



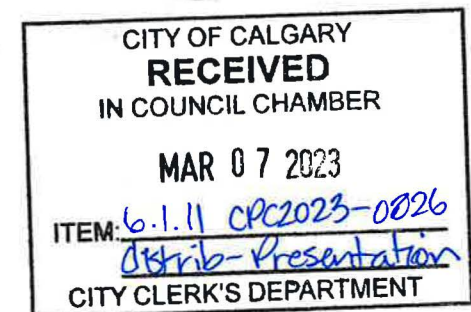
Public Hearing of Council

Agenda Item: 6.1.11



LOC2022-0146 / CPC2023-0026 Policy and Land Use Amendment

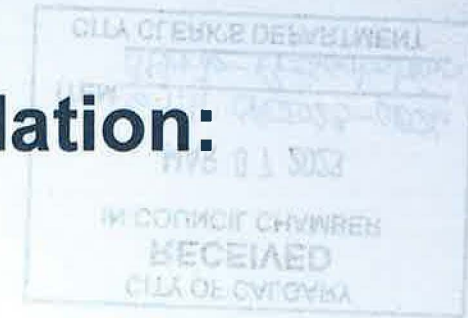
March 7, 2023

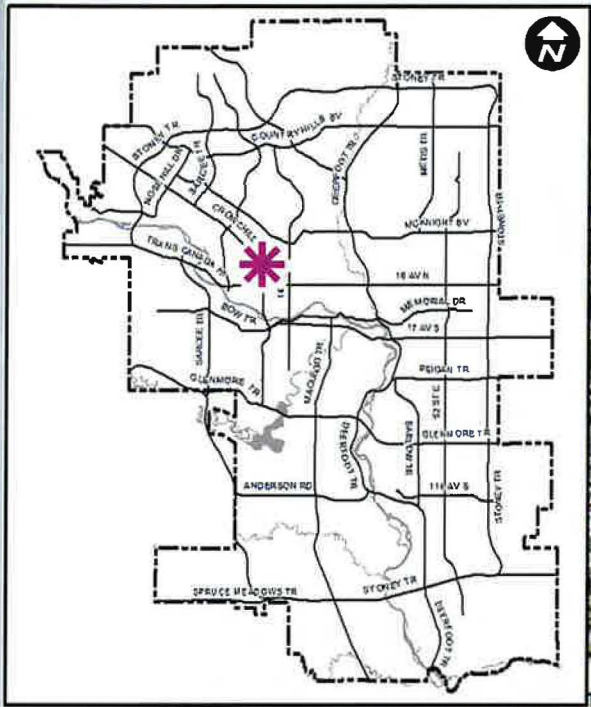


Calgary Planning Commission's Recommendation:

