

Applicant Submission

September 12, 2022



To whom this may concern,

CityState Consulting Group is pleased to be applying for a Land Use Redesignation for the lot listed above. The intent of redesignating this site is to permit the future development of a low-rise multi-family structure. At this stage, the property owner would like to see through the redesignation process before contemplating the new built form on the site. However, one can certainly expect the future development to blend with the form and character of the surrounding community.

Existing Designation: R-C2 | Residential – Contextual One / Two Dwelling District
Proposed Redesignation: M-CG | Multi-Residential – Contextual Grade-Oriented District

Planning Rationale

Lands closer to downtown Calgary that have maintained their character are ideal candidates for family-oriented densification. Thus, the community of Bankview finds itself well-positioned for multi-residential development. This is for several reasons:

- Young families needing timely access to the business district of downtown Calgary will benefit from more quality time together due to shorter commute times to and from work.
- Densifying near Calgary's urban core directly promotes sustainable modes of transportation to work. As a bonus reduces traffic.
- Medium density development can act as a transitional zone between high-rise development and single-family neighbourhoods. Furthermore, a transition as such will compliment Calgary's skyline.
- Redeveloping single family homes near downtown Calgary works to fight against urban sprawl and consequent rising home prices.

- Redevelopment utilizes existing roadways and utilities rather than requiring an expansion of these services which can be costly to maintain.

The surrounding community is mostly designated multi-residential and developed as so. The proposed redesignation of 1625 23 Ave SW will compliment two nearby M-CG zones that also run along 23 Ave SW (see map – pg. 3) and compliment multi-family developments zones nearby which almost entirely surround the property.

CityState Consulting Group believes this redesignation will be suit the community of Bankview and make a positive impact on Calgary as a whole.

We welcome all feedback and look forward to hearing back regarding this application.

Thank you,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

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