

**POLICY AMENDMENT AND LAND USE AMENDMENT
BANKVIEW (WARD 8)
SOUTH OF 23 AVENUE SW AND EAST OF 17A STREET SW
BYLAWS 12P2017 AND 99D2017**

MAP 8C

EXECUTIVE SUMMARY

This application proposes to amend the land use district of the subject site, located at 2412 - 17A Street SW, from Residential-Contextual One/Two Dwelling (RC-2) District to Multi Residential – Contextual Grade-Orientated (M-CGd88) District with a density modifier of 88 units per hectare. The Applicant's Submission indicates the purpose of this application is to facilitate the future development of a four-plex dwelling.

A minor amendment to the Bankview Area Redevelopment Plan is required to allow for the proposed redesignation.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 January 26

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 12P2017 and 99D2017; and

1. **ADOPT** the proposed amendment to the Bankview Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 12P2017.
3. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 2412 – 17A Street SW (Plan 4700AD, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd88) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 99D2017.

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REASON(S) FOR RECOMMENDATION:

Administration is in support of the application as it will accommodate a modest increase of density on a site that is well within 400 metres of multiple transit stops, within 600 metres of a primary transit stop, fronts onto a collector road, adjacent to existing multi-residential development (M-CG and M-C2) and has direct lane access.

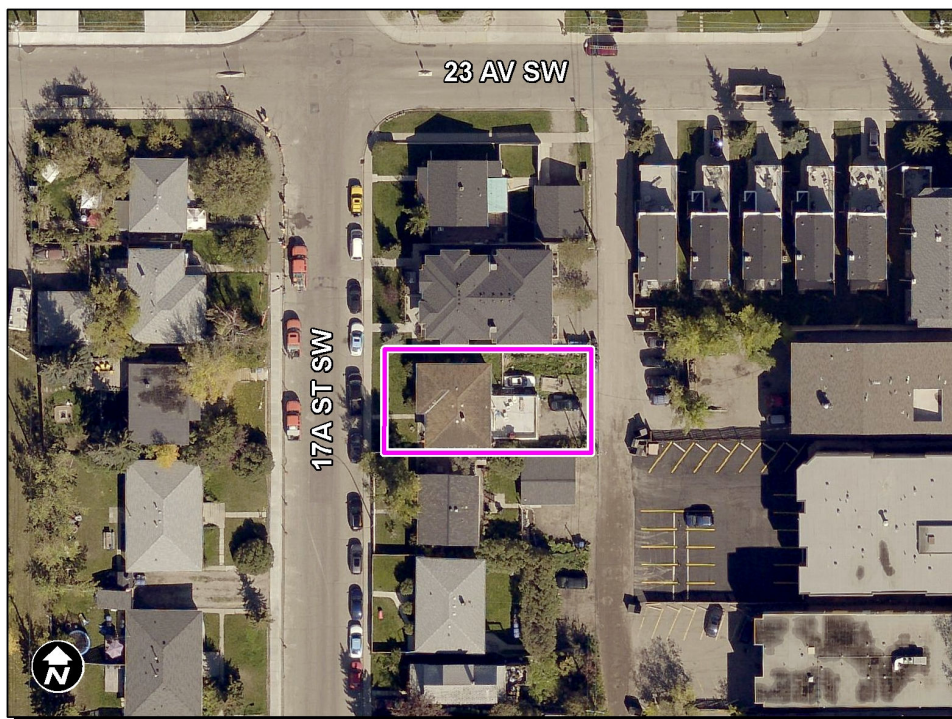
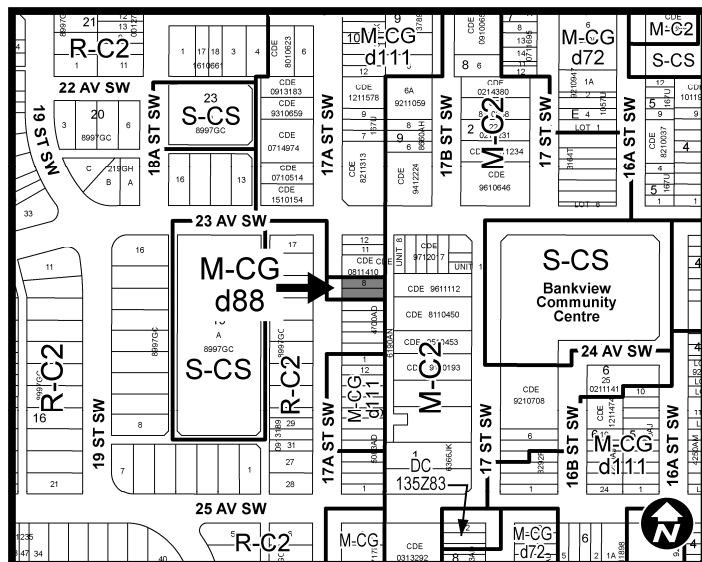
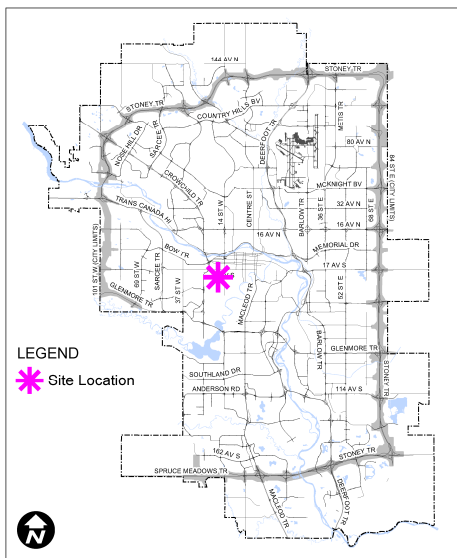
ATTACHMENTS

