

Planning & Development Report to
Calgary Planning Commission
2020 October 01

ISC: UNRESTRICTED
CPC2020-0996

Land Use Amendment in Crestmont (Ward 1) at 20 Crestridge Common SW, LOC2020-0086

EXECUTIVE SUMMARY

This land use amendment application was submitted by B&A Planning Group on 2019 June 19 on behalf of the landowner Hardrock Properties (Crestmont) Corporation. The application proposes to redesignate the subject lands from DC Direct Control District to Commercial – Community 1 (C-C1) District to allow for:

- small to mid-scale commercial developments;
- a maximum building height of 10 metres, approximately 2 to 3 storeys (a decrease from the current maximum of 13 metres);
- a maximum of 1.0 floor area ratio (FAR), approximately 4,630 square metres of building floor area); and
- the uses listed in the C-C1 District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *Calgary West Area Structure Plan* (ASP).

This application only pertains to a portion of the existing DC site in order to add the additional uses listed in the C-C1 District.

A development permit has been approved under the rules of the existing DC District for a comprehensive mixed-use site containing both multi-residential and commercial development. The approved development permit would comply with the proposed land use and the developer has no intention to submit a new development permit application at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing, and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.46 hectares ± (1.13 acres ±) located at 20 Crestridge Common SW (Condominium Plan 1910292, Unit 176) from DC Direct Control District **to** Commercial – Community 1 (C-C1) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This land use amendment application was submitted by the B&A Planning Group on behalf of the landowner Hardrock Properties (Crestmont) Corporation on 2020 June 19 (Attachment 1).

Council previously approved the redesignation of the subject site and surrounding lands from Special Purpose – Future Development (S-FUD) to a DC District ([Bylaw 174D2015](#)), based on the Multi-Residential – At Grade Housing (M-G) District on 2015 October 05 in order to accommodate a multi-residential development, child care facility and local commercial development.

A development permit (DP2018-2210) was subsequently approved on 2019 May 27 for a comprehensively planned mixed-use site with multi-residential development (four storeys, 37 units) with two commercial buildings.

