

Applicant Submission



Stantec Consulting Ltd.
200-325 25 Street SE, Calgary AB T2A 7H8

October 4, 2019
File: 116500605.231

Attention: Lindsey Ganczar
800 Macleod Trail SE,
PO Box 2100 Station M (#8073)
Calgary, AB T2P 2M5

Dear Ms. Ganczar,

Reference: DTR Response LOC2019-0061

The following are written responses to the DTR comments received regarding LOC2016-0161 on September 12, 2019. Our response to each comment is indicated in [blue](#).

Planning

1. Amend the proposed site plan to show all of the subject legal parcels. The current site plan shows only the area to be redesignated. The DC site boundaries are not required to be shown on the site plan as the proposal is no longer requesting DC boundary changes.

[The site plan has been amended as requested and three \(3\) copies have been attached.](#)

2. The proponent must address the comments generated from the circulation and the notice postings on Crestridge RI SW and Crestridge HT SW. Administration received 12 letters in opposition to the application.

Provide a written response, as well as a summary of the public engagement undertaken for this application prior to the application being included on a future CPC agenda.

[The application for land use redesignation to R-1 was selected based on a recommendation from the City since the preferred land use designation of Direct Control was not supported. We felt that the land use change was insignificant, as described below, and did not warrant additional outreach. As such, we indicated our expectation for the City to coordinate public outreach. The City responded to all of the objection letters that were received and provided rationale for the height increase which is the only concern that arose from the change in land use. All other concerns relate to development in general.](#)

[We are not proposing a new residential area. This area has already been approved as part of the Crestmont Conceptual Scheme \(Bylaw C-6083-2005\) and the current Direct Control District \(Bylaw 17D2008\). The purpose of this application is only to adjust the boundaries to fully encompass all subdivided lots and to increase the maximum number of parcels by one \(1\) parcel. Further, the surrounding lands were approved for development \(City file: SB2016-0299\) and have been registered with Land Titles as Subdivision Plan 1911141. This proposed land use amendment is being requested as a housekeeping item to facilitate the development of the remaining lots in the remnant portions of Block 2, Plan 7510024.](#)

[Specific responses to each concern identified by the public can be found below:](#)

[Design with community in mind](#)

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- *Disturbance to wildlife corridor;* The wildlife corridor is not impacted by this land use redesignation.
- *Maximum building height too high (no three or four storey houses should be allowed);* This is a result of the City's request to use the R-1 District. It is our understanding that this comment has been responded to through L. Ganczar. It would be appreciated if the City shares the rationale that was provided for the increase in height.
- *Potential erosion / hill instability in the subject area due to disturbance;* There will be no negative impact to erosion/hill instability as a result of this land use redesignation.
- *Removal of a significant amount of trees;* and The land use redesignation will not change the potential for tree removal.
- *Impact on the existing water table.* The water table is not impacted by this land use redesignation.

We trust that this provides the City of Calgary with the changes, clarification, and rationale necessary to proceed with LOC2019-0061 to Calgary Planning Commission, and Calgary City Council. Should you have any questions or require electronic copies of the attached, please do not hesitate to contact the undersigned.

Regards,

Stantec Consulting Ltd.



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