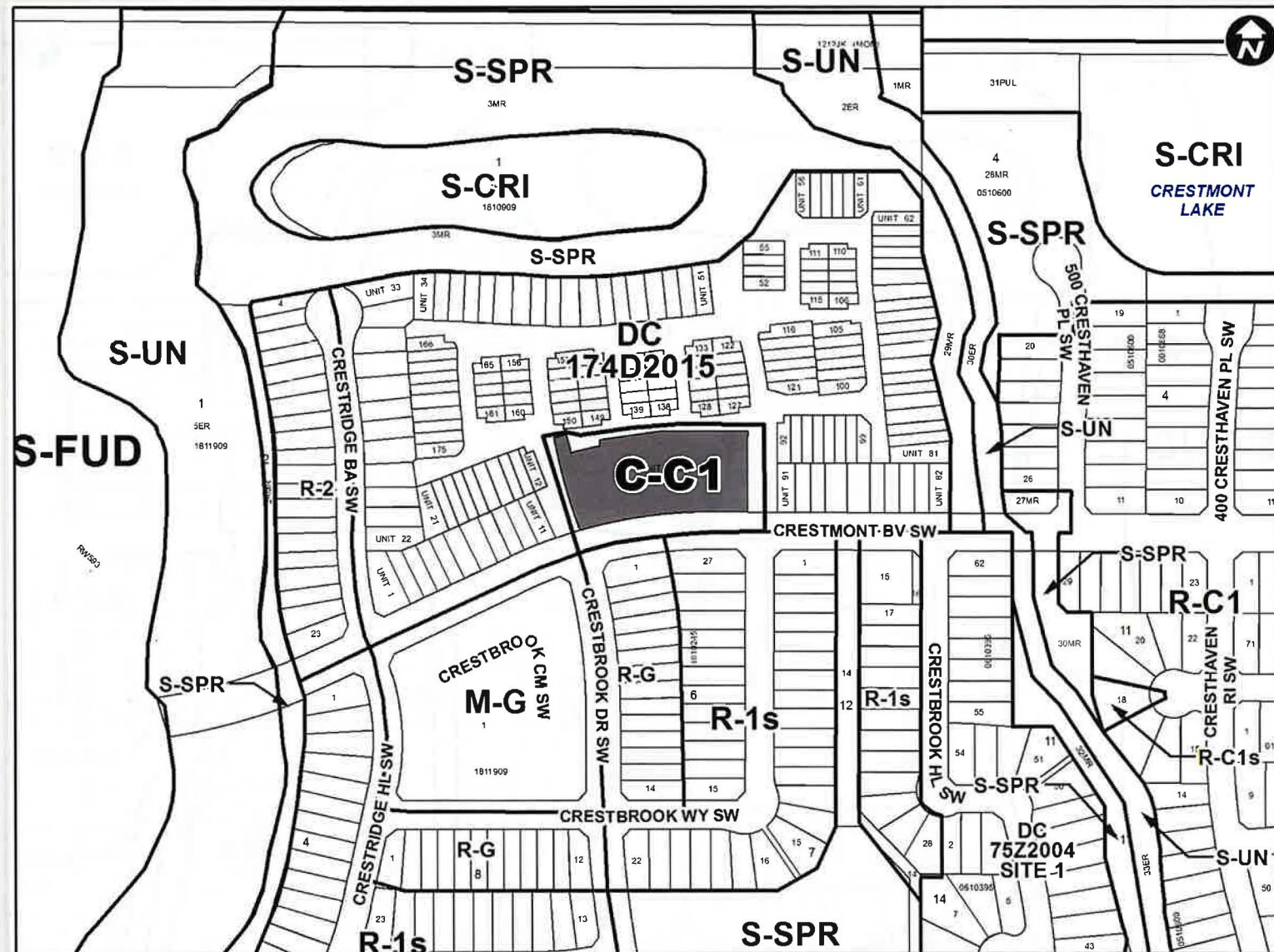
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 1 2020
ITEM 7.2.2
CITY CLERK'S DEPARTMENT





