

Applicant Submission

2021 July 27

Camargue Properties Inc. (Groupe Denux) owns 108, 114, 118 & 120 9A Street NE in the community of Bridgeland. The existing land use designation of the northerly 3 lots is Mixed Use – General District (MU-1 f3.0 h16) and the most southerly parcel (108 9A St) is designated Direct Control (273D2017). B&A Planning Group has been retained to pursue a land use redesignation for this southerly lot to enable the construction of an apartment complex on all 4 lots in compliance with the MU-1 f3.0 h16 designation. 108 9A St presently accommodates a vacant single detached home and is approximately 0.03 hectares (0.08 acres) in size.

The existing Direct Control District (273D2017) currently assigned to 108 9A Street NE is intended to facilitate the conservation of character homes and allow for diversity of ground-oriented development. City administration has confirmed that 108 9A Street NE is not identified as a “Character Home” within the Direct Control Bylaw nor is it flagged as having Heritage Inventory potential in surveys conducted by the City.

After extensive engagement with the community, Camargue Properties Inc. (Groupe Denux) has submitted a development permit currently under review by City Administration.

We request the support of Administration, Calgary Planning Commission and Council for this land use redesignation which will enable the sensitive intensification of a site fronting onto a Neighbourhood Main Street (1st Avenue NE) and within 600 m of an existing LRT Station in accordance with the Municipal Development Plan.