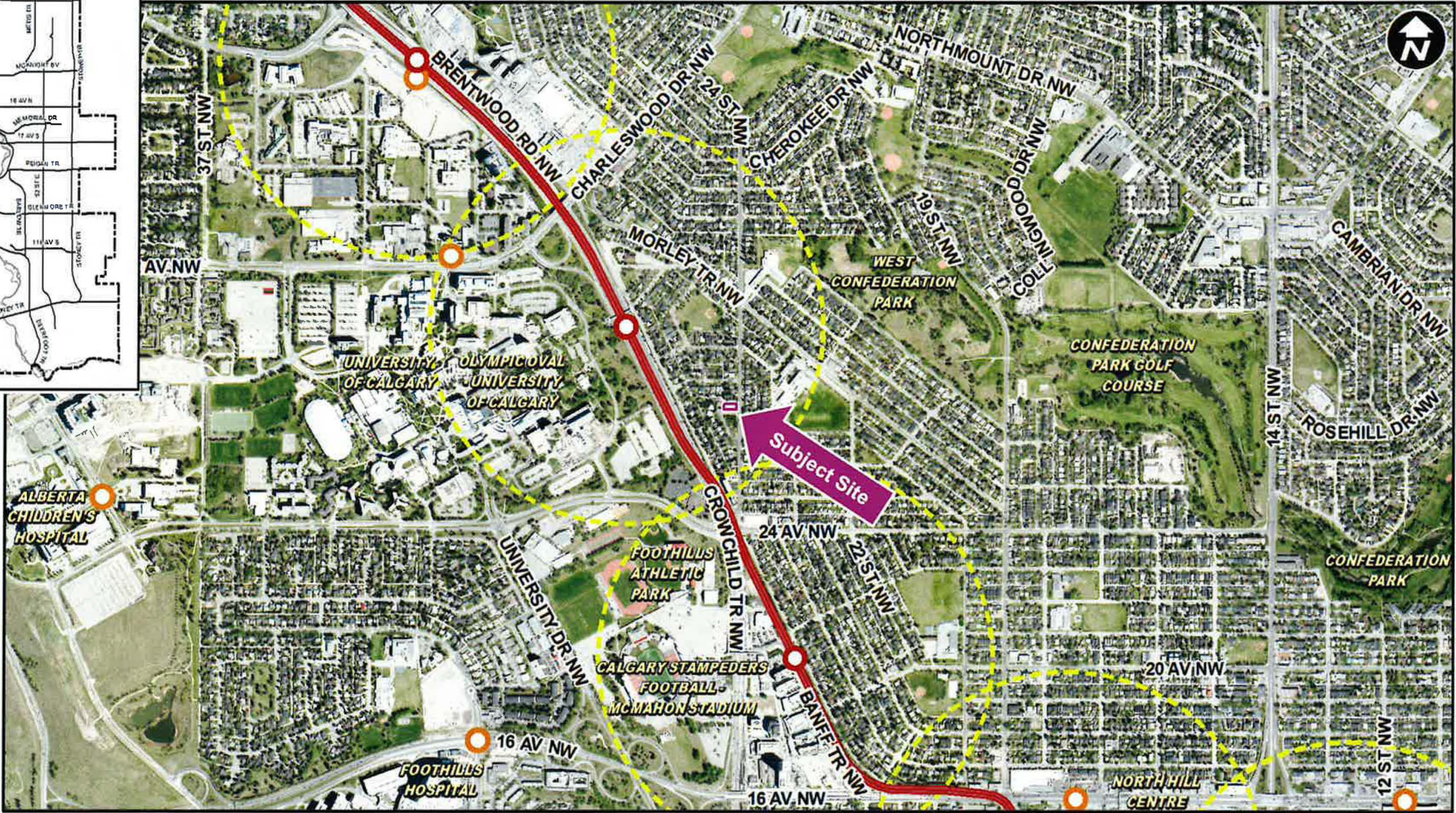
That Council:

