

**POLICY AMENDMENT AND LAND USE AMENDMENT  
BANKVIEW (WARD 8)  
EAST OF 16A STREET SW AND NORTH OF 23 AVENUE SW  
BYLAWS 44P2016 AND 306D2016**

**MAP 8C**

**EXECUTIVE SUMMARY**

This Land Use Amendment proposes to redesignate a parcel from Multi-Residential – Contextual Grade-Oriented District with and density modifier of 72 to Multi-Residential – Contextual Grade-Oriented District with a density modifier of 85 to accommodate a 5 unit rowhouse.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION**

2016 October 06

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 44P2016 and 306D2016; and

1. **ADOPT** the proposed amendments to the Bankview Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 44P2016; and
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2318 and 2324 – 16A Street SW (Plan 167U, Block 5, Lots 1 to 4) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd85) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 306D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP). The proposed M-CGd85 land use district is intended for parcels in proximity to or directly adjacent to other low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood.

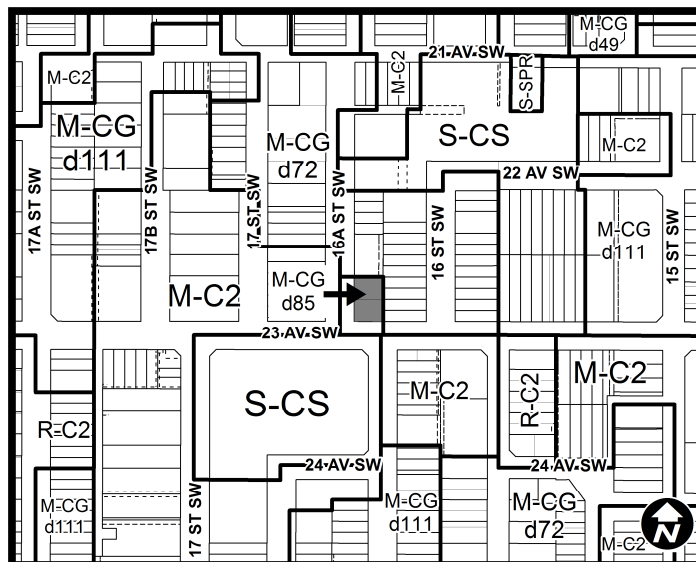
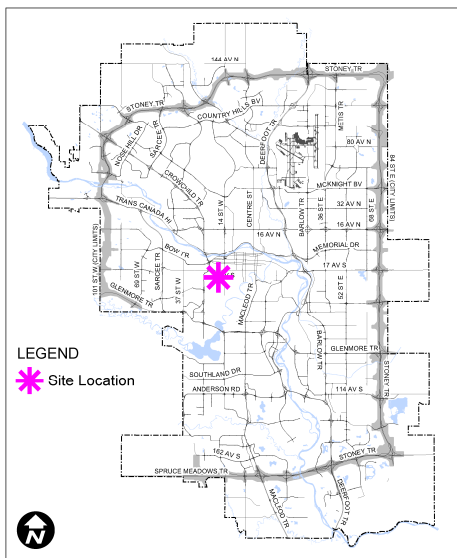
**ATTACHMENTS**

1. Proposed Bylaw 44P2016
2. Proposed Bylaw 306D2016

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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 amendments to the Bankview Area Redevelopment Plan (APPENDIX II).
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2318 and 2324 – 16A Street SW (Plan 167U, Block 5, Lots 1 to 4) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd85) District.

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**Applicant:**

ISETTA

**Landowner:**

Beverly Adams  
Stewart Adams

**PLANNING EVALUATION**

**SITE CONTEXT**

The site is located on the corner of 16A Street SW and 23 Avenue SW, and is surrounded a variety of development, including apartments, rowhouses, and single detached homes. The site is partially vacant, with one portion fenced off after its demolition in 2014. The corner of the property is currently developed with a single detached home and rear garage with driveway off 23 Avenue SW.

<b>Bankview</b>	
Peak Population Year	1981
Peak Population	5,590
2016 Current Population	5158
Difference in Population (Number)	-432
Difference in Population (Percent)	-8%

**LAND USE DISTRICTS**

The proposed amendment increases the maximum density allowed on the site, while maintaining the same Multi-Residential – Contextual Grade-Oriented District. In order to accommodate a 5 unit rowhouse, the density modifier is proposed to increase to 85 from 72 units per hectare.

**LEGISLATION & POLICY**

**Municipal Development Plan (Statutory/Approved by Council – 2009)**

The subject parcel is located within the Developed Residential – Inner City Area as identified on Map 1 of the Municipal Development Plan (MDP). Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities, particularly for sites in transition zones adjacent to commercial corridors. Redevelopment should be consistent and compatible with the existing character of the neighbourhood. The application

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is in keeping with relevant MDP policies as the rules of the M-CG district provide for development that is sensitive to existing low-density residential development and can provide a transition from the primarily low-density residential development to the north.

Bankview Area Redevelopment Plan

The proposed redesignation requires a minor amendment to the Bankview Area Redevelopment Plan. Specifically, an amendment is required to the policy map to change the site classification from Conservation/Infill, to the Medium Low Density classification. The proposed amendment is shown in APPENDIX II.

