

Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2101 – 17A Street SW, LOC2022-0031

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2101 – 17A Street SW (Plan 3076AB, Block 7, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to enable a grade-oriented, multi-residential development, in addition to the building types already listed in the district (e.g., semi-detached and duplex dwellings).
- The proposal would allow for an appropriate building form and set of uses along 17A Street SW, would enable development compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed redesignation would provide additional housing options in Bankview with access to alternative modes of transportation and nearby amenities.
- Why does this matter? The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would allow greater housing options and would better accommodate the evolving needs of different age groups, lifestyles, and demographics in an established community with good access to amenities and services.
- An amendment to the *Bankview Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- While a development permit has not been submitted at this time, the Applicant has been working with Administration on a pre-application for a five-unit grade-oriented, multi-residential development.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southwest community of Bankview, was submitted by MCI Group on behalf of the landowner, Cru Developments Inc, on 2022 February 25. No development permit has been submitted at this time; however, as per the Applicant Submission (Attachment 3), the landowner intends to develop the site with a five-unit multi-residential building.

The approximately 0.06 hectare parcel is located at the southwest corner of 17A Street SW and 19 Avenue SW. The site is currently developed with a single detached dwelling with access to

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the rear lane. Development in the area consists of a variety of grade-oriented residential forms. The proposed M-CG District allows for multi-residential development that is contextually appropriate.

A detailed planning evaluation of this policy and land use amendment application, including location and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant met with the Bankview Community Association (CA). The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received three letters of opposition and one letter of general support from the public. The letters of opposition cited the following concerns:

- increased parking issues;
- lot coverage and building mass; and
- curb cuts and pedestrian safety.

Administration did not receive any comments from the Bankview CA. A follow up email was sent on 2022 April 28 with no response received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This proposal may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

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Environmental

This application does not include actions that address [Climate Resilience Strategy](#) objectives. Opportunities to align development on this site with climate resilience strategies will be explored and encouraged at the development permit stage.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Bankview Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform