

Applicant's Submission

July 3, 2019

Rationale

The Calgary Climbing Centre ("Rocky Mountain" location) is an existing business that has been open and operating on the subject site since the spring of 2018.

This land use amendment is necessary to allow the business to continue without interruption as the property boundary changes to reflect a land exchange with the Province to facilitate completion of the Ring Road. It is effectively a technical adjustment to the land use boundary only, to reflect a new parcel configuration.

No new land use rights or substantive changes are being requested. The only content change is the elimination of a site specific front setback that was designed for the original parcel in anticipation of land being taken for road and no longer required for the reconfigured parcel. Standard S-R district setbacks can be applied and as such no setback section is required within a new Direct Control District at all.

The only critical issue in relation to this application is timing. New site development must occur prior to the removal of the current north access to the site so there is no business interruption. This land use amendment is the first step in this process.

Background

The original Direct Control District (45D2012) for the climbing gym was approved by Calgary City Council in the fall of 2012. A Development Permit was submitted in the spring of 2013 (DP2013-1519) and approved in the spring of 2015. A building permit was submitted in the fall of 2016 (BP2016-12366). Construction on the project occurred over the fall and winter of 2017/2018 and occupancy was granted in the spring of 2018.

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