

**POLICY AMENDMENT AND LAND USE AMENDMENT  
BANKVIEW (WARD 8)  
EAST OF 16A STREET SW AND SOUTH OF 23 AVENUE SW  
BYLAWS 45P2016 AND 315D2016**

**MAP 8C**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate three parcels on 16A Street SW in the community of Bankview from M-CGd111 to Multi-Residential – Contextual Low Profile (M-C1) district to facilitate a density increase to 148 units per hectare on the subject sites. The proposed Land Use Amendment requires an amendment to the Bankview Area Redevelopment Plan (ARP). The purpose of the ARP Amendment is to include the subject site in the Medium Density Redevelopment area of the ARP to accommodate the increased density.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 October 20

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 45P2016 and 315D2016; 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 45P2016.
3. **ADOPT** the proposed redesignation of 0.14 hectares ± (0.34 acres ±) located at 2418, 2502, and 2506 – 16A Street SW (Plan 1010AO, Lots 9 to 12; Plan 9210822, Lot 12A; Plan 4250AM, Lots 10 and 11) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District **to** Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 315D2016.

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---

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**REASON(S) FOR RECOMMENDATION:**

The uses of the proposed M-C1 District are compatible with and complimentary to the established multi-residential developments in the area. A multi-residential development is consistent with the character of the neighbourhood; therefore, the proposed district is appropriate for the site.

The proposal conforms to the relevant policies of the Municipal Development Plan, Calgary Transportation Plan and allows for a development that will meet the intent of the Bankview Area Redevelopment Plan.

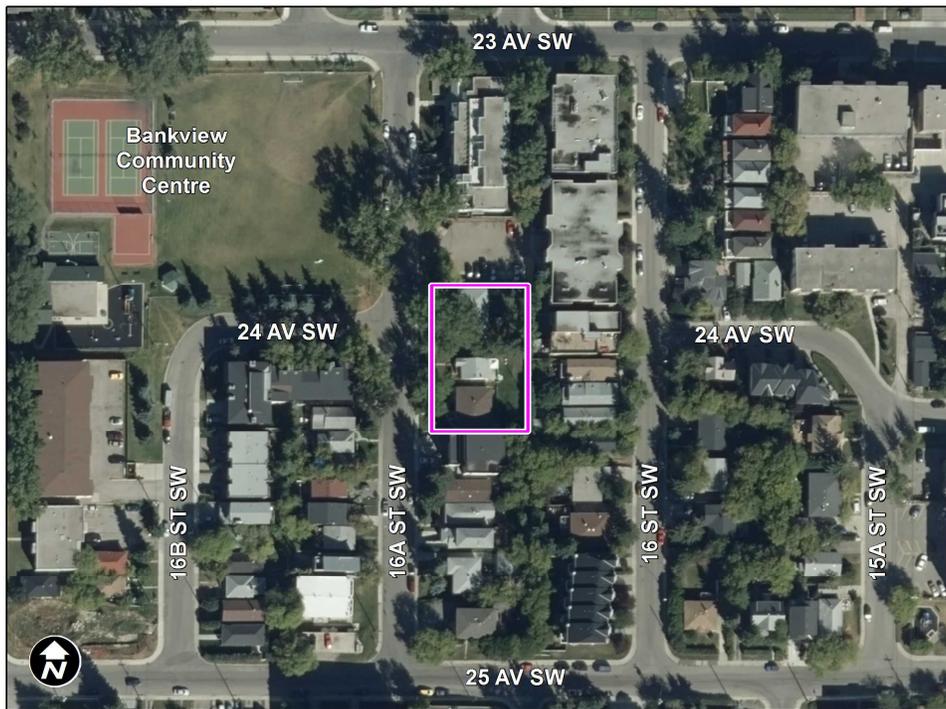
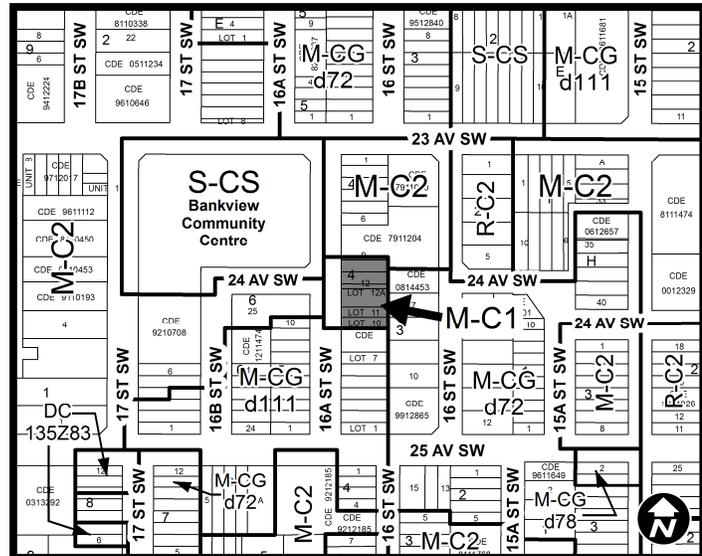
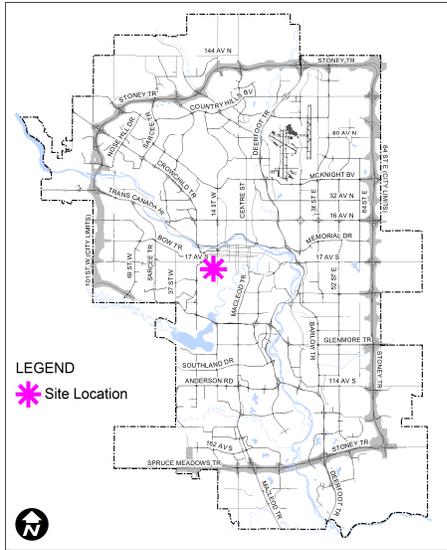
**ATTACHMENTS**

