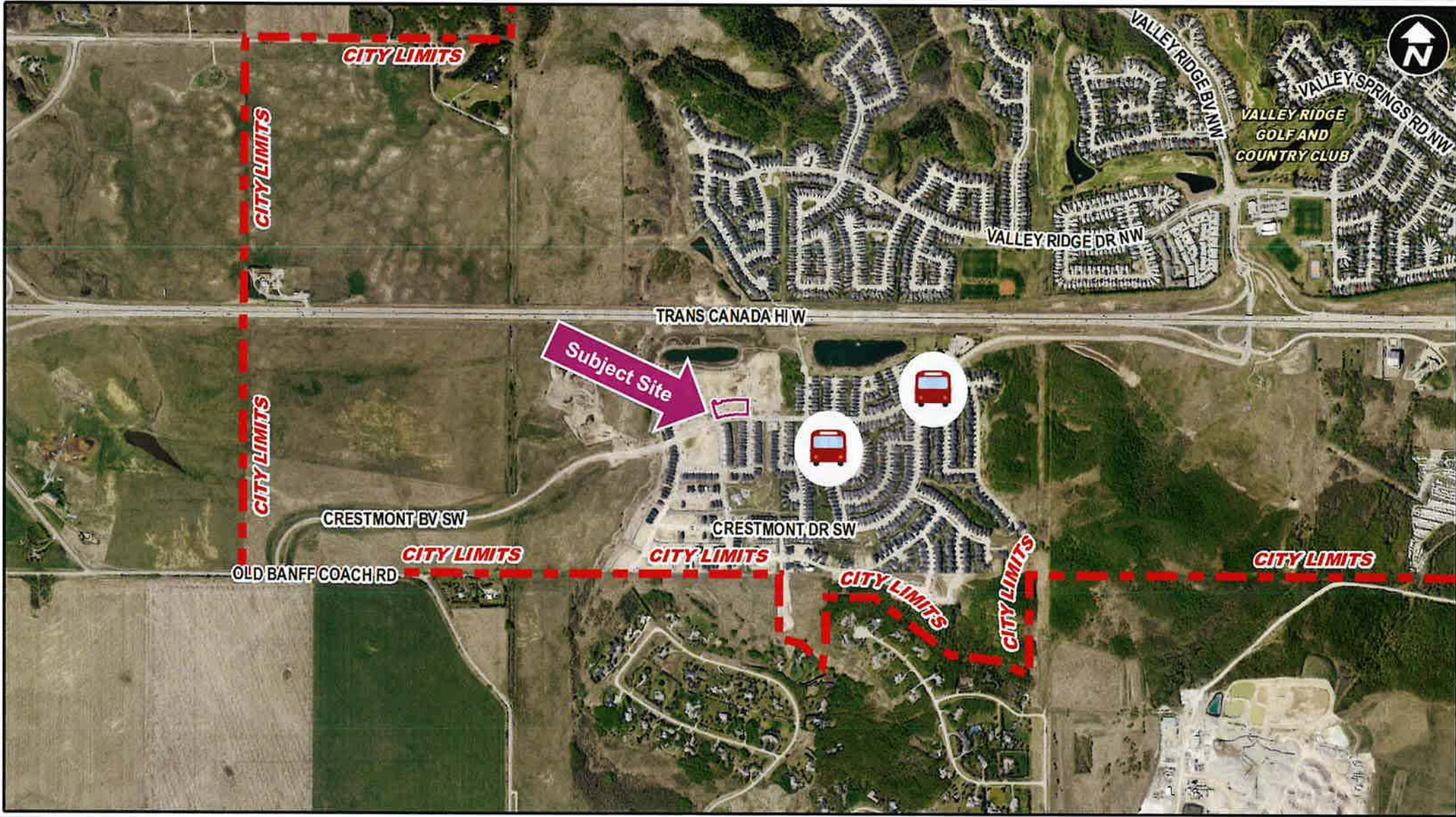


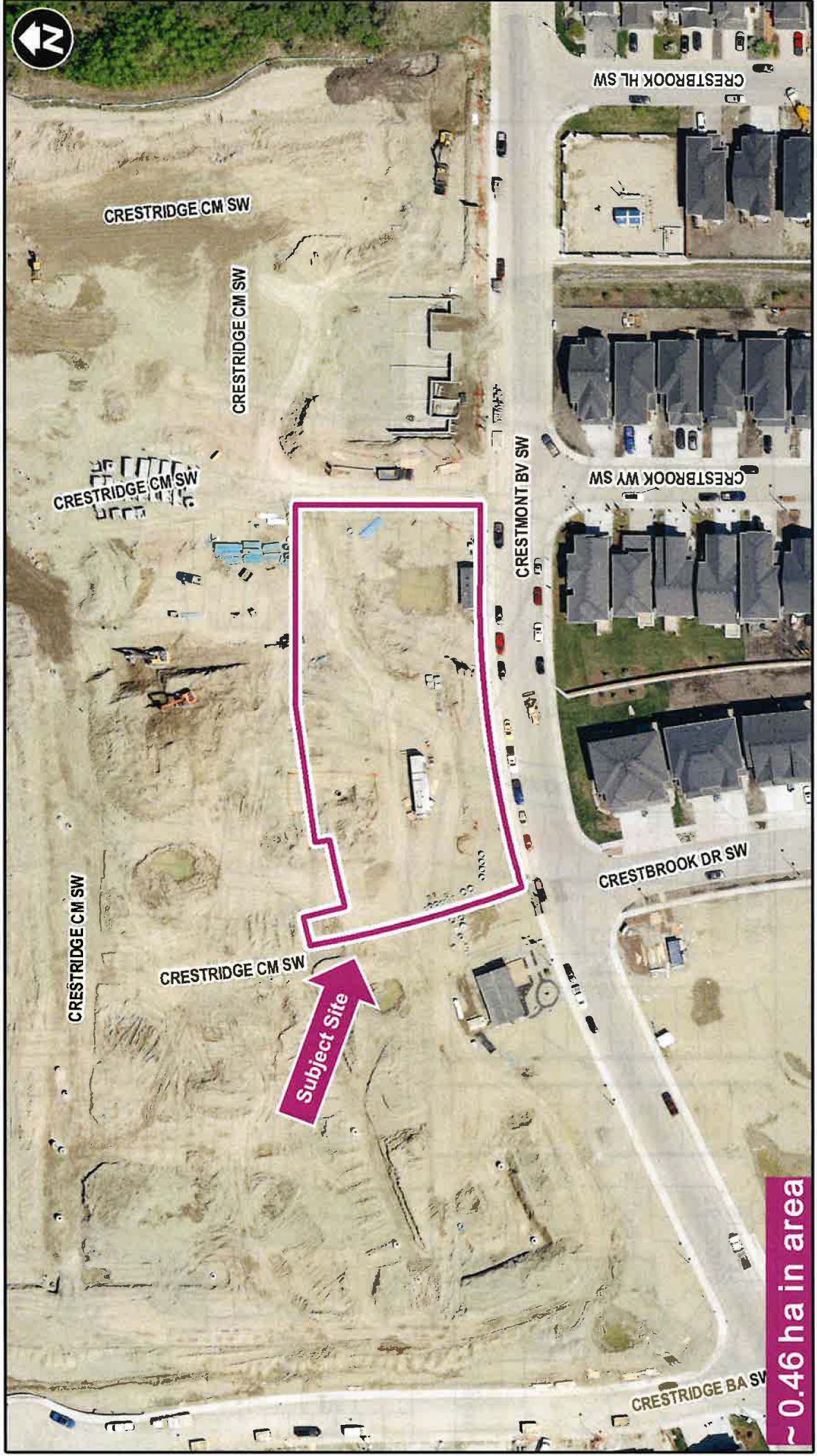


Public Hearing of Council
Agenda Item: 8.1.8

LOC2020-0086
Land Use Amendment
DC (M-G) to C-C1

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 02 2020
ITEM: #8.1.8 CPC2020-0946
Public
CITY CLERK'S DEPARTMENT

