



# Calgary Planning Commission

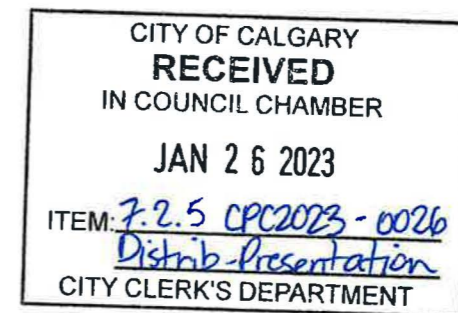
## Agenda Item: 7.2.5



# LOC2022-0146

## Policy and Land Use Amendment

January 26, 2023

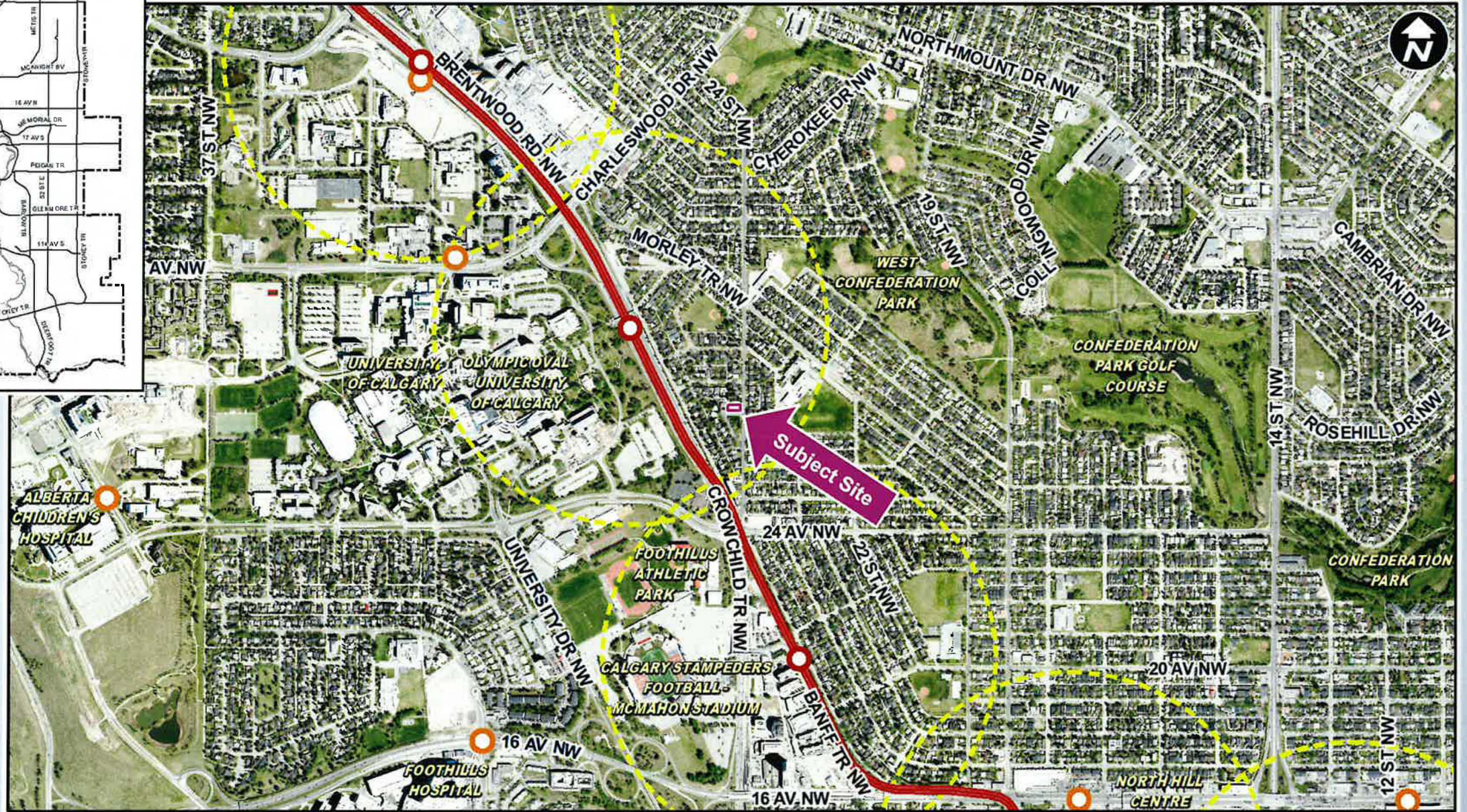
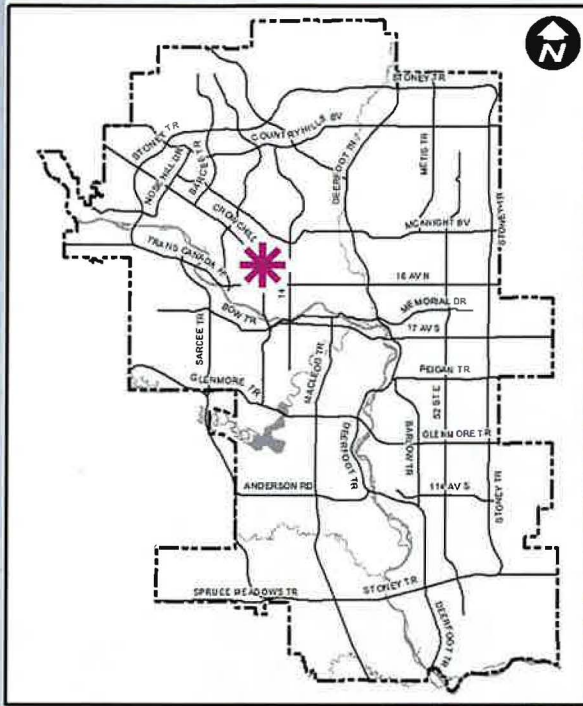


## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

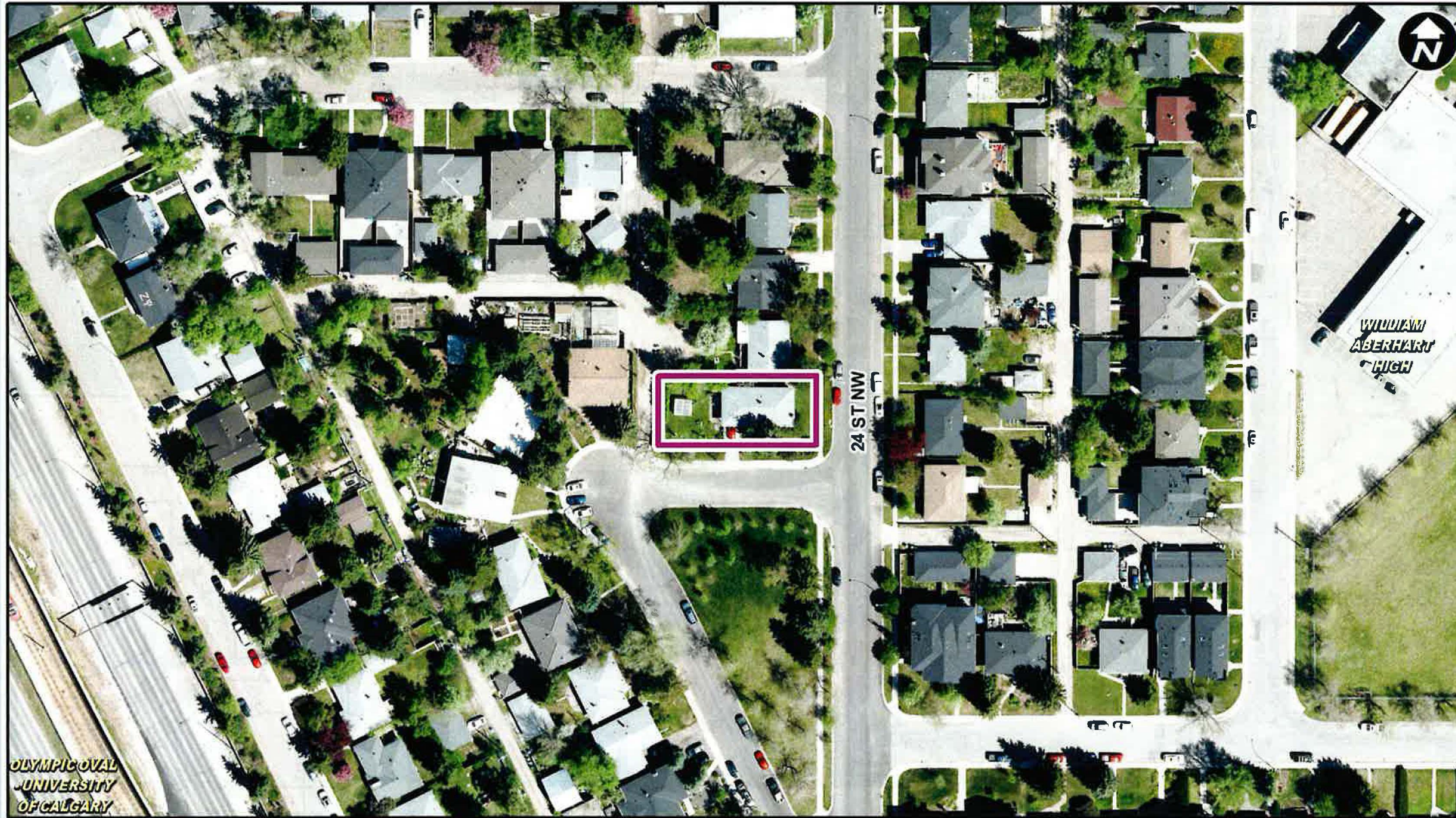
1. Give three readings to the proposed bylaw for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 35 Creston Crescent NW (Plan 2846GW, Block 5, Lot 26) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.





### LEGEND

- 600m buffer from LRT station
- LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line**
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow



**Parcel Size:**

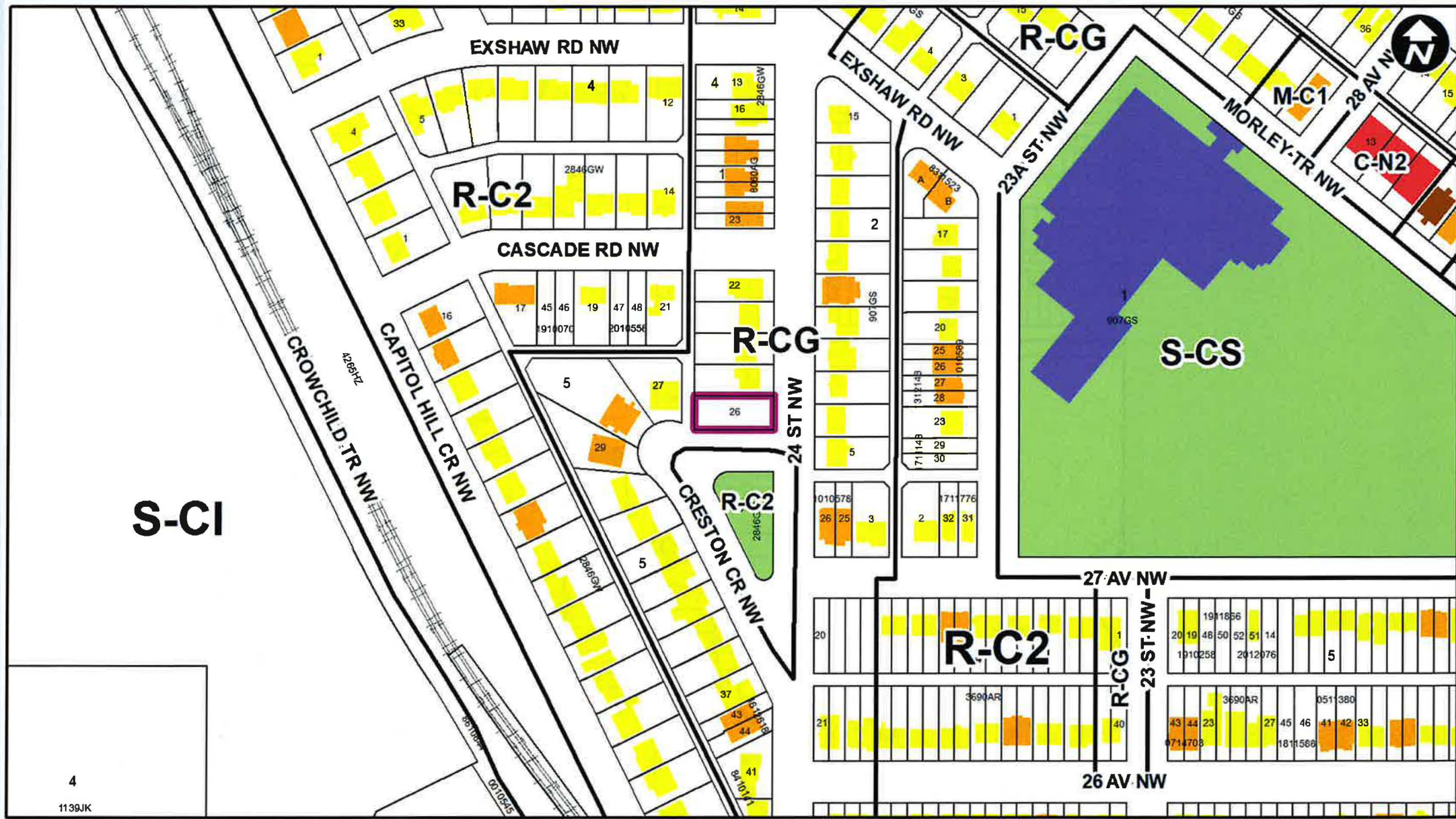
**0.06 ha  
17m x 38m**





# Surrounding Land