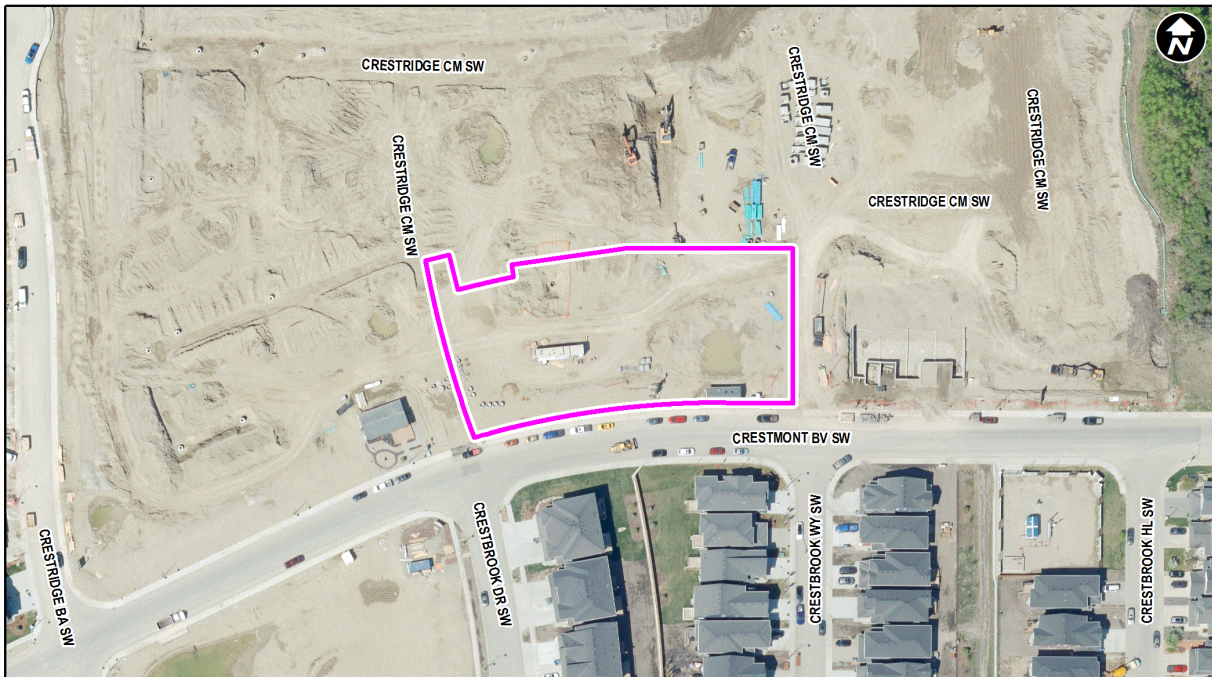
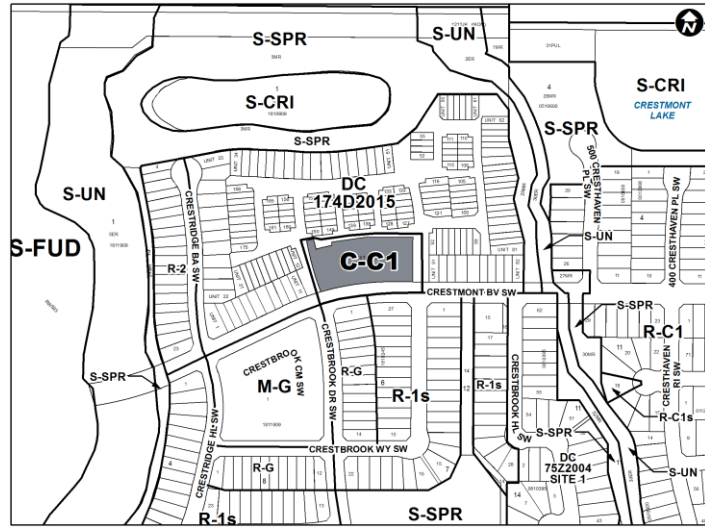
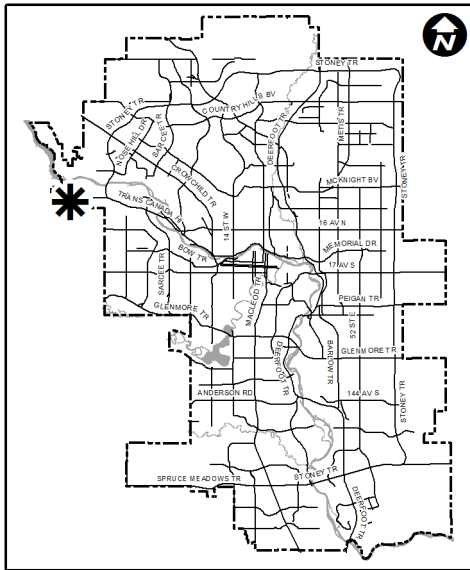
In 2020 June the applicant was seeking to facilitate the development of a medical clinic within the retail building, however it was discovered that the existing DC District did not permit this and thus was informed of the need of a land use amendment in order to enable the use.