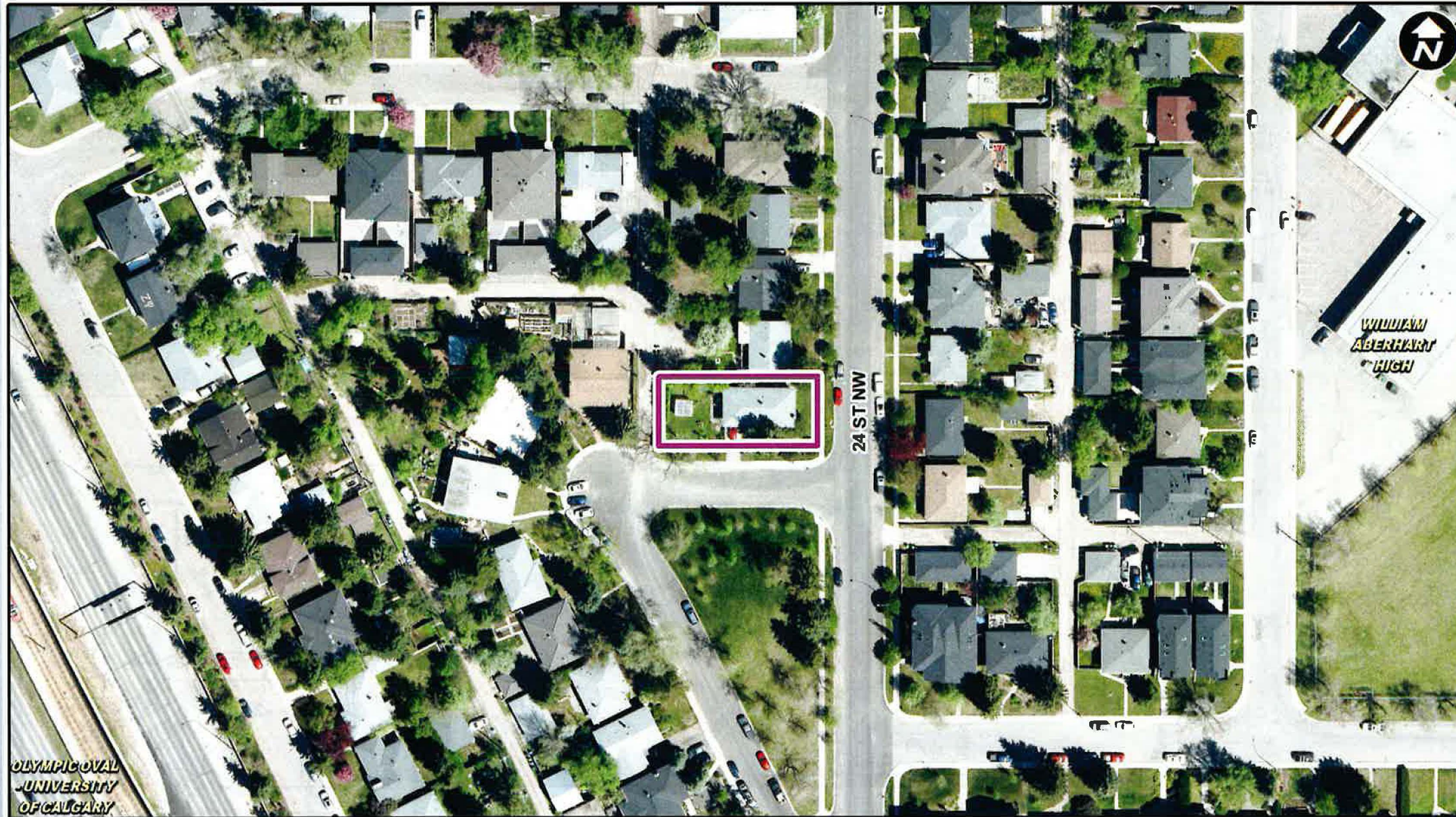
1. Give three readings to **Proposed Bylaw 14P2023** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 31D2023** for the redesignation of 0.06 hectares $\pm$ (0.16 acres $\pm$) located at 35 Creston Crescent NW (Plan 2846GW, Block 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

