

**POLICY AMENDMENT AND LAND USE AMENDMENT  
BANKVIEW (WARD 8)  
19 AVENUE AT 17A STREET SW  
BYLAWS 62P2017 AND 352D2017**

**MAP 8C**

**EXECUTIVE SUMMARY**

This application proposes to redesignate 0.10 hectares (2 parcels) of land from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented d60 (M-CG d60) District.

The proposed redesignation is intended to allow for a 6 unit multi-residential building with an increase in height of 2.0 metres. The intent of the district is to facilitate additional units while mitigating the amount of shadowing of the adjacent sites. The proposed M-CG district is also well suited to provide a sensitive transition through chamfer rules and regulations that reflect the immediate context of the area.

The application also includes a proposed amendment to the Bankview Area Redevelopment Plan (ARP) to enable the proposed development.

**PREVIOUS COUNCIL DIRECTION**

None.

<b>ADMINISTRATION RECOMMENDATION(S)</b>	2017 September 21
That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Policy Amendment and Land Use Amendment.	
<b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>	
That Council hold a Public Hearing on Bylaws 62P2017 and 352D2017; and	
<ol style="list-style-type: none"> <li>1. <b>ADOPT</b> the proposed amendments to the Bankview Area Redevelopment Plan, in accordance with Administration's recommendation; and</li> <li>2. Give three readings to the proposed Bylaw 62P2017.</li> <li>3. <b>ADOPT</b> the proposed redesignation of 0.10 hectares ± (0.25 acres ±) located at 2102 and 2108 – 17A Street SW (Plan 3076AB, Block 8, Lots 2 to 5) from Residential – Contextual One / Two Dwelling (R-C2) District <b>to</b> Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, in accordance with Administration's recommendation; and</li> <li>4. Give three readings to the proposed Bylaw 352D2017.</li> </ol>	

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**REASON(S) FOR RECOMMENDATION:**

Administration recommends approval of this application, and ARP amendment, for a multi-residential development in a location in close proximity to the Neighbourhood Corridor as identified in the Municipal Development Plan (MDP).

Development resulting from this application has the potential to allow more Calgarians to choose to live in a location well served by existing infrastructure and in close proximity to services and employment.