1. Proposed Bylaw 45P2016
2. Proposed Bylaw 315D2016
3. Public Submission

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 BYLAWS 45P2016 AND 315D2016

MAP 8C

LOCATION MAPS



POLICY AMENDMENT AND LAND USE AMENDMENT  
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MAP 8C

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

- |    |  |                       |
|----|--|-----------------------|
| 1. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (APPENDIX II).  |                       |
|    | <b>Moved by: G.-C. Carra</b>   | <b>Carried: 6 – 0</b> |
| 2. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed redesignation of 0.14 hectares ± (0.34 acres ±) located at 2418, 2502, and 2506 – 16A Street SW (Plan 1010AO, Lots 9 to 12; Plan 9210822, Lot 12A; Plan 4250AM, Lots 10 and 11) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Multi-Residential – Contextual Low Profile (M-C1) District. |                       |
|    | <b>Moved by: G.-C. Carra</b>   | <b>Carried: 6 – 0</b> |

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**Applicant:**

Modern Office of Design + Architecture

**Landowner:**

1839098 Alberta Ltd (Afshin Devani)

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site proposes the consolidation of three parcels. It is situated in a low lying area of Bankview and slopes upwards (~6 metres) to the rear, east of the parcel. To the west of the site, across 16A Street is a three storey apartment building, the Bankview Community Association building and open space. To the south is a newer four storey three unit multi-residential development. To the north is a surface parking area with access to a parkade for a 4 storey apartment building on 16 Street. East of the site on 16 Street are various older single detached, semi-detached and apartment buildings.

**LAND USE DISTRICTS**

The site is currently designated Multi-Residential – Contextual Grade-Oriented (M-CGd111) District with a maximum height of 12 metres and density of 111 units per hectare (allowing a maximum of 15 dwelling units). The proposed Land Use Amendment to Multi-Residential – Contextual Low Profile (M-C1) District would increase the maximum building height to 14 metres with a density of 148 units per hectare (allowing a maximum of 20 dwelling units).

The M-C1 District is intended to provide for multi-residential development of low height and medium density with varied building height and front setback areas that reflect the immediate context. The M-C1 District is typically located in close proximity to or adjacent to low density residential development.

**Timeline of Application:**

- |                |  |
|----------------|--|
| September 2014 | Land Use Amendment application submitted by original applicant <ul style="list-style-type: none"><li>• Community opposition was received.</li><li>• Recommendation to engage community and apply for Development Permit.</li></ul> |
| November 2015  | Development Permit application submitted by original applicant <ul style="list-style-type: none"><li>• Community Association “strongly supported the street oriented nature of development”, “no significant concerns”.</li></ul>  |
| February 2016  | A change in consultant/applicant was initiated by the owner/developer. <ul style="list-style-type: none"><li>• Recommended the new applicant to re-engage the community.</li></ul>   |

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July 2016                      New Plans Resubmitted for the Development Permit

- Recirculated to all stakeholders, Community Association supports the proposed design (see APPENDIX III and IV).

September 2016            Amended DP plans received in response to the detailed team review

A development permit is on hold pending the land use approval. This Land Use Amendment is not tied to plans. The Development Permit is to demonstrate that the land use concerns can be mitigated in the design.

## **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 within the Inner City Area as identified on Map 1 of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the Land Use Amendment proposal is in keeping with the applicable, overarching residential policies of the MDP.