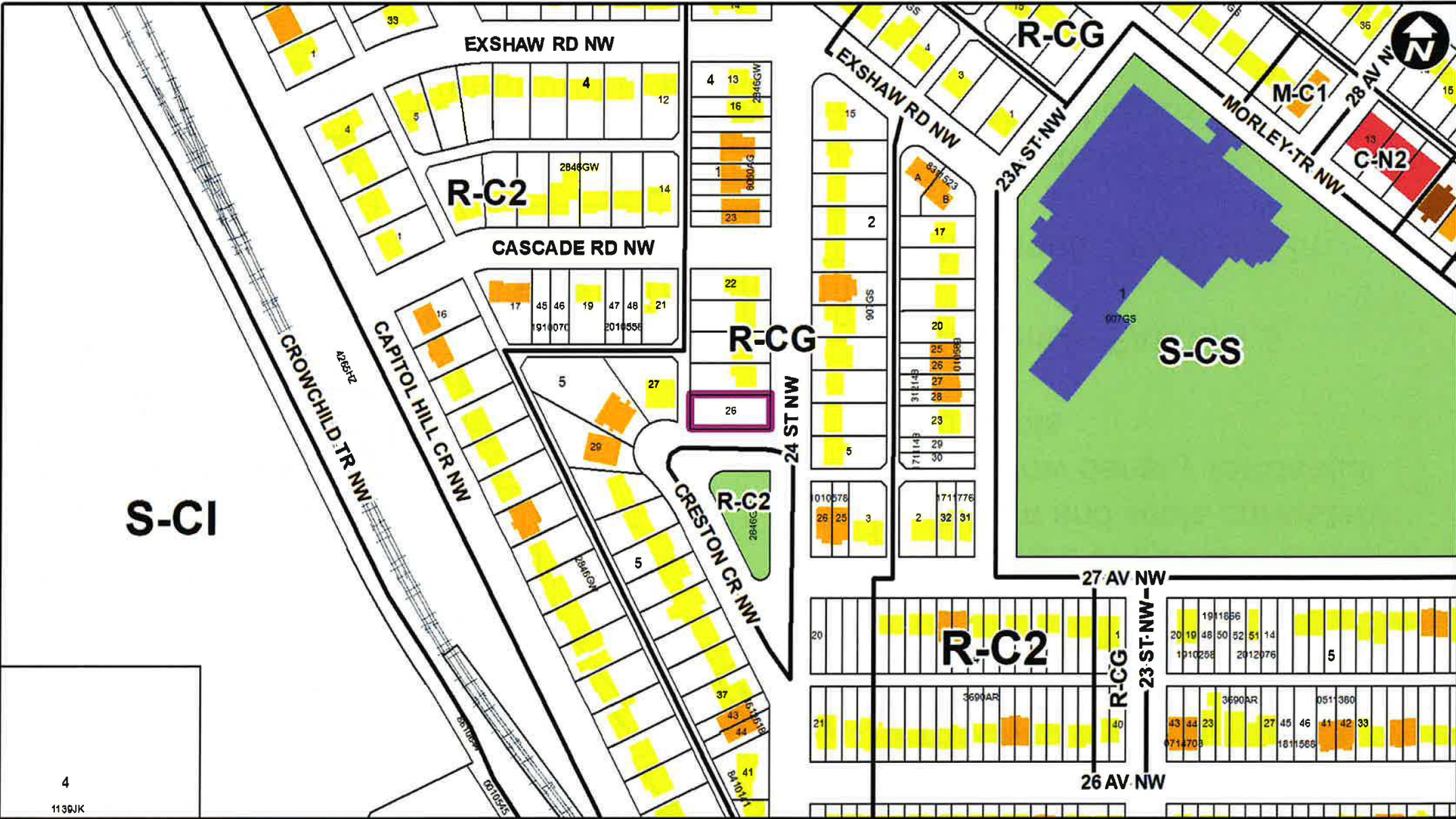




Parcel Size:

