

LAND USE AMENDMENT
BANKVIEW (WARD 8)
15 STREET SW AND 25 AVENUE SW
BYLAW 79D2017

MAP 8C

EXECUTIVE SUMMARY

This Land Use Amendment seeks to redesignate the subject residential parcels from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade-Oriented (M-CGd78) District in order to facilitate the development of a seven unit multi-residential development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 January 12

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 79D2017; and

1. **ADOPT** the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 2605 and 2607 – 15 Street SW (Plan 3910R, Block 3, Lots 4 to 7) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd78) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 79D2017.

REASON(S) FOR RECOMMENDATION:

The Land Use Amendment application conforms to the overall intent and goals of the Municipal Development Plan (MDP) and Bankview Area Redevelopment Plan (ARP) by improving housing diversity and choice, enhancing community character and contributing to a high quality living environment.

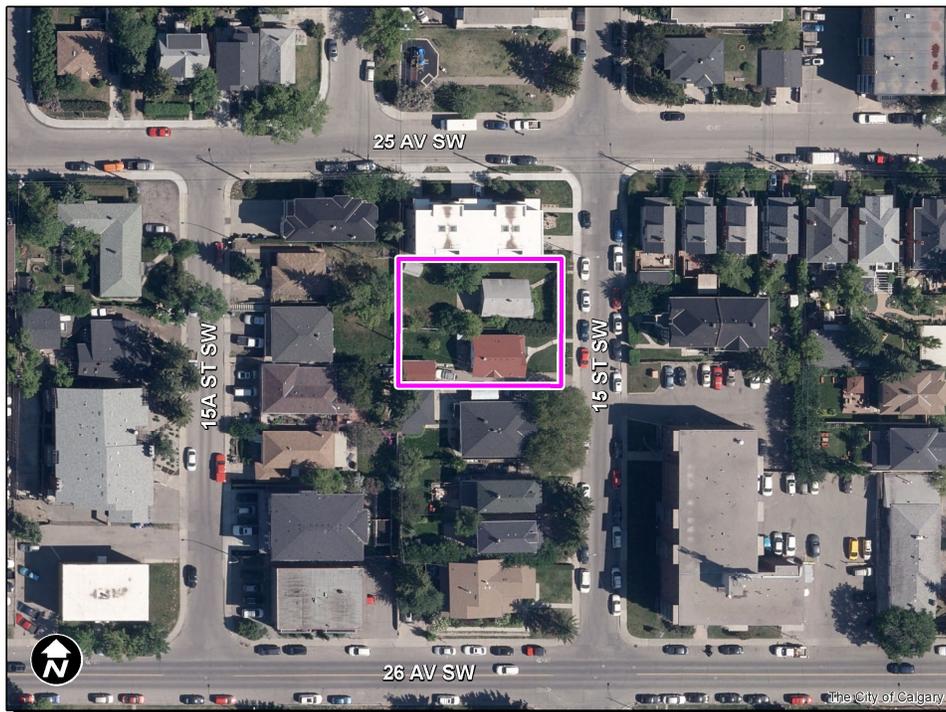
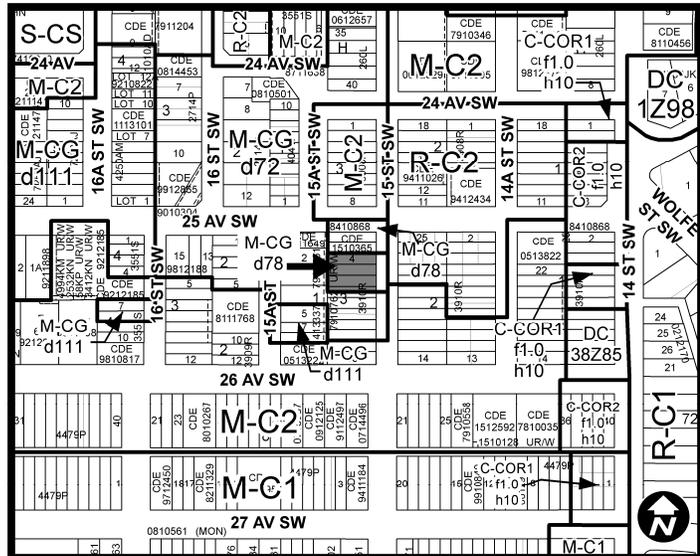
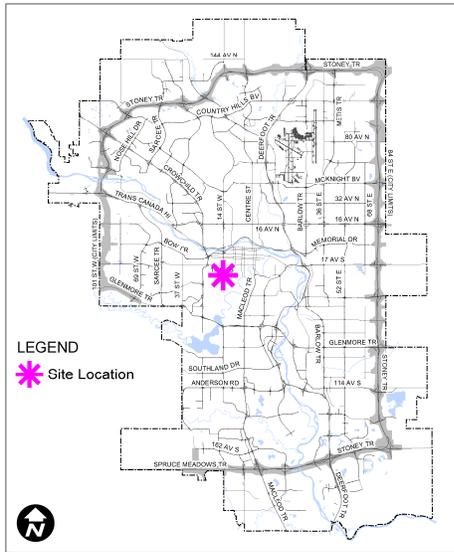
ATTACHMENT