**TRANSPORTATION NETWORKS**

A Traffic Impact Assessment (TIA) was not required as part of this application. At the Development Permit stage, vehicle access will be from the rear lane.

**UTILITIES & SERVICING**

Water and sanitary services are available and can accommodate the future redevelopment of the subject site without the need for off-site improvements at this time.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment (ESA) was not required as part of this application.

**ENVIRONMENTAL SUSTAINABILITY**

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

**GROWTH MANAGEMENT**

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

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

The community association provided comments during the application review, which are shown in APPENDIX III. The community association supports, the concept of a 5 unit rowhouse, however, they determined that a lower density modifier would allow for the 5 units desired by the Applicant. Therefore, Administration and the Applicant discussed lowering the modifier to 85 units per hectare from the original proposal of 111 units per hectare. The Applicant was amenable to this change.

**Citizen Comments**

No citizen comments were received for this application.

**Public Meetings**

None.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This proposal for Land-Use and ARP Amendment follows the proposed design for a 5-unit row-house on an M-CGd72 parcel in the Bankview area. Only 4 units are allowed on this parcel but we are asking for 5. We feel that 5 units are not an unreasonable ask for various reasons.

The immediate area of the subject parcel is populated by more higher density zonings and apartment building than less dense developments.

Directly to the north, on the same street-face, is a 3-storey, 5-unit row-house development sitting on exactly the same size parcel as the subject parcel. The continuation of this density and design along this street would create a very cohesive streetscape of scale and repetition and be very fitting.

Directly across the street to the west sits an 80-unit, 7-storey apartment building that literally looms over all surrounding buildings. Throughout the area are similar medium size apartment buildings.

Although this point is not directly related to the specific planning rationale of this amendment proposal, it is worth emphasizing the benefits of increased density. The success of a diverse and sustainable urban environment and neighbourhood depends on affordability, accessibility and sustainability. By building five smaller units the price point of each unit is reduced, the developer's exposure is reduced, and the viability of the project is increased. Other beneficial spin-offs include economic gains, reduced impact on infrastructure and reduced ecological footprint.

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APPENDIX II

PROPOSED AMENDMENT TO THE BANKVIEW  
AREA REDEVELOPMENT PLAN

- (a) Delete the existing Figure 2 entitled “Land Use Policy”, and replace with 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
  - 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.



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APPENDIX III

LETTERS SUBMITTED

# Bankview Community Association

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

Date: September 7, 2016

To: City of Calgary  
Development & Building Approvals (Location #8201)  
P.O. Box 2100 Station M  
Calgary, Alberta T2P 2M5  
[DP.Circ@calgary.ca](mailto:DP.Circ@calgary.ca)

Attention: Jennifer Duff, File Manager  
By email: [Jennifer.Duff@calgary.ca](mailto:Jennifer.Duff@calgary.ca)

cc: Coun. Evan Woolley, [Evan.Woolley@calgary.ca](mailto:Evan.Woolley@calgary.ca)

RE: LOC2016-0190 & DP2015-4788, rezoning and 5-plex @ 2318 & 2324 – 16A ST SW

The Development Committee of the Bankview Community Association has reviewed the above LOC and DP as concurrent applications.

**LOC2016-0190:**

Given the positive review of the DP application, we are happy to support the LOC, with modification. We support an increase in the M-CG density modifier from d72 to d82, to allow for the proposed 5 units. This minor density increase is in context with the surrounding properties and reflects the intent of the existing zoning and the Bankview ARP. We do not feel the proposed d111 is either necessary or appropriate.

**DP2015-4788:**

We are largely supportive of the DP for the proposed 5-plex. We applaud the street oriented design. It makes effective use of the sloping site and the rear driveway provides a buffer to the dwellings to the east.

A significant relaxation of landscaped area is proposed. The frontage of the site (~50m) generates only an approx. 1.5% reduction in required area, rather than the 4% claimed. Assuming the criteria for enhanced and low water landscaping are fully met, the bylaw would require 33.5% at grade landscaped area. Only a claimed 27% is provided. This relaxation is mitigated to some extent by

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the high ratio of soft to hard landscaping. However, we do note that the street oriented design leaves all street parking intact. We would support elimination of the single visitor parking pad if trees and shrubs were planted in its place, enhancing the streetscape on 23<sup>rd</sup> Ave SW.

The finished grades have been modified and the building seems to be significantly over height, due in large part to the 4:12 roof pitch. This has a negative impact on both the streetscape and in the shadowing of the dwellings to the east. The pitched roof contributes little to an otherwise fairly clean, modern design. A flat, or low-slope, roof would be in context of the surrounding buildings. It would also be consistent with recent multifamily developments in Bankview.

Finally, the rooftop terraces have potential overlooking issues. We suggest that the tinted glass privacy walls be frosted, or otherwise obscured, to minimize overlooking. We do appreciate that the proposed planters reduce direct viewing over the privacy walls.

To date, we have been contacted by neither the applicant nor the neighbours, despite notice posting of the site.

We trust that these comments serve to enhance a seemingly well-designed project and affirm our support.

Yours truly,

Richard Burke  
Development Committee  
Bankview Community Association

cc: President, Bankview Community Association  
Committee Members  
Coun. Evan Woolley