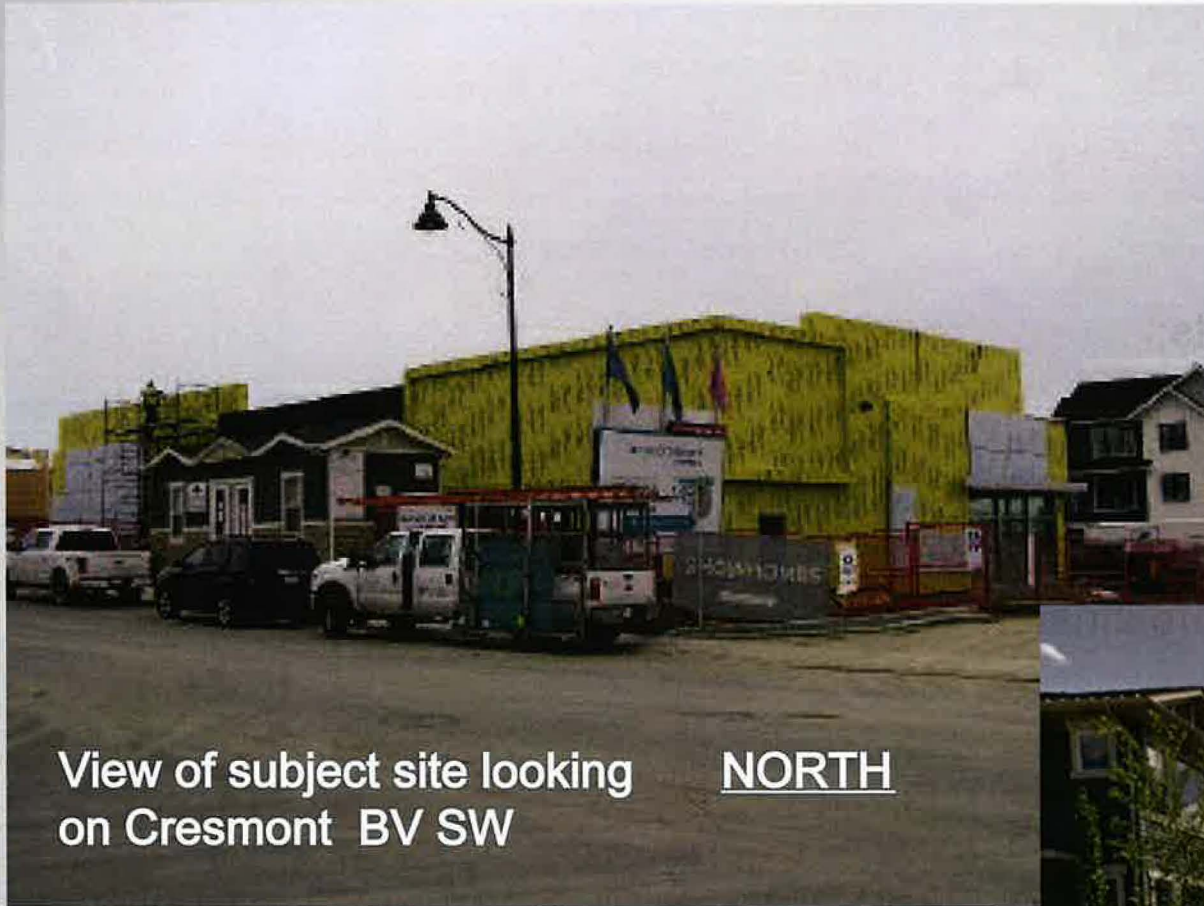






Proposed C-C1 District allows for:

- small to mid -scale commercial developments;
- a maximum building height of 10 metres, approximately 3 storeys (a decrease from the current maximum of 13 metres);
- a maximum of 1.0 floor area ratio (FAR), approximately 4,630 square metres of building floor area); and
- the uses listed in the C -C1 District.