The MDP states that sites within the Inner City Area may intensify, particularly in transition zones. Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity. The proposed modest intensification is consistent and compatible with the existing character of the neighbourhood.

### Bankview Area Redevelopment Plan (ARP)

The ARP identifies the site as Medium Low Density Redevelopment (RM-3). The proposed ARP amendment would add the subject sites to the Medium Density Redevelopment (RM-4, RM-5) areas. The ARP policy reads:

*The intent with medium density residential areas is to encourage apartment redevelopment which does not exceed 148 units per net hectare (60 units per net acre) in the case of RM- 4 and 210 units per net hectare (85 units per net acre) in the case of RM- 5. Redevelopment should relate to topography and respect adjacent residential development.*

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BYLAWS 45P2016 AND 315D2016**

---

**MAP 8C**

### **TRANSPORTATION NETWORKS**

The subject site has no lane access. Vehicular, pedestrian and cyclist access to the building will be provided via 16A Street SW. It is situated near bus stops for Route 6 located approximately 350 metres away on 17A Street, and Route 7 located approximately 500 metres away on 14 Street SW.

### **UTILITIES & SERVICING**

The site is within the Bankview pressure zone, and the existing system is relatively weak. The existing 150 millimetre water main along 16A Street SW is required to be upgraded to 250 millimetre to support the proposed land use and associated development permit. The upgrade will be done at the developer's expense.

Storm sewer mains are available to service the site at the T intersection of 16A Street SW and 24 Avenue SW. Storm sewer extensions will be required and will be done at the expense of the developer. The storm sewer system at the tie-in point is designed to accommodate the plan area with a release rate of 46L/s/ha.

### **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required for the Land Use or the Development Permit application.

### **ENVIRONMENTAL SUSTAINABILITY**

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

Extensive soft landscaping is proposed on the sloped roofs, reviewed under DP2015-4717.

### **GROWTH MANAGEMENT**

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

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**MAP 8C**

**PUBLIC ENGAGEMENT**

**Community Association Comments**

- Initially opposed the Land Use Amendment with concerns as to density, height, massing, privacy, traffic, parking and “apartment” form of development.
- 2016 August 08 DP letter (see APPENDIX III) is supportive of the “innovative design”, “thoughtful, interesting architecture”, “notable addition to the community”
- Appreciative of the effort to meet with the community
- Noted that “sensitive demolition” should be considered by the developers.

**Citizen Comments**

- Initially received 11 letters of opposition with similar concerns to those listed above by the Community Association.
- Upon going through the DP process including the latest (July) recirculation including a second notice posting for DP2015-4717, one letter of concern was received:
  - Liked the existing mix of residential development and nature of the community.
  - Do not want high density, tall structures or apartment building.

**Public Meetings**

- The developer and consultants have met with the community in at least two rounds of Development Permit design.

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BYLAWS 45P2016 AND 315D2016

MAP 8C

**APPENDIX I**  
**APPLICANT'S SUBMISSION**



September 16, 2016

Ben Ang  
Corporate Planning Applications Group  
800 McLeod Trail SE  
Calgary, AB

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**Re: LOC2014-0145 for 2418, 2502 and 2506 16A Street SW**

**Planning Rationale**

The purpose of this Land Use Redesignation is to change the current zoning on the three parcels listed above from M-CGd111 to M-C1 to support the development of a proposed multi-unit residential project in Bankview. The change in zoning will support the development of the site with a modest increase in density, while maintaining the intent of the Medium-Low Density area as identified in the Bankview Area Redevelopment Plan (ARP). The change in zoning increases the allowable density by only 5 units, going from 15 units to 20 units.

Our client is interested in the change in zoning for the following reasons:

- To develop an attractive, high quality development that will be visually appealing and contribute positively to the character of Bankview.
- From a Land Use point of view, the idea to densify these lots is consistent with the City of Calgary's desire to see more density in the inner city.
- The proposed change in zoning is very consistent with the adjacent properties, as well as the properties surrounding the park, which are all multi-unit buildings.
- Combining these three lots into one development will create a buffer zone between the surrounding M-C2 zoning and the M-CG zoning.

We feel that this application should be approved for the following reasons:

- The proposed redesignation only increases the allowable density by 5 units.
- The increased density of this development will result in a building of a scale and massing appropriate to the immediate context and the community.
- The site is located at the north and topographical lower end of 16A street SW. The site also slopes up from the front to the back. Developments adjacent to the rear (east) of the site sit physically higher and would not be as impacted visually by a building of increased density.
- The park across the street is surrounded by similar density and typology. A project of this scale would be contextually appropriate.