1. Proposed Bylaw 79D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 2605 and 2607 – 15 Street SW (Plan 3910R, Block 3, Lots 4 to 7) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd78) District.

Moved by: L. Juan

Carried: 6 – 0

Reasons for Approval from Ms. Juan:

- I support densities in areas such as Bankview, a neighbourhood with many services to offer and nearby commercial streets. I am confident that the applicant can handle the Community Association's concerns at the DP stage and that 7 units is viable on that particular site.

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Applicant:

WIZ Design & Build

Landowner:

WIZ Design & Build Corporation
Titan International Management Ltd

PLANNING EVALUATION

SITE CONTEXT

The site is located to the southwest of 15 Street and 25 Avenue SW in the community of Bankview. The site is currently designated as Multi-Residential – Contextual Grade-Oriented (M-CGd72) which is intended for medium density residential development. The surrounding land uses are predominantly medium density, however to the north/east of the site are lots designated as Residential – Contextual One/Two Dwelling (R-C2) District. Directly to the north is an M-CGd78 District, which was approved by Council in 2013 (Bylaw 15D2013).

Bankview	
Peak Population Year	1981
Peak Population	5,590
2016 Current Population	5,516
Difference in Population (Number)	74
Difference in Population (Percent)	-1%

The table above shows that the peak population within Bankview was in 1981, which has recently seen a slight decline.

LAND USE DISTRICTS

As mentioned, the applicant is proposing the Land Use Amendment in order to change the density modifier from 72 to 78 units per hectare, which will facilitate a seven unit multi-residential development.

Current Land Use District - Multi-Residential – Contextual Grade-Oriented (M-CGd72)

The existing District is intended to:

- have multi-residential development designed to provide some or all units with direct access to grade;
- provide for multi-residential in a variety of forms;
- allow for varied building height and front setback areas in a manner that reflects the immediate context;

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- be in close proximity or adjacent to low density development;
- provide for outdoor space for social interaction;
- provide landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels; and
- allow for a maximum density of 72 units per hectare (total of six units).

Proposed Land Use District – Multi-Residential – Contextual Grade-Oriented (M-CGd78)

The proposed M-CG District will be characterized by the same elements as previously mentioned; however the density modifier is proposed to change to a maximum of 78 units per hectare.

Despite the fact that the proposal is only increasing the density modifier to allow one more residential unit on the site, Administration has indicated to the applicant that at the Development Permit stage consideration will be given to the overall site design, this will include: dwelling entrances along 15 Street SW to ensure the units fronting the street are grade-oriented, with direct access to grade to enhance the public realm, and ensuring that the development positively integrates within the existing neighbourhood.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The following are policy within the MDP which support the proposed M-CGd78 District:

2.3 Creating Great Communities

“Goal – create communities by maintaining quality of living and working environments... enhancing community character and distinctiveness and providing vibrant places.”