1. Proposed Bylaw 12P2017
2. Proposed Bylaw 99D2017
3. Public Submission

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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 II).

Moved by: L. Juan

Carried: 9 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.11 acres ±) located at 2412 – 17A Street SW (Plan 4700AD, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd88) District.

Moved by: L. Juan

Carried: 9 – 0

Reasons for Approval from Mr. Leighton:

- I supporting rezoning to “M-CG” (basically “four-plex” zoning); however I believe that “R-CG” zoning would better achieve the goals of protecting neighbourhood character (the “conservation” objective of the Bankview ARP) and the City’s larger intensification goals.
- Commissioner Wright suggested in his comments that it was time for the Bankview ARP to be examined; I agree.

Comments from Ms. Juan:

- I support the densification of inner city neighbourhoods such as Bankview. So, generally, I support the application. However, I recommend that for future sites, administration consider RCG land uses for mid-block development to mitigate front driveways at the Development Permit stage.

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Applicant:

MJ Homes

Landowner:

MJ Homes Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is located within the low density Residential Contextual One/Two (R-C2) District in the Community of Bankview. This is a mid-block parcel that is developed with an existing single detached dwelling that fronts onto 17A Street SW. There is also an existing double vehicle garage accessed via the rear lane. The subject site is adjacent to an existing M-CGd111 district to the north, M-C2 to the east, R-C2 to the west and south with additional M-CG parcels on the same block further south. The surrounding area appears to be undergoing incremental transition from predominantly R-C2 to a mix of R-C2, M-CGd111 and M-C2.

The subject site is approximately 13 metres from a transit stop and approximately 600 metres from a primary transit stop. There are no on-street parking restrictions.

The proposed site density would be increased from the existing two (2) units to a maximum of four (4) units.

Bankview	
Peak Population Year	1981
Peak Population	5,590
2016 Current Population	5,158
Difference in Population (Number)	-432
Difference in Population (Percent)	-8%

LAND USE DISTRICTS

The proposed M-CGd88 district provides for multi-residential development in a variety of forms that would provide at least some of the units with direct access at grade. The district is intended to be adjacent to low density residential development, reflect the immediate context through varied front setback areas, generally low building heights and densities.

This application was initiated by the landowner who is seeking an amendment to allow for the future development of a four-plex. The Applicant initially pursued an M-CG amendment with no density modifier, which would allow for a maximum of 111 Units per Hectare (UPH.) At the request of Administration, the Applicant provided two different conceptual site plans, demonstrating how a five-plex (maximum allowed with 111 UPH) or a four-plex (requiring a

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maximum of 88 UPH) might be developed on the subject site. Administration determined that a five-plex would likely require numerous relaxations at the development permit stage and as such, would not be appropriate for the subject site. Accordingly, the Applicant agreed to change the proposed amendment to limit density to 88 UPH, which would still facilitate their desired future four-plex development.

Approval of this land use application does not constitute approval of a specific development type, but rather it allows for multi-residential development to be considered via the development permit process. If any relaxations may be required, these may be considered at the development permit stage.

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) (2007 – Statutory)

The subject site is identified on Map 1 – “Urban Structure” as being located within the “Developed Inner City” typology area and in proximity to the 14 Street SW “Urban Corridor.” Although the plan makes no specific reference to the site, the proposed land use amendment conforms with MDP policies relating to the Transit-Supportive Land Uses, Developed Residential Areas and Inner City Areas.

Transit-Supportive Land Use Framework policies (section 2.2.2) encourage increased development densities in proximity of the Primary Transit Network by targeting residential and employment intensities within 400 metres of transit stops, in areas deemed appropriate through the Local Area Planning process and in accordance with the Typology Thresholds (MDP Part 3). The proposed amendment aligns with this policy as the subject site is approximately 13 metres from a transit stop and approximately 600 metres from a primary transit stop on 14 Street SW.