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---

**MAP 8C**

- Although 16A street is considered to have parking issues, resident and visitor parking for this proposed development will be provided on site, alleviating congestion and freeing up street parking for the Community Hall and the park.
- The community desire is to provide options for families and a variety of demographics to live in the community. This is a great location for a family-friendly condo development, with easy access to amenities offered by the park. The increased density will allow for a mix of unit types, from street-oriented town home, to lofts, to flats and will range from 1 bedroom to 3 bedrooms.

Through separate presentations and consultations with the Bankview Community Association and Ward Councillor Evan Wooley, we have received tremendously positive feedback on this project. The concurrent Development Permit application for this site (DP2015-4717) has demonstrated that the proposed land use can and will result in a project that is contextually sensitive, street oriented and high quality that will enhance the site and the neighborhood.

Regards,

A handwritten signature in black ink, appearing to read 'BK' followed by a horizontal line and a vertical stroke.

Ben Klumper, Architect, AAA  
Principal

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MAP 8C

**APPENDIX II**

**PROPOSED AMENDMENTS 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



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

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MAP 8C

**APPENDIX III**  
**Community Association Letter for DP2015-4717**



**Bankview Community Association**

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

Date: August 8, 2016

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

Attention: Benedict Ang, File Manager  
By email: benedict.ang@calgary.ca

cc: Coun. Evan Woolley, [evan.Woolley@calgary.ca](mailto:evan.Woolley@calgary.ca), eaward8@calgary.ca,  
President Kate Shultz,  
Bankview Community Association Development Committee Members

RE: DP2015-4717 | 2506 16A ST SW| Development Permit

Dear Mr. Ang,

The Bankview Community Association Development Committee met to review the above captioned application, and is pleased respond with specific comments.

We are quite impressed with the innovative design of this proposed development and are excited to see such thoughtful, interesting architecture in Bankview's future. The architect, MODA, made the effort to come and meet with us and several of the neighbours to hear our concerns. We feel that the proposed design is very complimentary to the streetscape and has a beautiful interface with our park. Working with the slope and covering the building with so much landscaping above grade we feel that it will beautify our neighbourhood and become a notable addition to Bankview. The variety of unit configuration also allows for different family configurations which we love because we value an inclusive, diverse neighbourhood. We strongly support this application.

This development will require a land use change from MCG to MC1, only adding a minor increase in density with the building still largely conforming to MCG rules. We will support that land use rezoning as well.

The one suggestion we generated was that we would love to see sensitive demolition of the current homes. One of our committee members noted that 1950's bungalows often contain douglas fir and potentially have salvageable materials that could be resold or reused. We are familiar with a local company that provides that service and feel it would be a good environmental practice. We it's understand it's not necessarily related to the development permit but a suggestion that all of our members are very supportive of.

Thank you in advance for working with the community and the applicant to provide for the best possible outcome for this development. We hope to see more applications like this!

Sincerely yours,

Megan Mucignat, M.Plac

Bankview Community Association  
Director, Development Committee Chair

B. Ang

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MAP 8C

**APPENDIX IV**  
**Updated Community Association Letter**

## Bankview Community Association

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



Date: September 28, 2016

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

Attention: Benedict Ang, ben.ang@calgary.ca

cc: Coun. Evan Woolley, [evan.Woolley@calgary.ca](mailto:evan.Woolley@calgary.ca), [eaward8@calgary.ca](mailto:eaward8@calgary.ca),  
President Kate Shutz, [kate.schutz@gmail.com](mailto:kate.schutz@gmail.com)  
Bankview Community Association Development Committee Members

RE: LOC2014-0145 - 2418, 2502 2506 16A ST SW

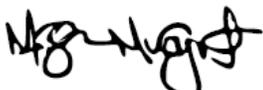
Dear Mr. Ang,

The Bankview Community Association Development Committee supports the above captioned land use amendment in accordance with our previous letter of support for development permit application DP2015-4717.

We think it is very reasonable to redistrict the land use from M-CG to M-C1 based on the concurrent development application proposing a building with nearly the same envelop as the current zoning. This is only a minor density increase from 15 to 20 units with a building that is very sensitive to its context with considerable amount of landscaping. We think that this development will add character across the street from Bankview's central open space.

Thank you for consulting with the community association on the applicant to provide the best possible outcome for this development.

Sincerely yours,



Megan Mucignat, M.Plan

Bankview Community Association  
Director, Development Committee Chair

B. Ang

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BANKVIEW (WARD 8)  
EAST OF 16A STREET SW AND SOUTH OF 23 AVENUE SW  
BYLAWS 45P2016 AND 315D2016

MAP 8C

APPENDIX V  
DP2015-4717 rendering for information only



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