Use

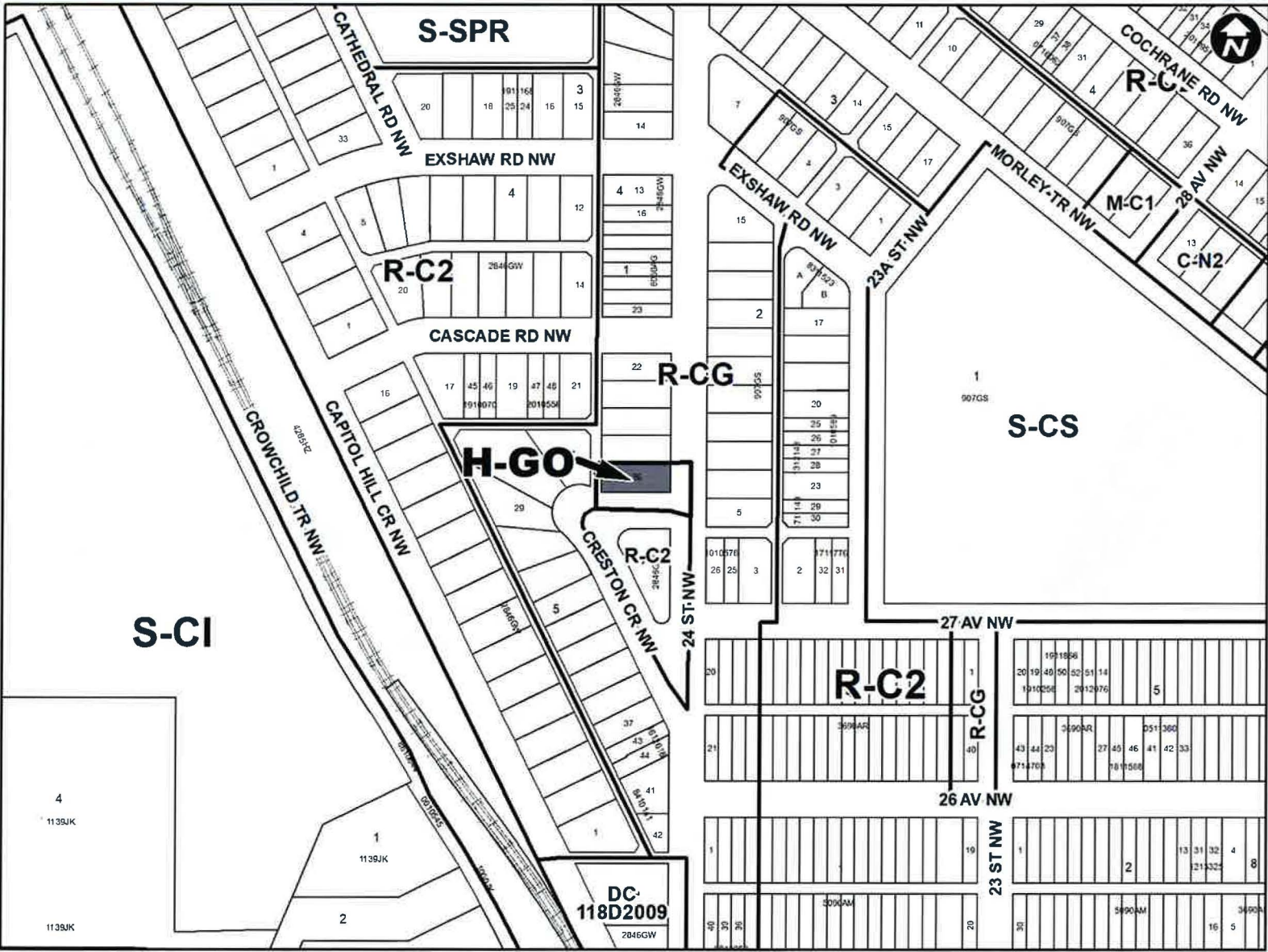
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary



# Existing Land Use Map

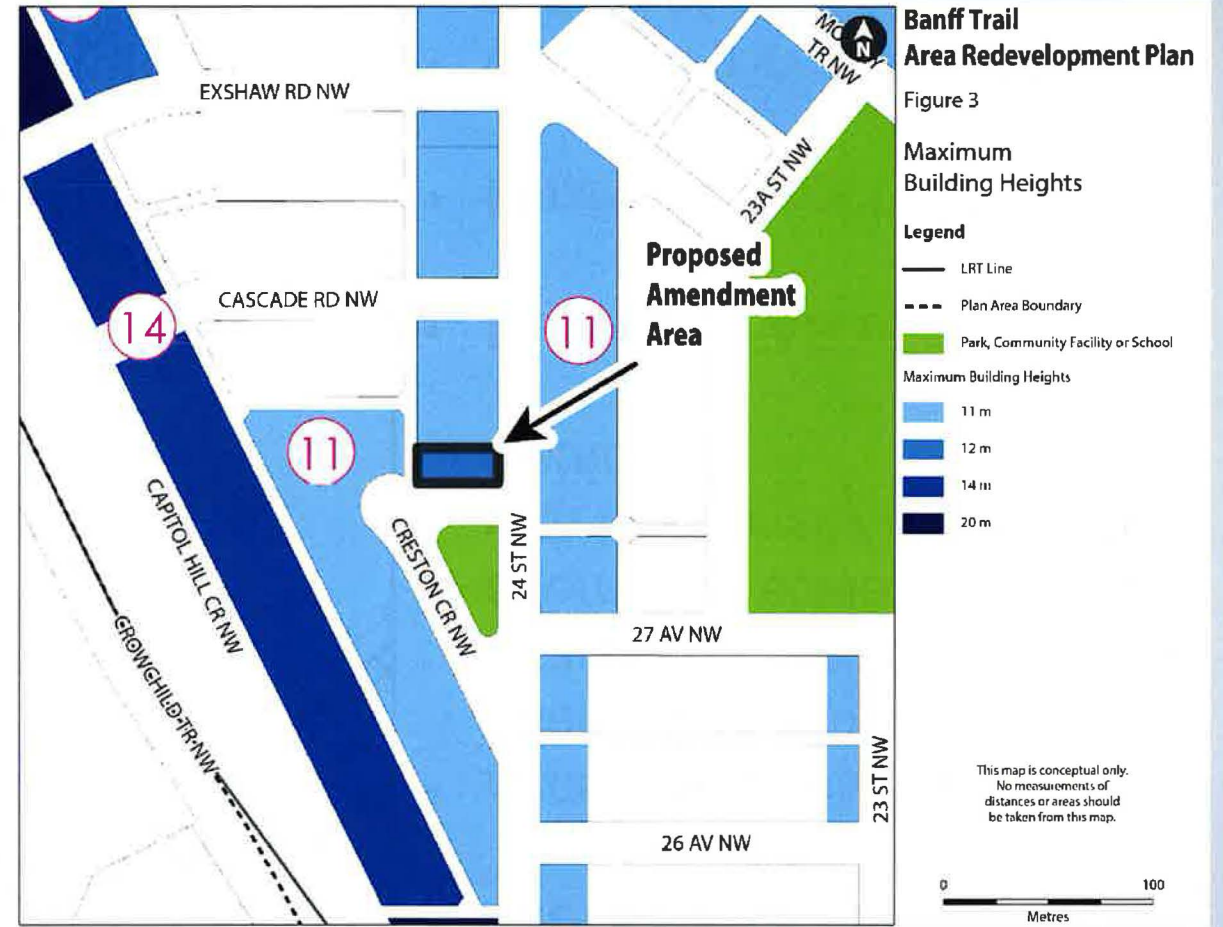






**Proposed H-GO District:**

- Accommodates grade-oriented development in attached or stacked forms, in a form and scale consistent with low density residential districts
- Maximum FAR of 1.5
- Maximum height of 12m
- Supported in areas within 600 metres of an LRT Station



