

Applicant Submission



Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

On behalf of the landowner, please accept this application to redesignate a +/-0.064 hectare site from R-CG to H-GO.

The subject site, 35 Creston CR. N.W. is a corner lot located in the Community of Banff Trail along Creston CR and 24 Street NW-a collector road as identified in the Calgary Transportation Plan (CPT). The site is currently developed with a one story single detached dwelling built in the late 50s. The lot itself is surrounded by R-CG lots in all direction and a park space directly south of the site.

The site is approximately 0.064 hectares in size with approximate dimensions of 16.75 by 38.42 meters or 55 feet by 126 feet. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit with C-Train station located along Crowchild Trail roughly 300 meters away.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP.

The site meets the criterion set up for H-GO zoning. Hope Council can support our application.

ISC: Protected