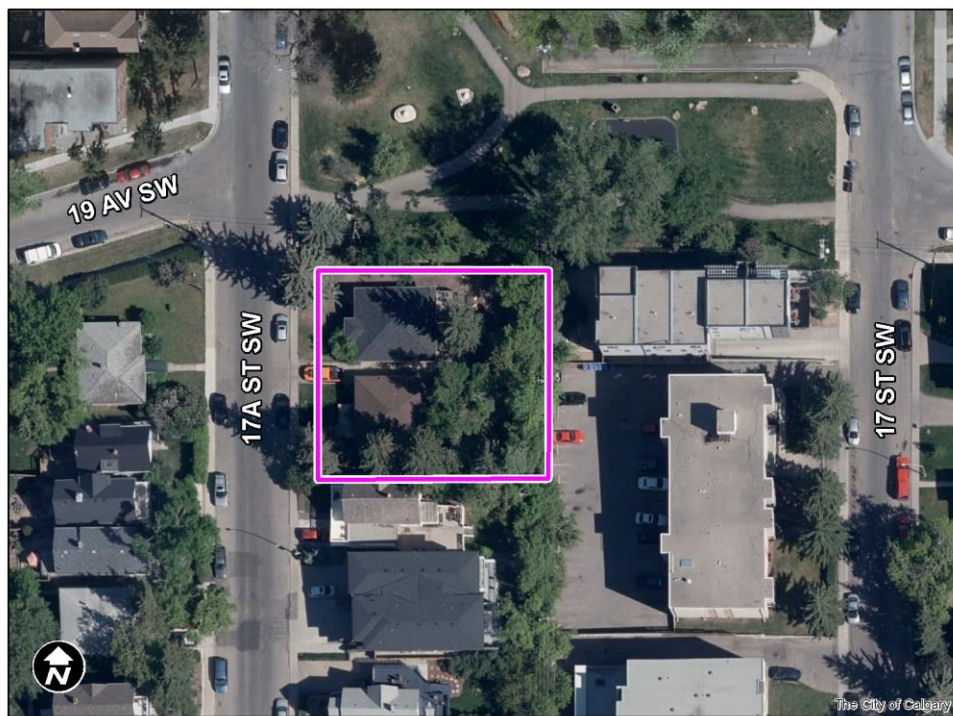
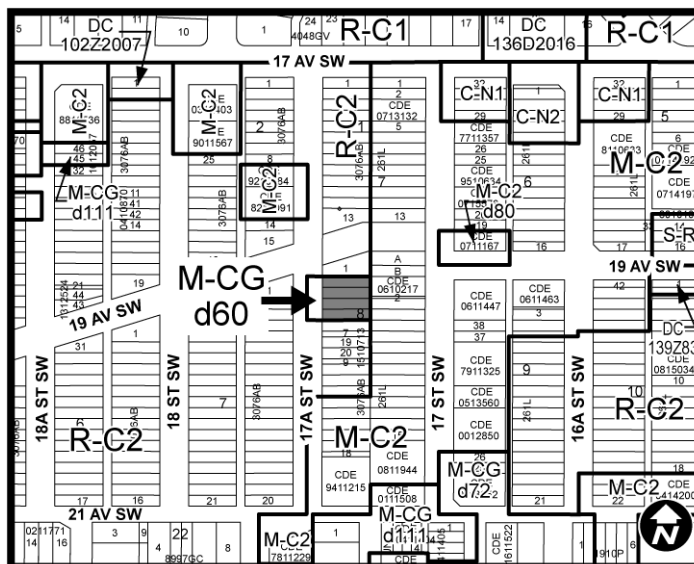
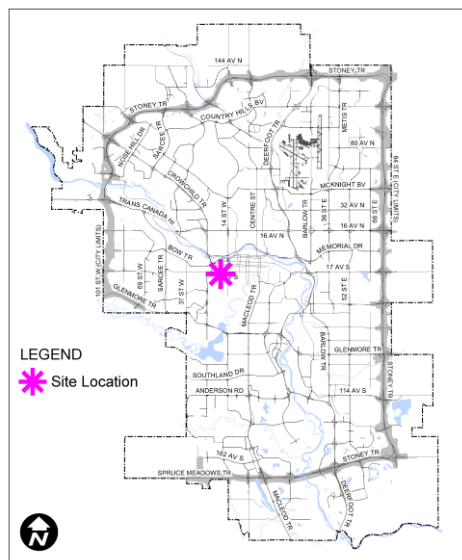
**ATTACHMENTS**

1. Proposed Bylaw 62P2017
2. Proposed Bylaw 352D2017
3. Public Submissions

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (APPENDIX III).

**Moved by: L. Juan**

**Carried: 6 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 2102 and 2108 – 17A Street SW (Plan 3076AB, Block 8, Lots 2 to 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd60) District.

**Moved by: L. Juan**

**Carried: 6 – 0**

Comments from Mr. Wright:

- While I find the proposed land use is generally acceptable, but initial solutions at the development permit stage appear to be inappropriate in terms of a relationship to the park and to the relation to the street. The Community Association engagement is unfortunate, as part of the engagement occurred in August with no response (even Community Associations deserve a bit of a holiday). This site is very sensitive and the development has to be equally sensitive (and should come back to Calgary Planning Commission and the Community Association for a thorough review).

**2017 September 21**

**MOTION ARISING:**

1. To have the Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.
2. Calgary Planning Commission advises the Applicant to rework the plan to:
  - A. Reduce driveway access to the site to one;
  - B. Address 17A Street SW with pedestrian/ground-oriented interface; and
  - C. Address Nimmons Park with a ground-orientated interface.

**Moved by: G.-C. Carra**

**Carried: 6 – 0**

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**Applicant:**

TC Design and Consulting

**Landowner:**

Cody Morris  
Emilie Belanger  
Kerry Goulard  
Ryan Goulard  
Kathryn Shaw

**PLANNING EVALUATION**

**SITE CONTEXT**

**Surroundings**

The subject site is comprised of two parcels located mid-block on 17A Street SW. To the north is a small public park (Nimmons Park) which includes a playground and mature trees. To the east are two developments, four and five storeys in height with a land use designation of M-C2. Parcels to the south and west are currently designated R-C2 with a mix of post-war dwellings and newer infill developments.

**Current Use**

The subject sites are currently zoned R-C2 with two single detached dwellings built in 1948.