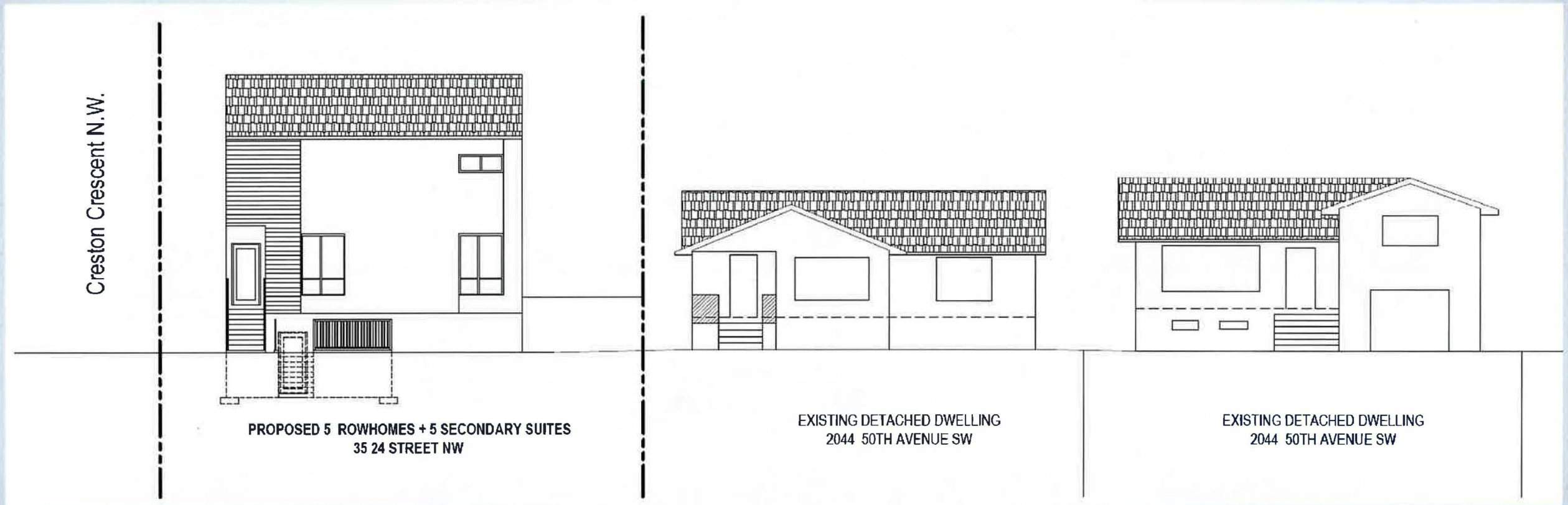
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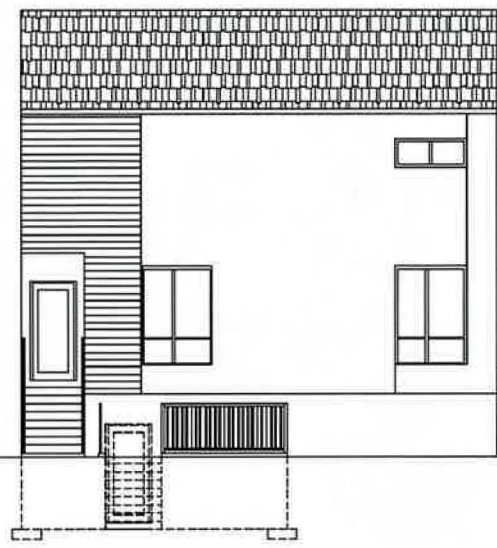
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## Supplementary Slides

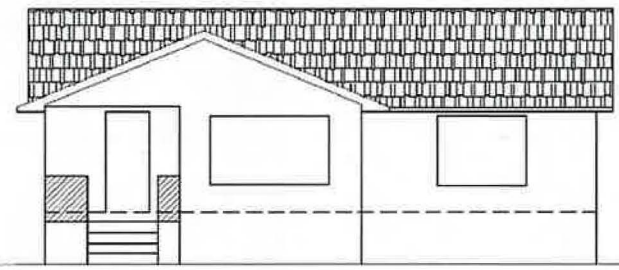




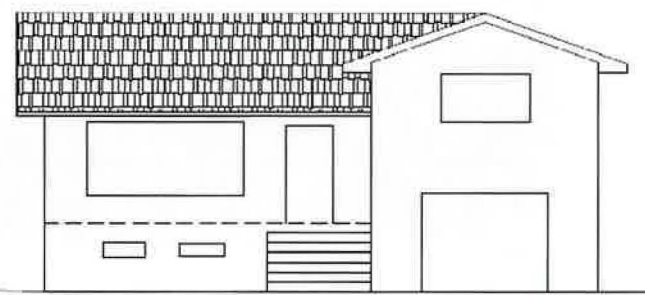
Creston Crescent N.W.



PROPOSED 5 ROWHOMES + 5 SECONDARY SUITES  
35 24 STREET NW



EXISTING DETACHED DWELLING  
2044 50TH AVENUE SW



EXISTING DETACHED DWELLING  
2044 50TH AVENUE SW

