POLICY AMENDMENT AND LAND USE AMENDMENT
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW
BYLAWS 1P2017 AND 16D2017 **MAP 8C**

EXECUTIVE SUMMARY

This Land Use Amendment proposes to redesignate a parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S) 2016 November 03

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 1P2017 and 16D2017; 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 1P2017.

3. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 2516 – 15 Street SW (Plan 3908R, Block 2, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 16D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP) and Bankview Area Redevelopment Plan (ARP) as amended.

ATTACHMENTS

1. Proposed Bylaw 1P2017
2. Proposed Bylaw 16D2017

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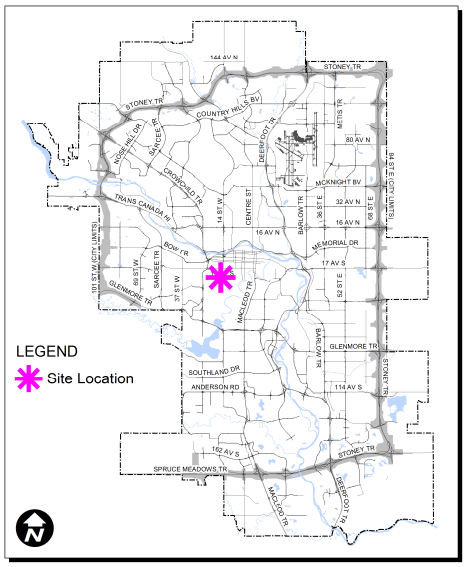
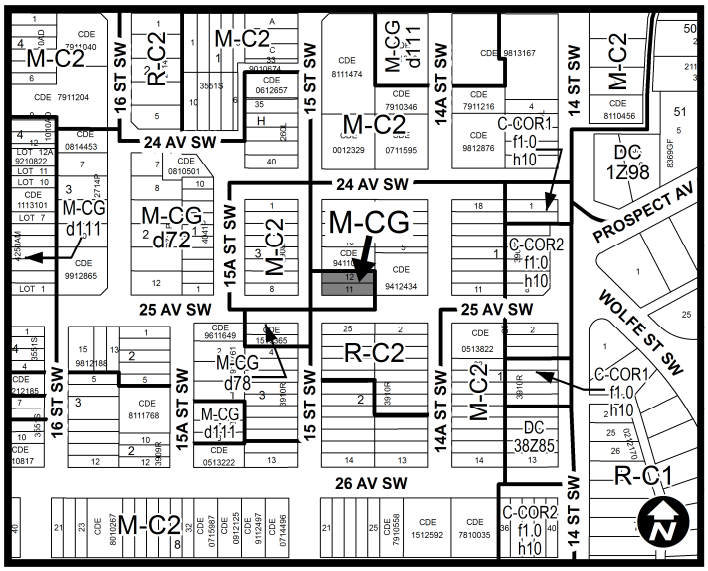
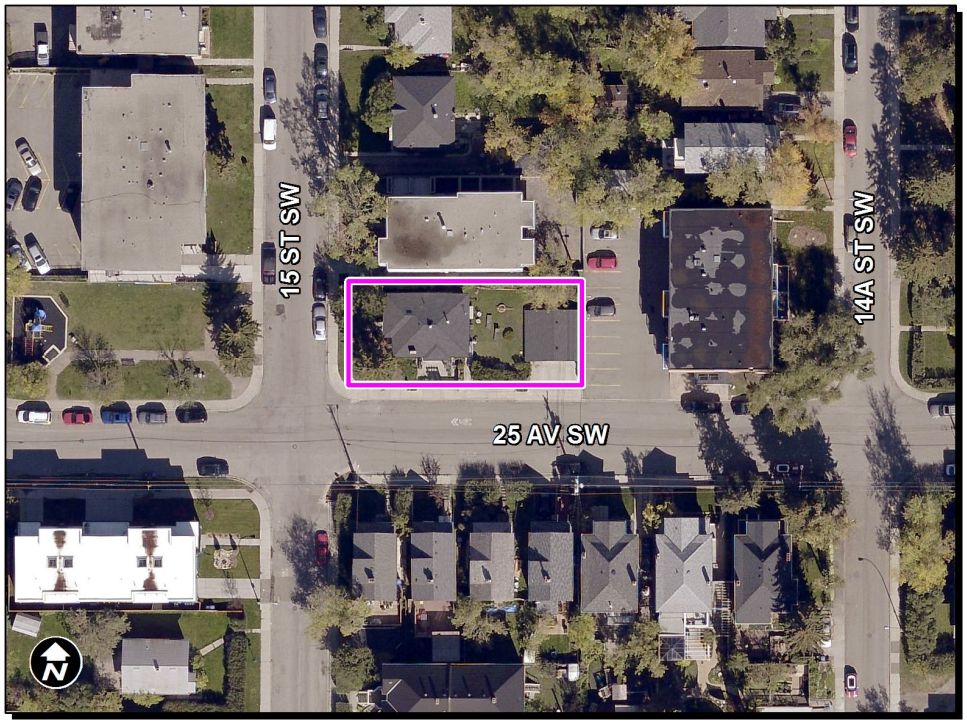
MAP 8C