0.06 ha
17m x 38m

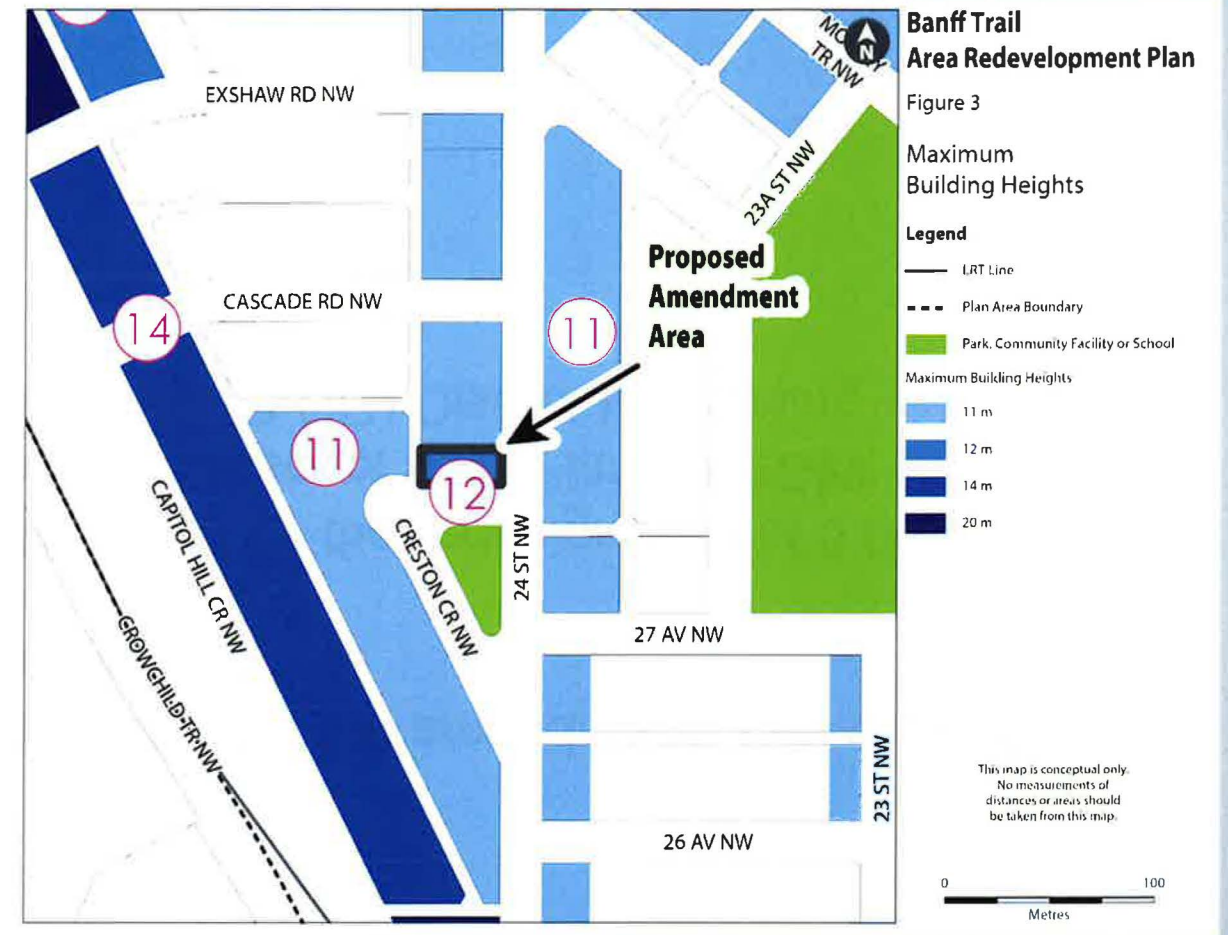