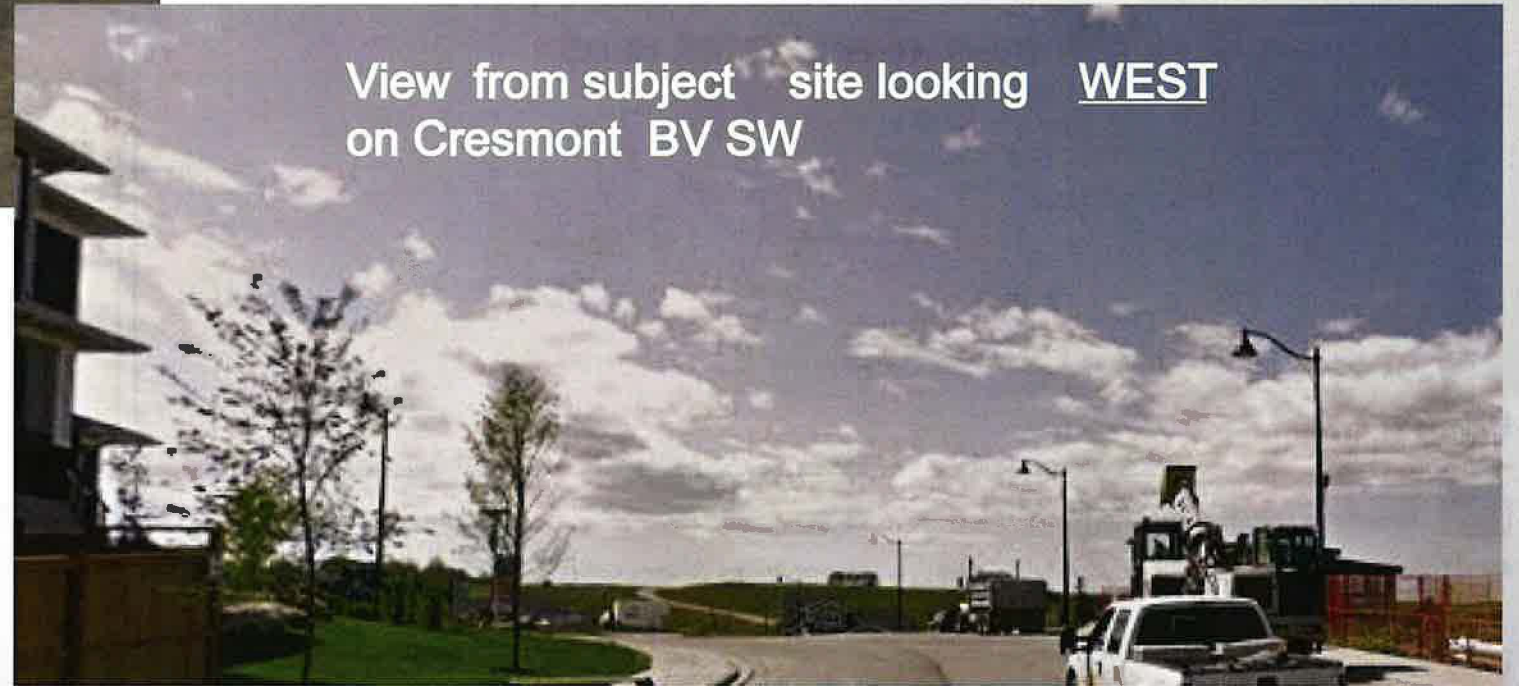
View of subject site looking NORTH
on Cresmont BV SW



View from subject site looking SOUTH
on Cresmont BV SW



View from subject site looking EAST
on Cresmont BV SW
















View from subject site looking WEST
on Cresmont BV SW

Neighbourhood Area:

- intended for opportunities for residential -based commercial uses such as Live -Work Units, Home -Based Businesses, and Child Care Facilities;
- opportunities for a variety of compatible uses such as local commercial and retail uses.

 **Subject Site**

Legend

 City Limits	 Open Space	 Freeway/ Expressway	 Interchange
 Transportation/ Utility Corridor	 Storm Pond	 Arterial Street	 Potential Transit Connection
 Plan Area Boundary	 Policy Review	 Primary Collector/ Collector	 Potential Road Connection
 Neighbourhood Areas	 Special Study Area (South of 2 Av SW)	 Regional Pathway	
 Community Core Area			



Reasons for Recommendation

- The proposal aligns with the applicable policies of the *Municipal Development Plan* and the *Calgary West Area Structure Plan* which identify the site as being appropriate for local retail and commercial uses; and
- The subject district is deemed to be appropriate within existing communities and will provide the local population with a greater variety of commercial and services uses.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing, and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.46 hectares \pm (1.13 acres \pm) located at 20 Crestridge Common SW (Condominium Plan 1910292, Unit 176) from DC Direct Control District **to** Commercial – Community 1 (C-C1) District; and
2. Give three readings to the proposed bylaw.

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

