

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Bankview, at the southwest corner of 17A Street SW and 19 Avenue SW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 30 metres long by 24 metres wide. The site narrows to 14 metres wide at the rear lane. There is currently a single detached building on the site.

Surrounding development is characterized by a mix of multi-residential and single detached residential developments including a three storey apartment building directly north across 19 Avenue SW, a single detached building directly south and a four storey multi-residential building across 17A Street SW to the east. The site is well served by transit and is located across the street from Nimmons Park. The site is also one block south of the 17 Avenue SW Main Street.

Community Peak Population Table

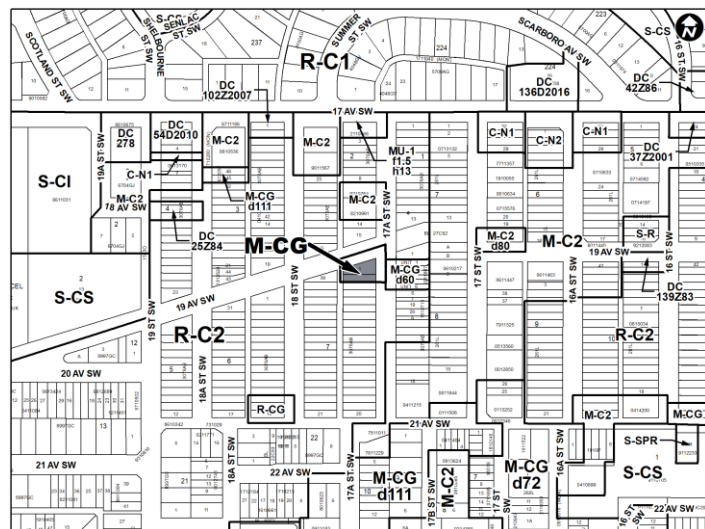
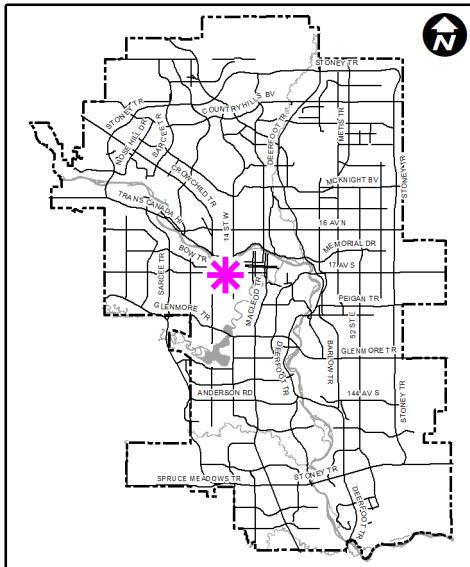
As identified below, the community of Bankview reached its peak population in 1981.

Bankview	
Peak Population Year	1981
Peak Population	5,590
2019 Current Population	5,256
Difference in Population (Number)	-334
Difference in Population (Percent)	-6.0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bankview Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District allows for contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units and two secondary suites per parcel.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District allows for multi-residential development of low height and low density in a variety of forms. It allows for varied front setback areas which reflect the immediate context and provides some or all units with direct access to grade. The M-CG District allows for a maximum building height of 12 metres (three storeys) and a maximum of 111 units per hectare. Based on the parcel area, this would allow a maximum of seven dwelling units on the site.

Development and Site Design

If this redesignation is approved by Council, the rules of the M-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- improving the pedestrian experience through permeability (windows), high quality façade materials, building articulation and contextual setbacks;
- site access via the lane – maintaining a sidewalk uninterrupted by additional curb cuts for front-facing garages; and
- provision of adequate landscaping and amenity space on the site.

Transportation

Pedestrian access to the site is available via 17A Street SW and 19 Avenue SW. The portion of 19 Avenue SW directly adjacent to the subject site is a residential street shared by cyclists and motorists. Route 6 stops are available within 130 metres (a two-minute walk) from the subject site, on 17A Street SW, which is classified as a collector street. The Primary Transit Network is one block north at 17 Avenue SW. Street parking is available along both 17A Street SW and 19 Avenue SW and vehicular access to the site is exclusively via the lane.

Environmental Site Considerations

At this time, there are no known outstanding environmental contaminant issues associated with the site and/or proposal.

Utilities and Servicing

Public water, sanitary and storm (deep utilities) exist within proximity to the site. Development site servicing will be determined at the time of the development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City as defined in Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP encourages modest intensification of the Inner City Area, including parcel-by-parcel intensification. The MDP states that sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (e.g., Neighbourhood Main Streets), or if the intensification is consistent and compatible with the existing character of the neighbourhood. The proposal is aligned with the MDP as it is located within one block of the 17 Avenue SW Main Street.

The application also aligns with Section 2.6 “Greening the City”, which encourages redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit.

Climate Resilience Strategy (2018)

Opportunities to align future development on this site with climate resilience strategies will be explored and encouraged at the development permit stage.

Bankview Area Redevelopment Plan (Statutory – 1981)

The subject parcel is located within the 'Conservation' policy area of the [Bankview Area Redevelopment Plan \(ARP\)](#) as identified in Figure 2: Land Use Policy. To accommodate the proposed M-CG District, a minor amendment to Figure 2 is required to change the land use typology of the subject parcel from 'Conservation' to 'Medium Low Density' (Attachment 2).

Notwithstanding the required amendment, this application aligns with the goals of the Bankview ARP. The Bankview ARP denotes 17A Street SW as a Collector Street and places importance on improving and expanding its park and open space system. Located at the junction of 17A Street SW and Nimmons Park, the proposed land use redesignation has the potential to enhance this unique neighbourhood site while also respecting the existing context.

Location Criteria for Multi-Residential Infill (Non-statutory – 2016)

The proposed land use amendment meets the following [Location Criteria for Multi-Residential Infill](#):

- on a corner parcel;
- within 400 metres of a transit stop;
- on a collector or higher-standard roadway on at least one frontage;
- adjacent to existing or planned non-residential or multi-unit development;
- adjacent to or across from an existing or planned open space, park, or community amenity;
- along or near an existing or planned corridor or activity centre; and
- direct lane access.

These criteria provide a framework for which Administration evaluates a site's appropriateness for intensification. The subject site's size, scale and type of development proposed in relation to existing local context indicate that the subject site is an appropriate location for sensitive residential intensification.