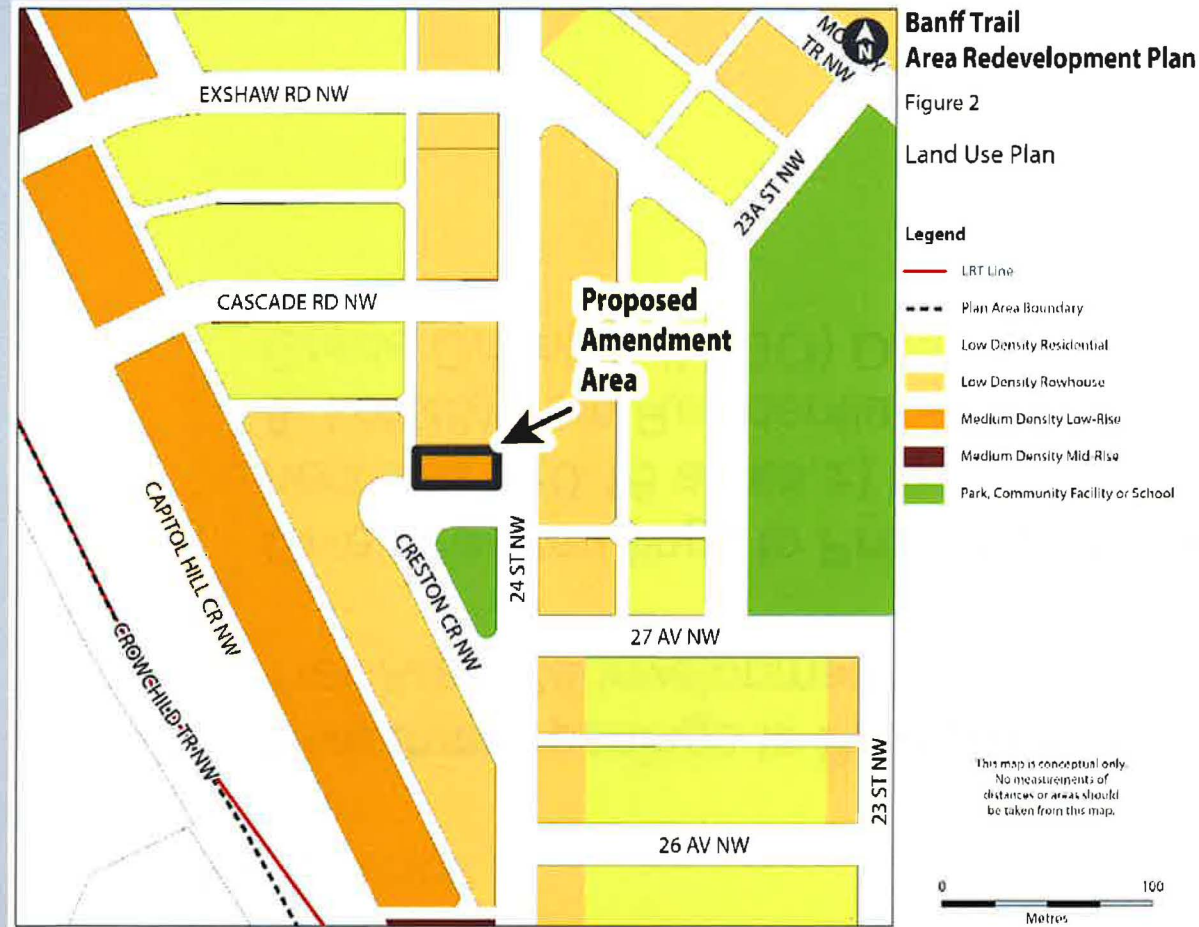
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





