

## Summary of Applicant led engagement & preferred development concept



Bankview Community Association  
2418 17 Street SW  
Calgary, AB T2T 4M8

November 8, 2018

Dear Bankview Community Association Board Members,

### **Re: 2140 – 16 Street SW Land Use Redesignation Application, Presentation and Discussion Follow-up**

Thank you for sharing your time last week during your Community Association meeting and allowing us to discuss our project in your community. We value your feedback and unique considerations regarding our site at 2140 16 Street SW and look forward to our continued communication.

### **Summary of Previous Meeting (September 18, 2018)**

In September, Mr. Bergmann attended a previous meeting of your board to discuss the project and presented high-level hand drawings showing a proof-of-concept for the site. At the time, there were discussions about similar projects in the area that should have been explored as case-studies and examples, and many other considerations (such as access and materials) were discussed. Mr. Bergmann and his team committed to returning to the Bankview Community Association to continue discussions following the exploration of the alternatives and case studies suggested by the Board.

### **Summary of October 30, 2018 Meeting**

To follow up on the previous meeting, Mr. Bergmann retained Quantum Place Developments to assist in public engagement and planning and attended the Bankview Community Association Board meeting on October 30, 2018. At this meeting, attendees reviewed the work completed prior to and since the previous meeting and discussed the planning rationale and development impacts of various development forms. The intent was to clarify what is being considered, what the proposed land use redesignation would allow for, and what is likely to occur at the next stage. A more detailed summary of topics discussed is attached as an appendix to this letter.

Using conceptual site plans prepared by Tricor Design Group, we explored various development footprints (including those representative of the case-studies requested at the previous Board meeting). While many were ultimately determined to not be feasible on the site (due to the laneway slope or lot depth). A lengthy discussion was held

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regarding the trade-off between four larger units and five somewhat more modest units on this site, including the impact of driveways and the estimated cost-per-unit.

We believe there was general agreement that five units on this site would better achieve the objectives of the Bankview Community Association, including affordability and minimal impacts on the streetscape, while still affording a sensitive development large enough for young families. Efforts to minimize impacts to the streetscape and pedestrian realm, such as rolled curbs and tapered driveways were discussed, as was support for traffic calming initiatives (such as curb extensions).

### Next Steps

The current land use redesignation proposal, LOC2018-0110, that is anticipated to return to Calgary Planning Commission for comment soon would allow for up to five townhouse units on this site and a maximum height of 12-metres. This is in alignment with the discussions held on October 30, 2018. At this time, we believe the land use related concerns of the Bankview Community Association have been addressed. As no development permit is currently being considered, we are committed to a continued relationship with the Bankview Community Association to ensure the project is completed to a high-standard and meets the objectives of the community.

To that end, we would request that the Bankview Community Association support our land use redesignation through a letter to the Calgary Planning Commission. Your support would help us progress quickly through the redesignation stage and allow us to move ahead together and begin planning for the Development Permit stage to address many of the considerations raised by the Board, such as quality of materials and architectural styles.

Once again, we would like to thank you for your time, valuable feedback and support. We look forward to working with you further on this project as we move through the land use and development process. If you have any additional thoughts or comments regarding the project, please do not hesitate to contact Ian Harper, Planning and Development Coordinator at Quantum Place Developments, at [ian.harper@quantumplace.ca](mailto:ian.harper@quantumplace.ca) or by phone at 587-350-5172.

Sincerely,  
Ian Harper  
Planning & Development Coordinator  
QuantumPlace Developments Ltd.

