

Applicant Submission

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Aspectus – Land Use Redesignation

to:	The City of Calgary Planning Implementation Development & Building Approvals 800 Macleod Tr. S.E. Calgary, Alberta	date:	2018-08-03
attn.:	Yuping Wang, Planner 2	file reference:	3.7.1 Land Use Redesignation
project:	Aspectus	pages:	2
project no:	17047		
re:	<u>Project Rationale: Land Use Amendment</u>		

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On behalf of Tollo One Development Corporation, McKinley Burkart Architects is pleased to submit a proposal for the re-designation of 2606, 2608, and 2610 17A Street SW with the intention to consolidate the parcels in question with four additional parcels in order to develop and construct a contextual multi-residential condo/townhouse project which is designed to be compatible with the goals and purpose of the Bankview Area Redevelopment Plan.

The land parcel is listed below in Table 1:

Table 1: Parcels for Redesignation

<u>Civic Address</u>	<u>Legal Address</u>
2606, 2608, + 2610 17A Street SW	Lots 4, 5, + 6; Block 10; Plan 1717 FW

Application References

Pre-Application Enquiry: PE2018-00132

The Lands are situated within the community of Bankview and are neighboured by the community of South Calgary – Altadore to the south, between 26 and 27 Avenues SW. The lands are governed by the Bankview Area Redevelopment Plan (ARP), which guides in both policy direction and contextual design for any proposed development.

The proposed development that will be supported by this Land Use Amendment will be designed to provide a high quality and aesthetically sensitive multi-residential building that is aimed at appealing to a variety of family

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types and sizes. The future development permit application will rely upon consolidating the three above mentioned parcels for redesignation with four additional parcels that are currently zoned as M-C2.

Redevelopment of the site: Context and Identity

This land use application is to permit a future proposed condo/townhome development supported by approving a land use amendment (Refer to Table 2 for current and proposed land uses for the Lands). The adjustment to the current M-CG (Multi-Residential – Contextual Grade-Oriented District) zoning will allow for a consolidation with four additional, immediately adjacent, parcels currently zoned as M-C2 (Multi-Residential – Contextual Medium Profile District). The future proposed project is located in an area compatible with the ARP in encouraging medium low and medium density development that supports townhouses and condo/apartment style living situations.

Table 2: Proposed Redesignation of Parcel

<u>Civic Address</u>	<u>Current Zoning and Use</u>	<u>Proposed Zoning</u>
2606, 2608, + 2610 17A Street SW	M-CG	M-C2

Conclusion

Bankview exists as an established stable and vibrant neighbourhood within the city. Together, with the support of the community and neighbours, the developer, and the city, we hope to provide a high quality, thoughtful development that enhances the current character of the surrounding area. The proposed land use redesignation seeks to align with the Area Redevelopment Plan and further evolve and enliven the identity of Bankview.

per: 

Paolo di Cienzo, architect
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