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



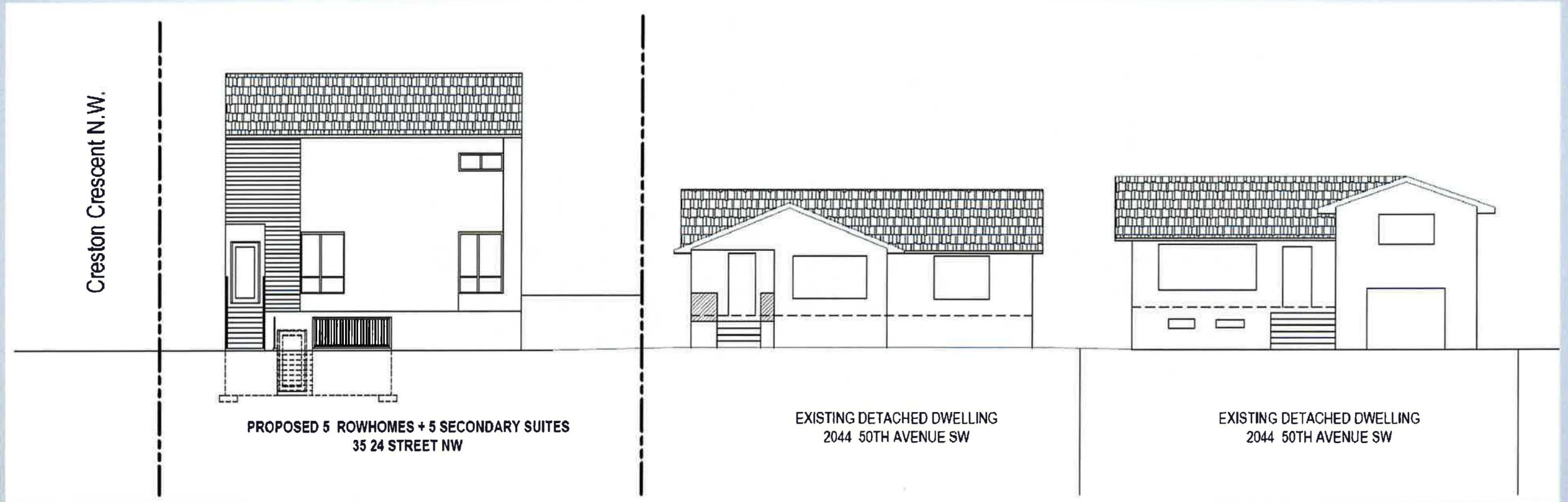
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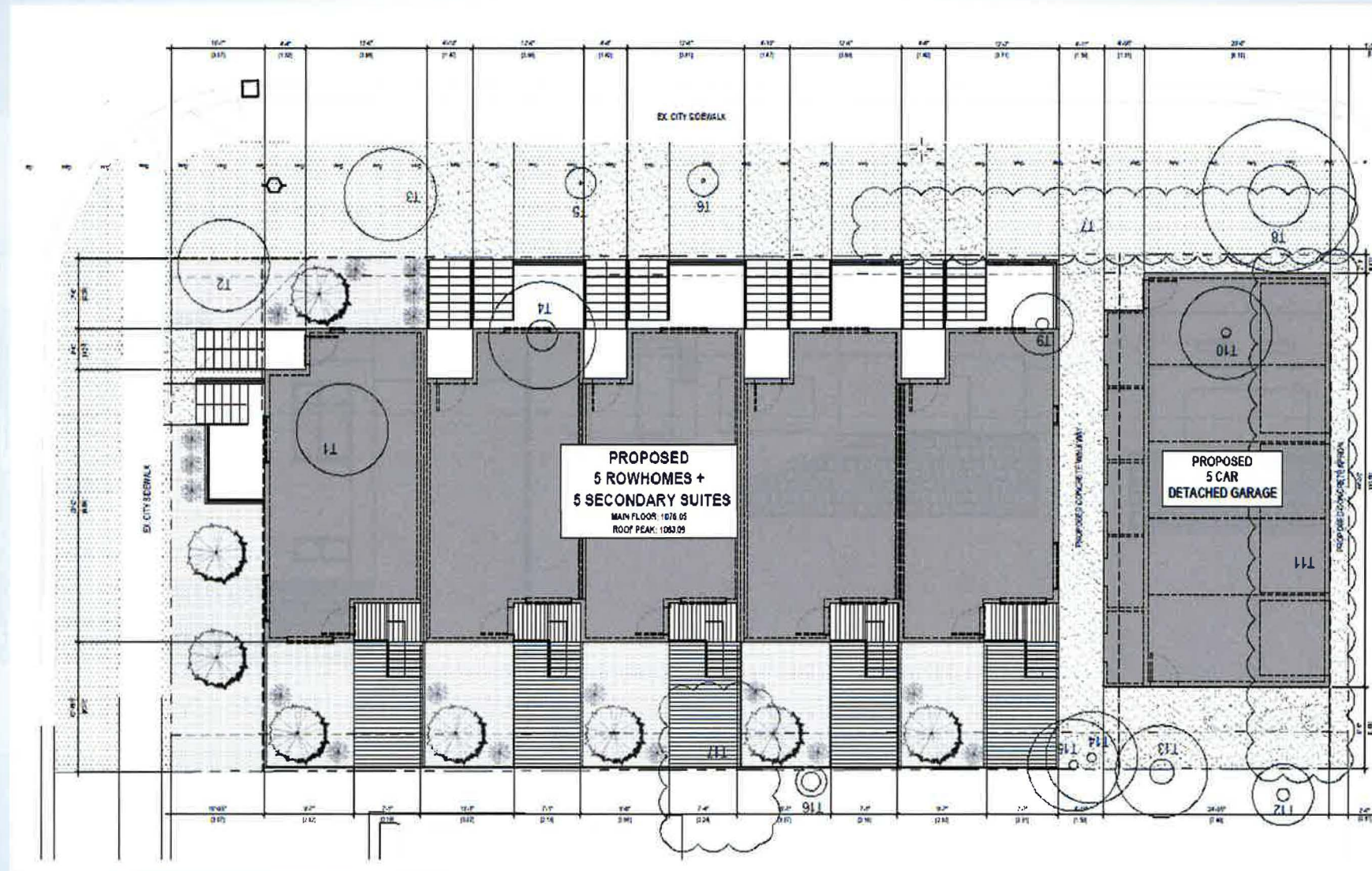