**Density**

The application proposes to increase the density to allow for a total of six units on the subject property. The current land use allows for approximately two units per parcel for a total of four units on the subject property in either a single or semi-detached housing type.

<b>Bankview</b>	
Peak Population Year	1981
Peak Population	5,590
2017 Current Population	5,090
Difference in Population (Number)	-500
Difference in Population (Percent)	-9%

**LAND USE DISTRICTS AND DEVELOPEMENT PERMIT**

The proposed land use is Multi-Residential - Contextual Grade-Oriented (M-CG) district with a density modifier of 60 units per hectare. The applicant has also submitted a Development Permit application (DP2017-1814) which is currently under review by Administration. The Development Permit is considered staggered and was submitted on 2017 May 03 for a six unit multi-residential building which is currently on hold awaiting amended plans. The application

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initially was submitted for a land use amendment to the M-C2 district. The intent was to allow for greater building heights in order to accommodate main floor garages. Through the pre-application process Administration determined that the proposed M-C2 district would allow for a building form that does not provide an appropriate transition to the existing single detached dwellings (R-C2) across the street and the adjacent park. The M-CG district was deemed the most suitable land use by providing a contextual building form to the surrounding development while still being able to align with the proposed development.

## **LEGISLATION & POLICY**

### South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

### Municipal Development Plan (MDP)

The subject site is located in close proximity to a Neighbourhood Corridor area in the MDP. The proposed redesignation enables development in alignment with the following MDP policies:

- 2.1.1a, b, c relating to housing choice and community diversity, overall housing affordability (supply), and housing choice in relation to the primary transit network.
- 2.1.4a and d relating to optimal use of existing infrastructure.
- 2.2.2a and b relating to transit-supportive density and use.
- 2.2.4 relating to complete communities.
- 2.2.5b and c relating to housing choice and higher densities in proximity to primary transit.
- 2.3.1a relating to housing diversity and choice.
- 3.4.1h relating to building scale and sensitive transition to adjacent areas.
- 3.4.1m promotes a strong pedestrian environment along transit corridors
- 3.5.2a and b, relating to intensification of inner city sites in transition zones adjacent to a corridor/Main Street.

### Multi-Residential Infill Guidelines

The subject site is:

- Within 400 metres of multiple transit stops and 600 metres of multiple primary transit stops, allowing for greater transit use and more mobility options for future residents. This may also reduce motor vehicle usage, thereby minimizing traffic impact on surrounding community.

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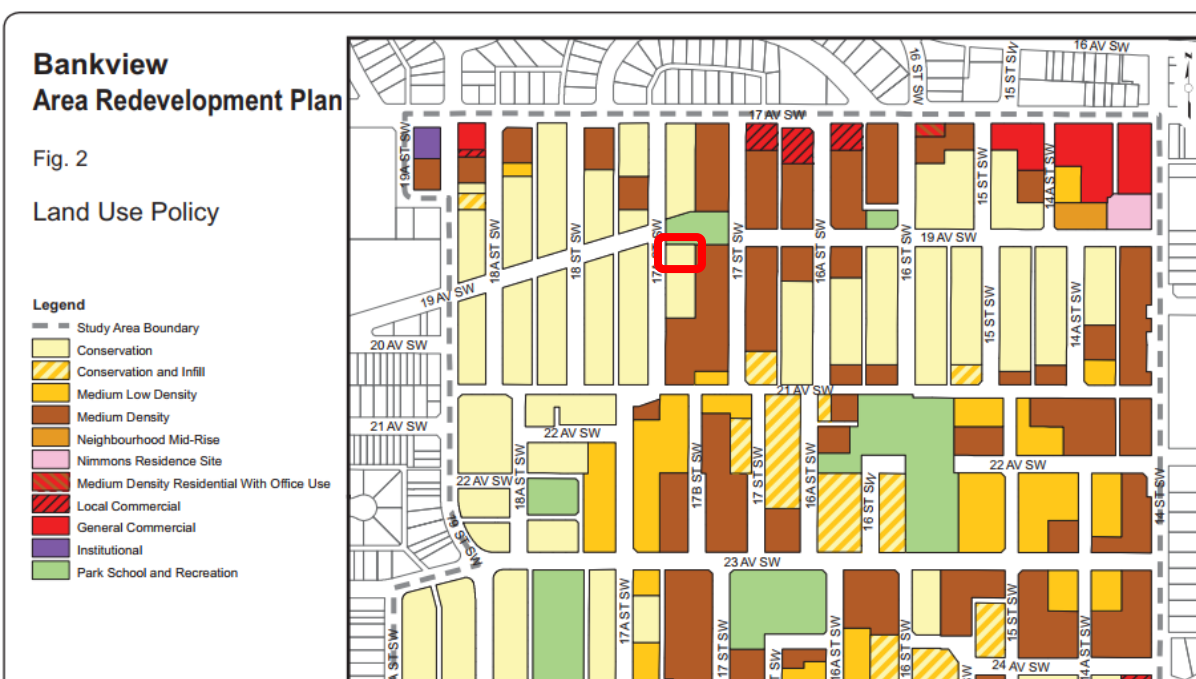
**MAP 8C**

