

Applicant Submission



27 October 2020

Applicant's Submission – The Edward Seniors Residence

On behalf of Section23 Developments, B&A is submitting this application for the Land Use Redesignation of +/- 0.36 hectares (0.88 acres) of land from M-C2 to a Direct Control District based on M-C2.

The Edward is a distinguished seniors residence located adjacent to the Historic King Edward school – now cSPACE King Edward, a heritage site and arts hub - in the community of South Calgary. The site is municipally addressed as 3023 16 Street SW, and legally described as Lot 44, Block 30 of Plan 141 3411.

The Edward senior's residence is approved and constructed, with the first residents anticipated to move in November 2020. The residence includes a dining room and bistro with attached patio spaces, served by a commercial kitchen. These uses are included under the approved use of Assisted Living. The existing Land Use on the site is M-C2 (Multi-Residential – Contextual Medium Profile).

The intent of this application is to amend the existing Land Use on the site in order to allow the existing dining room, bistro and patio amenities to also serve members of the public in addition to serving the residents of the Edward. The Land Use amendment is not intended to affect any other aspects of the building, which is already constructed, or its operations as an Assisted Living facility. The goal of this application is to allow the public to share in the dining experience available at The Edward and to create a social environment for residents. However, it is important to note that first priority for all bookings will always be given to residents of the building.

While this application is not intended to functionally change the amenities or the building itself, it is understood that opening these amenities to the public may represent a change to how these amenities operate. For this reason, our team intends to conduct preliminary engagement with the area Councillor and with the Marda Loop Community Association to obtain feedback at the outset of the application and determine if further engagement is required.