

Applicant's Submission

The site, located at 600 Crowfoot Crescent NW, is currently zoned DC 23Z2008. This zoning was applied by the City of Calgary with the adoption of the current Land Use Bylaw. Currently the site is occupied by a four storey building. The approximately 117,640 SF building is a mixed use of Retail / Personal Service Businesses on the first floor and office space on the upper floors. The previous retail financial CRU on the SW corner is being proposed for landlord re-demise to a variety of smaller CRU units and an expansion of an existing optometry tenant.

The current Land Use is appropriate for the site, with the exceptions of permitted and discretionary uses, and use area restrictions for the main floor Retail and Personal Service Businesses.

To provide flexibility for future leasing considerations and in recognition of the existing tenant use area, we ask that the bylaw be redesignated to C-C2 of the current Land Use Bylaw.