- Located on a collector roadway, minimizing traffic on local streets.
- Adjacent to existing multi-residential development, creating an appropriate transition between low density and other more intensive land uses or larger scale buildings
- Adjacent to a public park, creating an appropriate transition between low density and other land uses.
- In close proximity to an existing neighbourhood corridor, creating an appropriate transition between low density and other land uses.

Bankview Area Redevelopment Plan (ARP)

This proposal will require an amendment to the Bankview ARP, as set out in Appendix III:

- A minor map amendment to Figure 2 (page 4) of the Bankview ARP to change the designation from “Conservation” to “Medium Low Density”. The subject parcel is currently within the Conservation Area under the Bankview Area Redevelopment Plan.



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## **TRANSPORTATION NETWORKS**

### Transit

Seventeen A Street SW provides bus service through Route 6, with a short distance to the downtown core. Bus stop locations to the east and west are within 120 metres from the subject site. Additionally, 17 Avenue SW is part of the primary transit network and is serviced by bus routes 2, 6 and 698 with a bus stop location approximately 230 metres from the subject site.

### Vehicle Access

The subject lots do not have a rear lane therefore access to the site will be provided from 17A Street.

### Parking

Seventeen A Street SW is not considered a restricted parking zone and offers on-street parking in addition to parking within the proposed development.

## **UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the potential development for a six unit dwelling without the need for off-site improvements at this time. Adjustments to on-site servicing may be required at the Development Permit stage.

## **ENVIRONMENTAL ISSUES**

No environmental issues were identified through the proposed application. An Environmental Site Assessment was not required.

## **ENVIRONMENTAL SUSTAINABILITY**

The proposal represents a modest intensification of an inner-city site that is in keeping with the existing and future planned development of the area.

## **GROWTH MANAGEMENT**

The proposed application does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.



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**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration circulated the initial proposal to the Bankview Community Association (BCA) for a land use amendment to the M-C2 district. Through the circulation, Administration received feedback (Appendix II) from the Community Association in opposition to the intensification that this land use amendment represents. There were concerns from the community regarding excessive densification, removal of existing trees, height, overlooking and shadowing onto the adjacent Nimmons Park. Ideally the Community Association would like the applicant to retain the current designation and produce semi-detached dwellings for a total of 4 units but are willing to accept a contextual district such as M-CG.

The comments from the BCA informed the CPAG review of the application and the related Development Permit. The BCA had a number of design concerns which were resolved through design changes to the related Development Permit. These included:

- Consolidation to 3 driveways and additional trees within the public boulevard.
- Out of the 22 existing trees on the site, the applicant will be retaining 9 trees plus planting an additional 13 trees.
- Articulation for the north elevation has been improved with a mix of materials and stepbacks.
- Shadow plan was submitted and reviewed by administration. The chamfer rules of the M-CG land use district mitigates the amount of shadow cast upon the park and aligns with the existing four storey development to the east. In addition, no shadows will be cast upon the children playground.

A revised Applicant's Submission letter (APPENDIX I) was recirculated to the Bankview Community Association on 2017 August 14. No comments were received.

**Citizen Comments**

Administration received two emails from citizens, mainly seeking clarification for the proposed development. One (1) letter of non-support for the initially proposed M-C2 district was received highlighting the following concerns:

- Setting precedence for additional district changes.
- Increase in density will increase parking, traffic and quality of life.
- Destruction of heritage houses.
- Obstruction of downtown views.
- Lower property values.