Key Direction #2: Provide more choice within complete communities.

Key Direction #4: Link land use decision to transit.

Key Direction #8: Optimize infrastructure.

The subject site falls within the ‘Inner City’ which:

- has a variety of multi-residential housing types to meet the diverse needs of present and future populations; and
- has redevelopment that supports the revitalization of local communities by adding population.

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Bankview Area Redevelopment Plan (ARP)

The subject site is currently designated as 'Conservation Infill' within the Bankview ARP, which:

- improves existing neighbourhood quality and character... while permitting limited low profile redevelopment to occur;
- would include small multi-dwelling infill projects; and
- states that a maximum density in new developments should not exceed 75 units per net hectare.

Because the proposal is for a minor increase in units, a policy amendment to the Bankview ARP is not deemed to be required.

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).

TRANSPORTATION NETWORKS

The subject site is on a residential street one lot south of the end of the block, and has one existing curb cut that will have to be removed/ rehabilitated at the Developers expense. The subject site has no lane access, therefore access will occur from 15 Street SW.

Subject site is approximately 225 metres from the Southbound #7/ 107 bus stop that provides service to a bus loop on 54 Avenue SW that links to a number of other routes (18, 20, 63, 182, and 306). There is also a Northbound Route 7/107 bus stop across the 14 Street SW that is approximately 242 metres from the subject site which provides service to the Downtown core and LRT.

UTILITIES & SERVICING

Public utilities (water and sanitary) are available to service the subject parcel. Storm is not directly adjacent to the site (the nearest storm main is approximately 60.0 metres). The applicant/developer will be required to construct public infrastructure, surface improvements/storm sewers and service connections within City rights-of-way at their expense.

A Sanitary Servicing Study and fire flow test may also be required at the development permit stage.

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ENVIRONMENTAL ISSUES

There are no environmental concerns associated with the proposed development.

ENVIRONMENTAL SUSTAINABILITY

To be reviewed at development permit stage.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Bankview Community Association had the following comments:

- object to the proposal for an increase of the density;
- understand that it is a very slight increase however it makes a considerable difference for this site;
- the proposed site has no lane access and the applicants have not been able to show us any proposal that fits the site well with 7 units;
- have met with the applicants and corresponded by email but feel the application does not align with Bankview's street oriented design with a focus on soft landscaping and greenery;
- the follow-up design made very minor changes to the driveways and still does not address main concerns;
- concerns with the impacts to the quality of the street interface;
- concerns with the loss of on-street parking; and
- concerns with the location of waste receptacles.

Administration has indicated to the applicant that the preliminary proposal would not be supported due to specific design elements being in non-compliance with the M-CG District. Administration has offered to assist the applicant through the pre-application process to determine a suitable design scheme prior to a formal DP application. The applicant has also agreed to work with Administration to address the site plan issues.

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Citizen Comments

- No comments received by CPC Report submission date.

Public Meetings

- No public meetings were held by Administration or the applicant.

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APPENDIX I

APPLICANT'S SUBMISSION

This project includes two laneless parcels (at 2605&2607 15 St SW) in Bankview. Currently there are two small houses built in 1910s which will be demolished and the parcels will be consolidated into one site, with the total size of 26.7m (wide) by 34m (deep).

The current land use of the two parcels is M-CG d72, which allows for 6.5 residential units to be built on site after consolidation. We are proposing a Land Use amendment to change the density modifier from d72 to d78, but still remain in M-CG, which will allow for 7 residential units in total. This will be a minor change in density, and the new Land Use M-CG d78 will be the same as the neighboring parcel directly north of the site. The City and Council approved land use amendment for the neighboring property from d75 to d78 in 2013.

The site is close to downtown and two blocks away from 14th street SW, a Neighborhood Corridor identified by MDP. Public transit is available both on 14th St to the east and on 26 Av to the south. On the same street, across the street from our property is a 5 storey apartment building with M-C2 land use. On the same side of the street, the land use of the adjacent property is M-CGd78; the property that is 3 houses away at the south end of the street is M-CGd111 land use. By increasing the unit number from 6.5 to 7 at this site, we will be able to provide more affordable residential houses in the community of Bankview.

Associated with this land use amendment application, we have done a study for this proposed 7 unit's project, including site plans, building design and 3D renderings. The building design is innovative, attractive and will respect the context in terms of building massing, style and materials to apply. We believe the development will be a good-fit into the neighbourhood. The parking accesses for the units will be from 15 St sw. We are endeavoring to enhance the front landscaping (e.g. using shared curb cuts to increase soft landscaping, etc). The project will significantly improve the streetscape and improve pedestrian experience in the area adjacent to our site.

To build 7 units on the site is crucial for our project. The new off-site levy requirements and energy code will considerably increase the construction cost. Furthermore, potential construction of 60m storm main extension required by the City Development Engineering department will be extremely expensive for a project of this scale.

To make the project feasible during this economy downturn and to make the units more affordable, we need the seventh unit to offset the above extra substantial costs and levies. We sincerely hope Calgary Planning Commission and City Council support the land use amendment from d75 to d78 based on aforementioned rationales.

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APPENDIX II

LETTERS SUBMITTED

Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8 (403) 244-2544



Date: October 22, 2016

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

Attention: Jarred Friedman, jarred.friedman@calgary.ca

cc: Ward 8 Executive Assistant eaward8@calgary.ca,
President Kate Schutz, kate.schutz@gmail.com
Bankview Community Association Development Committee Members

RE: LOC2016-0246 | 2605 15 St SW

Dear Mr. Friedman,

After careful review of the land use amendment referred to above, the Bankview Community Association Development Committee objects to the proposal for an increase of the density from M-CG d72 to M-CG d78. We understand that this is a very slight increase, allowing the applicant to build a maximum of 7 versus 6 units; however, it makes a considerable difference for this site. The proposed site has no lane access and the applicants have not been able to show us any proposal that fits the site well with 7 units. They have also made reference to the fact that the adjacent lot has been rezoned to M-CG d78. The difference being that the adjacent lot is on a corner with much more street frontage that allows for every unit to have street access.

We have met with the applicants, Mr. & Mrs. Xiao and their business partner, and have had some further correspondence with them via email. We feel their proposed development does not align with Bankview's street orientated design with a focus on soft landscaping and greenery. Their follow-up design made very minor changes to the driveways, and still does not address our main concerns. We feel that increasing the density of this site will not help the problem, it will make it worse.

Our main concerns with the application for this site without a service lane are:

- The impacts to quality of the street interface when you need access and 8 onsite parking stalls for 7 units from the street side. A wall of driveways and concrete do not make for a good public realm, there is no way to hide this in the back when the site is lane-less. This does not improve the look and feeling of street grade orientation. We prefer that our neighbourhood doesn't feel like a parking lot.
- This application would also result in the loss of on-street parking with all of the street frontage being a majority of driveways to access the separate garages for each unit. As much as we would like to see more people walking and biking the reality is that a lot of Calgarians still drive cars.

J. Friedman

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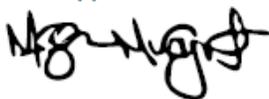
- Waste receptacles for so many units being accessed via the street frontage and where they would be kept on site.
- There is no need for an increase in density from its already zoned M-CG d72. As there are currently 2 dwellings located on these 2 parcels, building a 6-plex would increase the density by 200%.

The applicant has cited the numerous development costs to support their rezoning. These costs are not new and are the standard for every development, which should not be used as an acceptable reason to approve an application.

In short, the lane-less lot does not work for a rezoning from M-CG d72 to M-CG d78 and we object to the application.

Thank you for consulting with our Community Association to get the best outcome for this development and our community.

Sincerely yours,



Megan Mucignat, M.Plant

Bankview Community Association
Development Committee Chair