

Applicant's Submission

February 19, 2020

The subject site, known as Versant, is a 0.18 hectare land assembly situated midblock on 15 ST SW between 22 AV SW and 23 AV SW in the community of Bankview. The project team will undertake a Land Use Redesignation application concurrent with a Development Permit (DP) submission. The concurrent process ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change. To facilitate the proposed LOC, an amendment to the Bankview ARP will be required.

The proposal is a multi-residential building that will comprise of 66 dwelling units. The building will be five storeys (with a maximum height of 16m) and a FAR not exceed 2.5 per M-C2 Bylaw regulations. The Bankview ARP (1979) places the subject site within the medium low density residential policy area. This ARP states a planning horizon of between 10 to 15 years and as a result, the project team is looking to higher order policies such as the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG) to provide primary development guidance.

The MDP and DAG encourage the growth of Complete Communities where Calgarians can live, work, dine, and shop, directing intensification to Inner City communities like Bankview. Within a five minute (400m) walkshed of the subject site, there are numerous community amenities including parks, Mount Royal School, 14 ST SW Main Street shops, and other community amenities. The site is also served by numerous transit routes providing easy access to the downtown area.

As part of our application, the project team is undertaking a best practice stakeholder outreach. This process commences upon submission of LOC and will provide opportunities across a variety of in-person and online platforms for stakeholders to learn about the vision and to share their comments and questions. The Application Brief submitted with this LOC application outlines planned outreach activities and will be updated with a What We Heard Report at the conclusion of the formal outreach period that summarizes the outreach process, logs feedback, and responds to common feedback themes from stakeholders.

Submitted by: Civicworks Planning + Design