The application was revised to amend the subject parcels to the M-CG district with a density modifier of 60. Compared to the M-C2 district, The M-CG district allows for a modest increase in density with assurance that the parcels will not develop into a higher density apartment building.

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**Public Meetings**

No public meetings were held by the applicant or administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Reference to the above subject and lot, please find enclosed our submission package for your review and approval.

We are requesting to change the lot designation from R-C2 to M-CG. The lot backs onto high residential multifamily projects and adjacent to a City green space. Taking into consideration of this unique location, we believe this proposal will provide an exciting transition between the R-C2 lots and the new developments of the multifamily projects around this location specially the multifamily facing the City Green Park as well.

Therefore, we are looking forward to your approval on the Land use Amendment of our lot above from R-C2 to M-CG.

Thanking you in advance for your cooperation and support.

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APPENDIX II

LETTERS SUBMITTED

## Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8

Tel. (403) 244-2544



Date: 31 May 2017

To: City of Calgary  
Development & Building Approvals (Location #8201)  
P.O. Box 2100 Station M  
Calgary, Alberta T2P 2M5

Attention: Rayner D'Souza, [rayner.dsouza@calgary.ca](mailto:rayner.dsouza@calgary.ca)

Dear Mr. D'Souza,

File Reference: LOC2017-0126, DP2017-1814  
Subject Address: 2102 & 2108 17A ST SW

The Bankview Community Association Development Committee (BCADC) has reviewed the above noted Land Use By-Law Amendment and concurrent Development Permit Application, and we submit our comments herewith. We note that the development committee was not afforded an opportunity to review this proposal before it was submitted to the City of Calgary.

The BCADC has no objection in principle to development of the subject site, but the proposed land use designation and the intensification of the development on this site (6 units) poses some issues, which are unacceptable to the Bankview Community.

To our knowledge, apart from a very broad intent outlined in the Municipal Development Plan (MDP) for communities in the "Inner City Area", no planning study, as required by the MDP, has been adopted that defines transition zones within our community. Although it is an older document, the Bankview ARP is still a relevant guiding document and should be consulted in this case. The often referenced Main Streets initiative has yet to be presented to Calgary Planning Commission (scheduled for 15 June 2017) and so, in our opinion has no jurisdiction. Thus, no policy currently exists to support the rezoning from R-C2 to M-C2 as proposed.

The subject site is on the eastern edge of a significant residential conservation area and the current land use designation could readily achieve four semi-detached units on the site and be more in context with the existing units to the south on 17A Street.

Should the rezoning proceed, we hereby submit our comments on the proposed development permit application. We note that the LOC application is noted as "tied to plans", which we assume means that any successful M-C2 designation will be constrained to the development proposed in the DP application. We appreciate the City imposing this limit, but we still feel that the R-C2 is most appropriate for this site and do not fully understand why the applicant cannot make the M-CG designation work.

It would be preferable if the garages could be combined into a single garage with shared entrance configuration or, at the very least, if driveways could be consolidated to increase planted area along the street frontage, which is a significant feature of the existing neighbourhood street-scape.

R. D'Souza

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There are at least 20 existing trees over 10m tall, with several measuring up to 19m, and all but one are deleted by the proposed development with only 6 small trees proposed in replacement. The existing trees act as a natural screen between the existing houses and the public park. No such screen will exist in the proposed development.

If the proposed landscaping is deemed acceptable by the City's Parks department, the proposed north elevation could be enhanced by further architectural articulation. It is noted that the proposed roof top patios provide some welcome enhancement to the elevation and potentially some passive surveillance of the adjacent Nimmons Park, but we believe that the roof top patios on units 1 and 2 will unfortunately overlook the existing development to the east. However, there was insufficient information provided in the submitted drawings to fully understand the implications.

The proposed development is situated immediately south of Nimmons Park at the south-west corner. The proposed development increases the height of development from one storey to four storeys with a minimal side set back. Notwithstanding the impact of existing conifers, we believe that the proposed building will cast a significant, long shadow over the park in the afternoons, when the park and children's playground is at its busiest. We request that the City seeks a shadow study so that the impact can be fully understood and mitigation measures imposed if appropriate.