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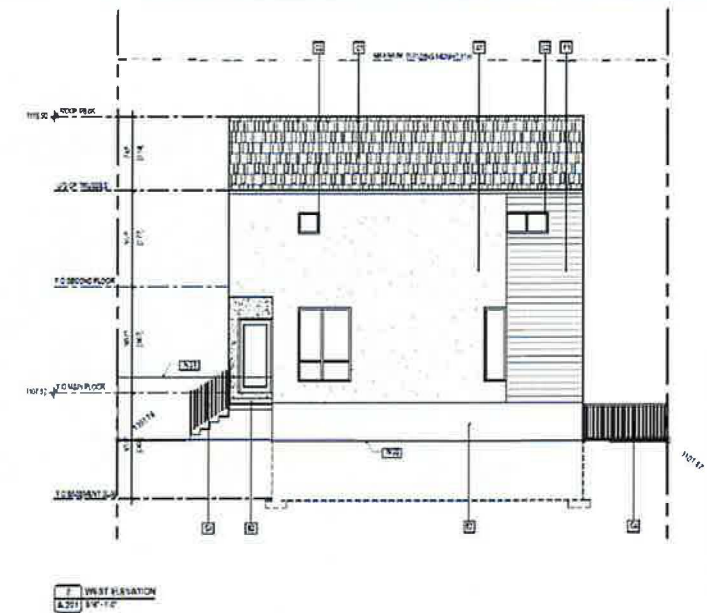
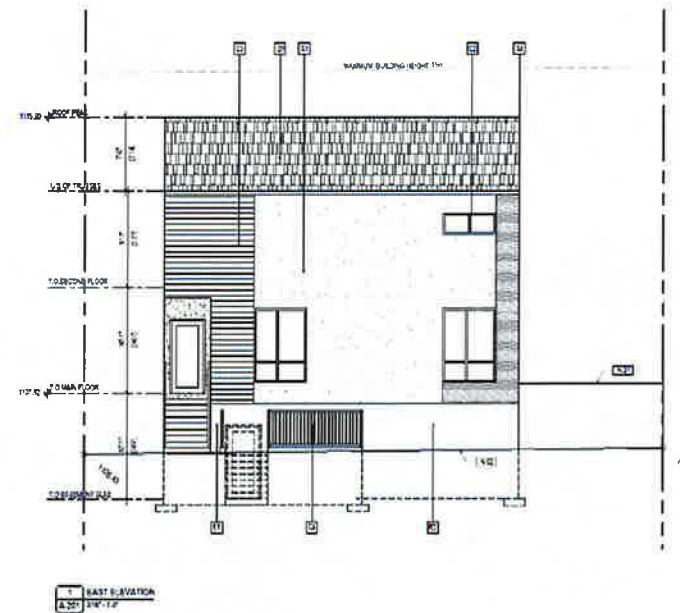
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Supplementary Slides













Existing Land Use Map 16