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: S. Keating **Carried: 5 – 1**
Absent: R. Wright and M. Foht Opposed: G.-C. Carra

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 2516 – 15 Street SW (Plan 3908R, Block 2, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Moved by: S. Keating **Carried: 5 – 1**
Absent: R. Wright and M. Foht Opposed: G.-C. Carra

Comments from Mr. Friesen:
- I supported this change to Policy and Land Use but like others I was not happy with the potential for front driveways that cut through the sidewalk at numerous locations.

2016 November 03

MOTION ARISING: To have the Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.

Moved by: G.-C Carra **Carried: 4 – 2**
Absent: R. Wright and M. Foht Opposed: J. Gondek and S. Keating

Reasons for Approval from Mr. Friesen:
- I supported this Motion as a way to support the land use but control the use of front drive garages at a sidewalk.

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Applicant:

Vista Geomatics

Landowner:

Homes by Us Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is currently designated as Residential – Contextual One/Two Dwelling (R-C2) District and is located in the community of Bankview, at the northwest corner of 25 Avenue SW and 15 Street SW. The site is currently developed with a single detached dwelling and a detached garage. Immediate surrounding land uses include:

- an apartment building containing 9 units to the north (legal non-conforming, designated R-C2);
- an apartment building containing 17 units to the east (legal non-conforming, designated R-C2);
- a local park and playground across the street to the west (designated M-C2);
- an apartment building containing 20 units across the street to the northwest (designated M-C2); and
- single detached homes across the street to the south (designated R-C2).

The site is a corner parcel, does not have lane access and is 34 metres long by 15 metres wide. Fourteenth Street SW, a Neighbourhood Corridor, is located a block and a half (115 metres) to the east.

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

LAND USE DISTRICTS

This Land Use Amendment proposes to redesignate the parcel to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for multi-residential development. A concurrent Development Permit was submitted proposing a 2.5 storey four unit rowhouse development.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject site is located within the Developed Residential – Inner City Area as identified on Map 1 of the Municipal Development Plan (MDP). MDP policies for this area, 3.5.1.a and 3.5.2.a, recognize the predominantly low density, residential nature of Developed Residential Areas and support moderate intensification in a form and nature that is consistent and compatible with the existing scale and character of the neighbourhood. The proposed Land Use Amendment is in keeping with these policies.

Bankview Area Redevelopment Plan (ARP)

The Bankview Area Redevelopment Plan (ARP) Land Use Policy map identifies this parcel as Conservation Residential. Under section 3.1.2 for Conservation Residential areas, the ARP states that "Redevelopment should be limited to one and two family dwellings which reflect surrounding structures."

Although the ARP identifies the parcel as Conservation, Administration is supportive of a land use redesignation to M-CG given that:

- Two adjacent parcels consist of apartment buildings (9 units and 17 units respectively) designated as R-C2 (legal non-conforming); and
- The surrounding land uses of the area are multi-residential (M-CG and M-C2).

A minor map amendment to the Bankview ARP is needed to accommodate the proposed redesignation. The land use policy amendment would be from Conservation to Medium-Low Density and can be found in APPENDIX II.

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).

Location Criteria for Multi-Residential Infill

In 2014, Council directed Administration to consider a variety of criteria in order to determine whether a site should be recommended for approval for multi-residential infill. The subject lot meets the following criteria:

- Located on a corner parcel;
- Within 400 metres of a transit stop;
- Adjacent to existing multi-residential development;
- Across the street from an existing park; and
- In close proximity to a planned neighbourhood corridor (14 Street SW).

TRANSPORTATION NETWORKS

A Traffic Impact Assessment is not required as part of this application.

UTILITIES & SERVICING

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the site.

The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700 square metres, the applicant may provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24 hour storm event in the gravel drainage rock.

If the applicant chooses to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City right-of-way. A future storm main extension would need to run along 25 Avenue SW from the subject site east to existing storm manhole on 14A Street SW.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required as part of this Land Use Amendment application.