In conclusion, if the existing R-C2 zoning is maintained and four dwellings developed in lieu of the proposed six, we believe that all of our concerns, related to excessive densification, parking access, tree retention, height, overlooking and shadows, could be effectively addressed. If land use re-designation is considered appropriate by the City, the we think that development should be constrained within the M-CG designation and we hope that our comments in relation to the development permit application will be given due consideration when the City is drafting its comments, recommendations and/or conditions.

Respectfully,

Bankview Community Association



Fergal Duff  
Director, Development Committee

cc: Cllr. Evan Woolley, [evan.Woolley@calgary.ca](mailto:evan.Woolley@calgary.ca), [eward8@calgary.ca](mailto:eward8@calgary.ca)  
Nathan Berko, President, Bankview Community Association, [president@bankview.org](mailto:president@bankview.org)  
Bankview Development Committee Members

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APPENDIX III

PROPOSED AMENDMENT TO THE BANKVIEW  
AREA REDEVELOPMENT PLAN

- (a) Delete the existing Figure 2 entitled “Land Use Policy” and replace with the revised Figure 2 entitled “Land Use Policy”, as follows:

**Bankview  
Area Redevelopment Plan**

Fig. 2

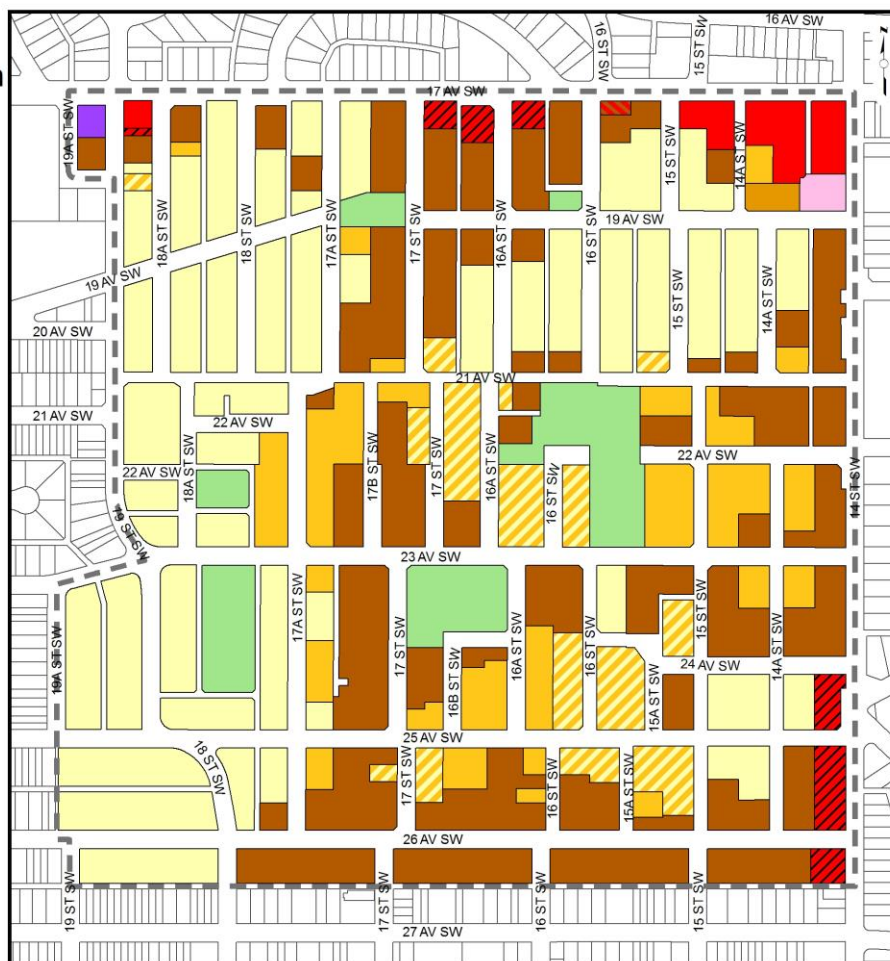
**Land Use Policy**

**Legend**

- Study Area Boundary
- Conservation
- Conservation and Infill
- Medium Low Density
- Medium Density
- Neighbourhood Mid-Rise
- Nimmons Residence Site
- Medium Density Residential With Office Use
- Local Commercial
- General Commercial
- Institutional
- Park School and Recreation

0 50 100 150 200  
Metres

This map is conceptual only. No measurements of distances or areas should be taken from this map.



### MAP 8C

[illegible]

### MAP 8C