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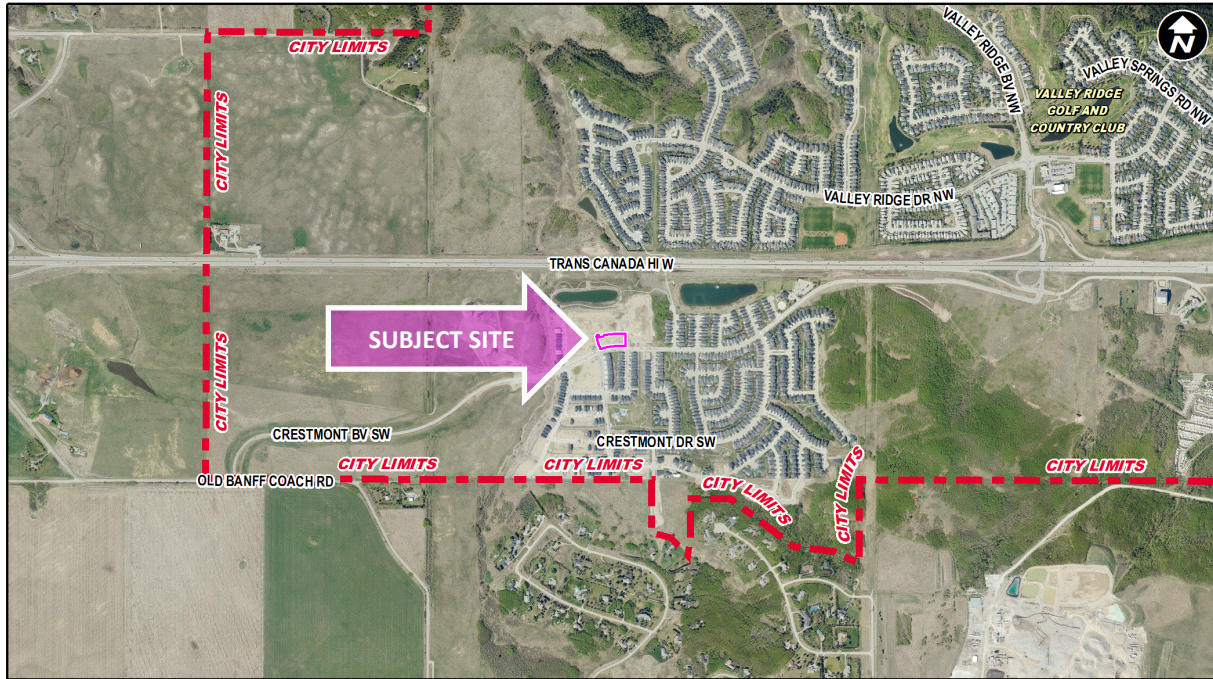
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Location Maps



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SITE CONTEXT

The subject site is located along Crestmont Boulevard SW and Crestridge Common SW in the community of Crestmont and contains two commercial buildings that are currently under construction, with access from Crestridge Common SW. The subject site is approximately 0.46 hectares (1.13 acres) and is primarily surrounded by multi-residential development (in the form of rowhousing), which is designated as DC Direct Control District. However, directly to the south, across Crestmont Boulevard SW, is a Residential – One Dwelling (R-1s) District developed with single detached dwellings.

As identified in *Figure 1*, Crestmont’s population is currently at its peak as it is still developing.

Figure 1: Community Peak Population

Crestmont	
Peak Population Year	2019
Peak Population	1,690
2019 Current Population	1,690
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained through the [Crestmont](#) community profile page.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use redesignation seeks to add additional commercial, retail and service uses for commercial buildings which have already been approved and are under construction. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing DC Direct Control District ([Bylaw 174D2015](#)) is based on the M-G District which was approved by Council on 2015 October 05 in order to accommodate a larger, comprehensively planned mixed-use site, in the form of rowhouse, semi-detached and commercial buildings. The DC District added Child Care Service, Retail and Consumer Service, Rowhouse Building, Semi-detached Dwelling and Townhouse as additional discretionary uses. The DC District also requires that Child Care Service and Retail and Consumer Service uses must share a property line with Crestmont Boulevard SW, and that the maximum use for Retail and Consumer Service was 300.00 square metres.

On 2020 June 19, the applicant submitted a proposal to redesignate the subject site from a DC District to a DC District (based on the M-G District) in order to add additional retail, support services and commercial uses (i.e. Medical Clinic, Counselling Service, Fitness Centre). This proposal was reviewed by Administration and it was determined that a DC District was not needed as there were stock districts within the Land Use Bylaw which would be more suitable for the applicant's proposal and would offer the uses the applicant was seeking. Following further discussions with Administration, the applicant decided to revise the application to propose the C-C1 District, which included the uses that the applicant was seeking to incorporate into the approved commercial and retail buildings.

The proposed C-C1 District is intended to be characterized by small to mid-scale commercial buildings and have developments located within a community. The maximum building height is 10 metres, approximately three-storey (a decrease from the current maximum of 13 metres), and a maximum FAR of 1.0, approximately 4,630 square metres of building floor area). Permitted uses included, but not limited to: Counselling Service, Medical Clinic, Fitness Centre and Office.

Development and Site Design

As noted, multi-residential and commercial development under DP2018-2210 was approved by the Development Authority on 2019 May 27. The approved development permit includes 37 rowhouse buildings and two commercial buildings. Administration ensured an engaging interface with at-grade residential units fronting along Crestmont Boulevard SW and Crestridge Bay SW. The approved development also contained both daycare and retail uses located within the subject site.

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There are a total of 48 commercial parking stalls provided, which meets bylaw requirements and to accommodate parking for the currently approved mix of commercial uses. However, since the proposed land use contains a variety of commercial, retail and service uses (which were not part of the approved development) the applicant has been informed that when a change of use development permit is submitted, a parking study may be required to consider the parking demand for the mix of commercial uses on the site at that time.

Environmental Site Considerations

There are no environmental concerns associated with the site or this proposal.

Transportation

This parcel fronts Crestmont Boulevard SW and is at the northeast corner of Crestmont Boulevard SW and Crestbrook Drive SW.

Transit circles through Crestmont and a transit stop is within 300 metres of the site on Cresthaven Rise SW (Routes 70 and 408). Route 70 provides service to Westbrook Centre and Downtown, while Route 408 provides service to Canada Olympic Park, University of Calgary and Brentwood LRT Station.

Cycling routes are available on-street and shared with vehicles along Crestmont Boulevard SW westward to Crestridge Bay SW where cycling becomes an off-street cycling facility on each side of Crestmont Boulevard SW to the west.

On-street parking is also available along Crestmont Boulevard SW westward to Crestridge Bay SW.

Utilities and Servicing

The overall utilities and servicing for this development were reviewed and approved under a development permit (DP2018-2210). The proposed change in land use does not significantly impact the proposed services for the development, which have capacity to service the development.

Climate Resilience

Administration has reviewed this application in relation to the objectives of the *Climate Resilience Strategy* programs and actions, and since there has already been a development permit approval, no specific measures are being proposed at this time.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letter were sent to adjacent land owners and the application was advertised on-line.

The application was circulated to the Crestmont Community Association and Rocky View County. No comments were received at the time of writing this report.

The applicant-led community outreach included contacting the Community Association and Ward Councillor to discuss the application.

Administration received no public feedback.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The recommendation is aligned with the policy direction of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) which seeks to coordinate development, utilities, transit infrastructure and open space systems.

The subject site is designated within the Highway 1 West Corridor which is characterized by being in close proximity to existing transportation infrastructure which creates opportunities for employment close to existing and developing residential areas.

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Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developing – Future Greenfield area of the [Municipal Development Plan](#). The MDP provides guidance for the development of new communities through the policies of the *Calgary West Area Structure Plan*. The applicable MDP policies encourage local commercial development that provides a variety of commercial and retail options to surrounding residents.

The proposal is in keeping with relevant MDP policies as the C-C1 District will provide a wider variety of commercial, retail and service uses to the local community.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically address objectives of this plan since the development has been previously approved and the site is currently and is under construction.

Calgary West Area Structure Plan (Statutory – 2014)

The subject site falls within the Neighbourhood Area of the [Calgary West ASP](#) which is intended for opportunities for residential-based commercial uses such as Live-Work Units, Home-Based Businesses, and Child Care Facilities. The plan also indicates that Neighbourhood Areas should provide opportunities for a variety of compatible uses such as local commercial and retail uses.

The proposed C-C1 District is deemed to be in alignment with this plan as it would provide opportunity for a wider opportunity of commercial and retail uses within the Crestmont neighbourhood.

Social, Environmental, Economic (External)

The proposed change will provide the local population with an increased variety of retail and services uses, with the added opportunity of a Medical Clinic, in close proximity.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with the applicable policies of the *Municipal Development Plan* and the *Calgary West Area Structure Plan* which identify the site as being appropriate for local retail and commercial uses. The subject district is deemed to be appropriate within the existing community and will provide the local population with a greater variety of local commercial and services uses.

ATTACHMENT(S)

1. Applicant's Submission