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Bankview Community Association submitted a letter (APPENDIX III) and is opposed to the application citing concerns over the concurrent Development Permit design and that the

Land Use Amendment should be restricted to M-CG(d80). Administration considered these comments and is supportive of a Land Use Amendment to M-CG given that:

- Two adjacent parcels consist of apartment buildings (9 units and 17 units respectively) designated as R-C2 (legal non-conforming);
- The surrounding land uses of the area are multi-residential (M-CG and M-C2); and
- Thus it is unnecessary to restrict the proposed development to a density modifier of d80.

A number of the community's concerns regarding the proposed design will be addressed through the concurrent Development Permit review process.

Citizen Comments

Five letters were received by Administration from surrounding neighbours expressing concern over the proposed Land Use Amendment. The concerns were based on an untrue rumour circulating the neighbourhood that the proposed development was for a drug rehabilitation centre. In response to these letters, Administration communicated to these neighbours that the rumour was not true as a concurrent Development Permit was submitted for a four unit rowhouse development.

In addition, one letter of opposition was received from a neighbour with concerns that the Bankview ARP was not being respected and one other neighbour expressed support for the proposed amendment.

Public Meetings

No public meetings were held.

APPENDIX I

APPLICANT'S SUBMISSION

Background

Existing improvements on the subject lot includes a 1954 single family home with a detached double garage. The lot is currently zoned as R-C2 (Low Density Residential District). The Bankview Area Redevelopment Plan Land Use Policy suggests that RM-2 (Conservation and Infill) be allowed for this lot.

3.1.2. Conservation and Infill (RM-2)

The intent within these areas is to improve existing neighbourhood quality and character as described in the conservation policy, which permitting limited low profile redevelopment to occur. Housing may be preserved and enhanced through maintenance and renovation. As an encouragement to retain existing structures, conversion to two units on lots less than 15 metres (50 feet) is permitted. ***Alternatively, housing may be replaced by developments which relate to surrounding dwellings and enhance the character of the street. Acceptable redevelopment would include single and two family dwellings and small multi-dwelling infill projects. Maximum density in new developments should not exceed 75 unit per net hectare (30 units per net acres).***

Proposal

The objective of the proposed Application is to rezone the subject lot from R-C2 to M-CG (Multi-Residential District). The proposed development would include the demolition of existing improvements followed by the development of a New Multi-Family Home. Specifically, the development would be a 4 (four) unit Townhome, 2 (two) storey-split entry with basement garage.

The existing residence is not considered to have significant heritage value. The proposed development is a small multi-dwelling infill project, much smaller in scale to the adjacent parcel to the north as well as two multi-dwelling parcel located across 15 Street SW, all of which are zoned MC2. The Bankview Homeowners Association have been consulted by the Developer and are in support of this Redesignation Application.

