

## Applicant Submission

November 18, 2019

On behalf of Crestmont Developments Inc. c/o Qualico ('Qualico'), Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached Land Use Redesignation ('LUR') application for 22 parcels located on Crestridge Heights SW, Crestridge Rise SW, Crestridge Terrace SW, Crestridge View SW, and 12111 Trans Canada Highway SW.

The application is intended to be a minor housekeeping item in order to facilitate continued residential development in Crestmont. Under the current Direct Control ('DC') 17D2008 there are very specific provisions for the number of parcels within each site. Based on the proposed lotting, we determined that Land Use Redesignation was required to increase the maximum number of parcels within Site 3 from 9 to 10. However, when we submitted our application to the City, it was determined that a standard R-1 District is more appropriate for this area.

### DC 17D2008

The subject lands form part of the area of land adjacent to the community of Crestmont governed by the Crestmont Conceptual Scheme. This policy document was approved by the former M.D. of Rocky View and inherited by the City of Calgary. The subject lands are intended to be a low-density interface between rural and urban – transitioning from country residential development in Artists View to suburban residential development within Crestmont. The purpose of the land use district according to Bylaw 17D2008 is to "to accommodate residential development in the form of Single Detached Dwellings on parcels of varying sizes in order to establish an interface between country and urban residential development."

Should the Land Use Redesignation to R-1 be approved, we will still be maintaining the proposed form of development and will continue to align with the original intent of the Crestmont Conceptual Scheme and DC 17D2008 by maintaining a transition between country and urban residential development.

Claire Woodside  
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