Developed Inner City Residential Areas (section 3.5.1) policy supports moderate intensification in a form and nature that respects the scale and character of the neighborhood. The proposed amendment aligns with this policy as it would provide for Multi-Residential development in a variety of forms that would provide at least some of the units with direct access at grade and reflect the immediate context through varied building height and front setback areas as well as generally low building heights and low density.

Sites within the Inner City policy area (section 3.5.2) may intensify if the intensification is modest, consistent and compatible with the existing character of the neighborhood. The policy also supports intensification that occurs on a parcel-by-parcel basis, which aligns with the overall land use transition that seems to be occurring in the area. The proposed amendment would also maximize front door access to the street and principal public

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areas to encourage pedestrian activity. Transit stops should be easily accessible and, where, possible, integrated with adjacent multi-residential or retail buildings. The proposed amendment would facilitate the future development of a built form that aligns with these policies.

Bankview Area Redevelopment Plan (ARP) (1981 – Statutory)

The Land Use Policy map (Figure 2) identifies the subject site as located within the “Conservation Area” but the entire block is incrementally transitioning to the “Medium Low Density” area. To allow for the proposed land use amendment, a minor amendment to the Land Use Policy map is supported to include the subject site within the “Medium Low Density” area.

Location Criteria for Multi-Residential Infill (PUD2016-0405)

The subject site is within 400 metres of multiple transit stops and 600m of a primary transit stop, allowing for greater transit use and more mobility options for future residents. This may also reduce motor vehicle usage thereby, minimizing traffic impact on the surrounding community. The subject site fronts onto a collector roadway which will minimize traffic on surrounding local streets. The subject site is adjacent to existing multi-residential development, creating an appropriate transition between low densities and other more intensive land uses or larger scale buildings. The subject site has direct lane access, improving the pedestrian environment for local residents by limiting the creation of multiple/high frequency use driveways across local sidewalks

TRANSPORTATION NETWORKS

The site is approximately 13 metres from a transit stop that provides service to Route 6 and offering service to Westbrook LRT station. The site is also approximately 600 metres from a primary transit stop on 14 Street SW. There are no on-street parking restrictions.

UTILITIES & SERVICING

Water and sanitary services are available to service the subject site. Storm sewer service is not available for connection on 17A Street. At the development permit stage, the Developer will be required to provide, at their expense, a storm sewer extension southward from 23 Avenue, towards the subject site.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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ENVIRONMENTAL SUSTAINABILITY

Not applicable to this land use amendment application.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held by either the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Over the course of the last 15 years, MJ Homes has built and sold many single-family and multi-family homes in southwest communities throughout Calgary. We pride ourselves in contributing high quality redevelopments that suit each community. The primary reason for applying for a land use redesignation from R-C2 to M-CG is because a fourplex is better suited for our site. From a marketing perspective, a fourplex remains the better fit given the inner city location. 17A Street is a busy road with a bus route which raises challenges in selling a semi-detached unit that targets new families who are concerned about their children playing near a busy street. Throughout our experience, we have learned that duplexes require a quiet street in order to sell successfully. The target consumer for a fourplex are business professionals, who aren't concerned with the busy street and instead are focused on easy access to major roadways for their commute to work. In comparing the two options, constructing a fourplex simply make better business sense than a duplex. Furthermore, in order to receive a worthwhile return on investment, the target sale price of a semi-detached unit is overly unreasonable to justify its construction given the present economic climate.

There are many reasons the application should be approved that appeal to all participating parties including the City of Calgary, the Bankview community, and the consumer. The redevelopment of the property is in the best interest of all parties as the current structure on the property is an outdated eye-sore which no longer belongs in the inner-city Bankview community. Constructing a fourplex is a project with less risk which suits the current economy. Each fourplex unit sale price would be less than that of a duplex, creating more affordable housing in the inner city for the consumer. Approving the rezoning would also coincide with the City of Calgary's aim on increasing inner city density to reduce urban sprawl, even if the overall effect is miniscule. Furthermore, constructing a fourplex would fit perfectly within the Bankview community as the adjacent north property is also a fourplex and multi family structures are consistent throughout the community. Finally, approving the application would result in a more efficient use of inner city land.

Thank you for your time in processing this application.

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APPENDIX II

AMENDMENT TO THE BANKVIEW AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled “Land Use Policy” and insert the revised Map 2 entitled “Land Use Policy” as follows:

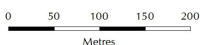
**Bankview
Area Redevelopment Plan**

Fig. 2

Land Use Policy

Legend

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



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