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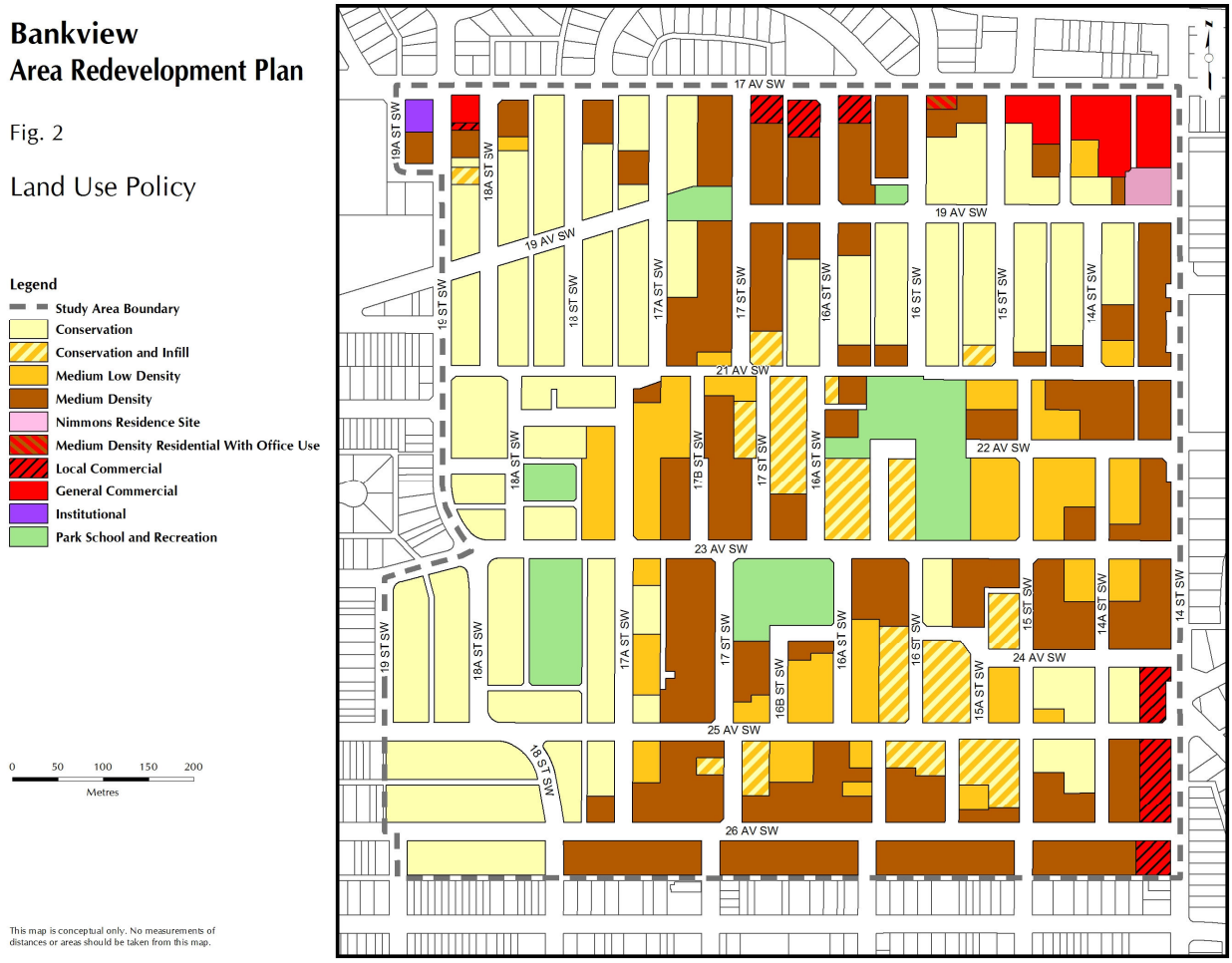
APPENDIX II

PROPOSED POLICY AMENDMENT TO THE BANKVIEW AREA REDEVELOPMENT PLAN

(a) Delete the existing Figure 2 entitled "Land Use Policy" and insert the revised Figure 2 entitled "Land Use Policy" as follows:



APPENDIX III

LETTERS SUBMITTED

August 29, 2016

To: City of Calgary
Development & Building Approvals (Location #8201)

Attn: Brendyn Seymour

cc: Coun. Evan Woolley, evan.Woolley@calgary.ca, eaward8@calgary.ca,
President Kate Shutz, [redacted]
Bankview Community Association Development Committee Members

RE: LOC2016-0183 + DP2016-3080| 2516 15 ST SW| Concurrent LOC and DP

Dear Mr. Seymour,

The Bankview Community Association Development Committee met to review both the above captioned applications, and is pleased respond with specific comments. The subject property is in a core RC2 conservation area and the whole adjacent block to the south side of 25 Ave. consists of well maintained century homes. Given the sensitive context, we recognize that the adjoining properties are apartment buildings and could contemplate an MCG zoning given an appropriate design. We would suggest M-CGd80 would be more appropriate, which would allow for four units.

As such, we feel that the concurrent development permit application falls very short of an acceptable design. The proposed development would completely over build on the lot with 60% lot coverage. The landscape area is grossly deficient, driveways cannot be counted as landscaped area. This proposed development has virtually no soft landscaping. Bankview would also be losing three mature trees, one of our favourite features of our neighbourhood. The proposed streetscape is a monolithic concrete structure across the 25 Ave. frontage. This negatively impacts the pedestrian experience, visuals and drainage. As no visitor parking is provided, this loss of street parking exacerbates the current parking deficiency that we hear about from many residents. The contextual setback is also not met on 15 St.

With an appropriate concurrent development application we could possibly support a redistricting to MCGd80. However, as this application falls short of expectations and we request that both the LOC and DP be refused at this time.

Thank you in advance for working with the community and the applicant to provide for the best possible outcome for this development.

Sincerely yours,

Megan Mucignat, M.Plan
Bankview Community Association
Director, Development Committee Chair

APPENDIX IV

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments
On a Corner	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.
Within 400m of a transit stop	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
Within 600m of a Primary Transit stop or station	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets
Adjacent to existing or planned non-residential development or multi-dwelling development	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings
Adjacent to or across from existing or planned open space or park or community centre	Creates an appropriate transition between low density and other land uses
Along or in close proximity to a corridor or activity centre	Creates an appropriate transition between low density and other land uses
Direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.