cc: Paul Bergmann, Bill Lister, Jessica Karpal, Mike Borkristil, Tom Schlodder

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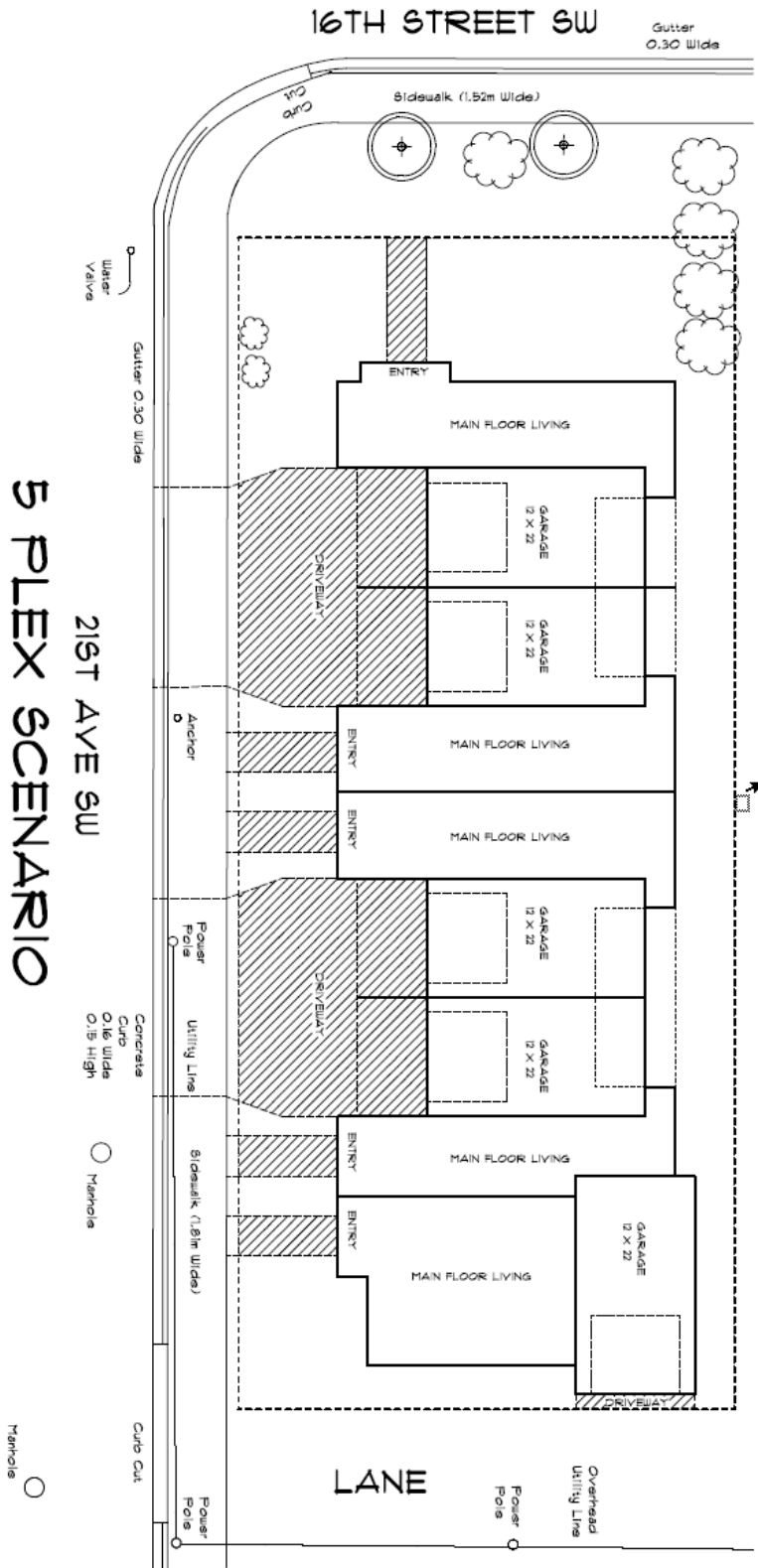
The following description has been provided by Community Planning:

These development concept drawings have been provided to Administration by SecurFund on 2019 January 30. These drawings were used as part of the applicant-led engagement process with the Bankview Community Association that took place on 2018 October 30. These concept drawings show a three-storey, five-unit rowhouse/townhouse development that include 10 on-site motor vehicle stalls, all of which are contained within attached garages. The applicant intends to work with Administration as part of a future development permit to improve the pedestrian connection to Buckmaster Park by proposing flared driveways, rolled curb and a curb bulb-out on 21 Avenue SW.

These drawings (Figures 1 & 2) are a representation of what the applicant intends to build and are provided for information purposes only. This development concept is subject to changes that may occur with further input from future applicant-led engagement and a future development permit review process. Administration's review of the future development permit will determine the ultimate building design, number of units and site layout details such as parking, landscaping and site access.

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Figure 1: Potential site plan



**Summary of Applicant led engagement & preferred development concept**

**Figure 2: Potential building elevations**