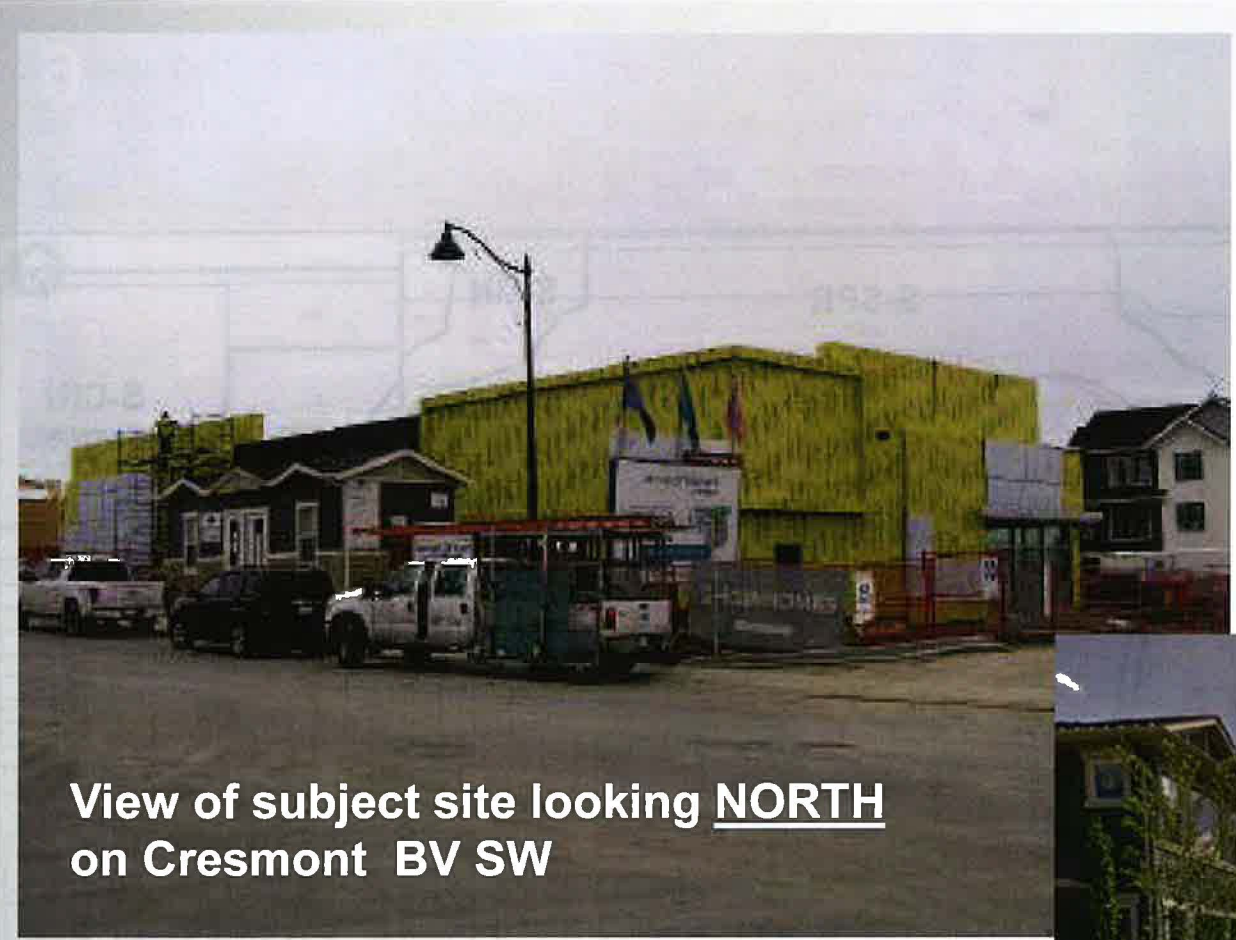






- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

~ 0.46 ha in area



View of subject site looking NORTH
on Cresmont BV SW



View from subject site looking SOUTH
on Cresmont BV SW

Residential – Contextual One Dwelling (R-C1s)
to
Residential – Contextual One / Two Dwelling (R-C2)

Allows for:

- small to mid-scale commercial developments;
- maximum building height of 10 metres, approximately 3 storeys (a decrease from the current maximum of 13 metres);
- maximum of 1.0 floor area ratio (FAR).



Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT** 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
2. Give three readings to the **Proposed Bylaw 148D2020**.


Supplementary Slides

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**

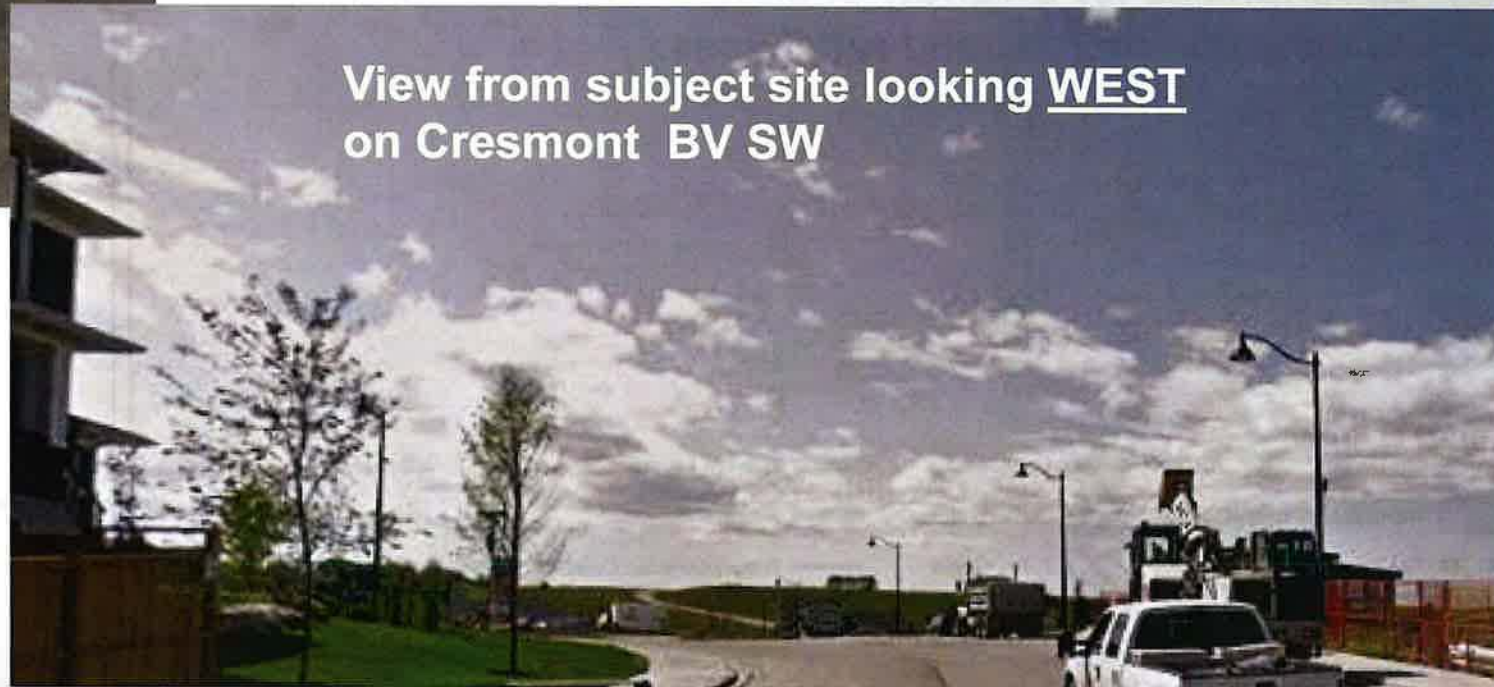
Legend

 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			





View from subject site looking EAST
on Cresmont BV SW



View from subject site looking WEST
on Cresmont BV SW

