

Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1845 – 18A Street SW, LOC2021-0168

RECOMMENDATIONS:

That Calgary Planning Commission recommends 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 ± (0.14 acres ±) located at 1845 – 18A Street SW (Plan 3076AB, Block 4, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the building types already allowed in the district (e.g., single detached, semi-detached, duplex dwellings, and secondary suites).
- The proposal represents an appropriate and moderate density increase of a residential site, allows for development that may be 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 Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for greater housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- An amendment to the *Bankview Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy and land use amendment in the inner-city community of Bankview was submitted by K5 Designs on behalf of the landowner Montgomery Friendship Real Estate Inc., on 2021 October 14. No development permit has been submitted, although the intent is to submit a development permit for a four-unit rowhouse building as noted in the Applicant Submission (Attachment 3). The rowhouse building would include secondary suites.

A minor map amendment to the *Bankview Area Redevelopment Plan* is required to accommodate the proposed R-CG District (Attachment 2).

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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 this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant has placed signs on the property with contact information. 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 and [published online](#). Notification letters were also sent to adjacent landowners. Administration received 11 letters of objection against the proposal. The following concerns were raised:

- parking availability and traffic safety;
- the density of the project, specifically the secondary suites;
- waste bin location; and
- building height and massing compared to the existing situation and community context.

The Bankview Community Association provided a letter of opposition on 2022 August 9. The Community Association identified the issues of increased density, secondary suites, amenity space, additional parking, and traffic concerns. The letter of opposition from the Bankview Community Association can be viewed in Attachment 5.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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 the date of the Public Hearing will be advertised. The building and site design, number of units, and on-site parking and waste pick-up will be reviewed and determined at the development permit stage.

IMPLICATIONS

Social

The proposed land use amendment would allow for a wider range of housing types than the existing Residential – Contextual One / Two Dwelling (R-C2) District and as such, the land use district may better accommodate the housing needs of different age groups, lifestyles and demographics.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform