

Applicant's Submission



B&A Planning Group

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B&A Planning Group has been retained to pursue a land use redesignation for Hardrock Properties (Crestmont) Corporation in association with Partners Development Group; the owner of Unit 176 Condominium Plan 1910292 located in the community of Crestmont at 20 Crestridge Common SW. The site is approximately 0.46 hectares (1.14 acres) and is currently designated a Direct Control District (174Z2015) based on the Multi-Residential – At Grade Housing District (M-G) and currently allows for Child Care Service, Retail Consumer Service, Rowhouses, Townhouses and Semi-detached Dwellings as discretionary uses.

An opportunity arose to accommodate a medical clinic within the development and it was determined that this was not a listed use under the current Direct Control District. After further review of the existing Direct Control District; it became apparent that a number of commercial uses were absent from the DC that would be appropriate in this location. After consideration of an application to add uses to the existing Direct Control District; it was agreed that Commercial Community 1 (C-C1) District could accommodate the desired uses for the site.

In response; Hardrock Properties is proposing to redesignate the site to a Commercial Community 1 (C-C1) District to provide for a broader range of services in the area. This land use designation is similar to the commercial development in the Valley Ridge community located across 16th Avenue SW (Trans Canada Highway) north of Crestmont. The desire is to offer similar types of services to the Crestmont residents.

We request the support of Administration, Calgary Planning Commission and Council for this land use redesignation which will enable development in alignment with the Municipal Development Plan by providing the opportunity for a more complete community through the availability of a broader range of services in this unique yet isolated part of the city.

Vern Hart

Partner
RPP, MCIP