

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Bankview at the northwest corner of 19 Avenue SW and 18A Street SW. Surrounding development is characterized by a mix of single and semi-detached homes with the predominant land use being the Residential – Contextual One / Two Dwelling (R-C2) District. To the west is the Calgary Arts Academy and Knob Hill Middle School Campus and to the northwest are several multi-residential dwellings in a Multi-Residential – Contextual Medium Profile (M-C2) District.

The site is approximately 0.06 hectares in size and is currently developed with a one-storey single detached dwelling with a parking space accessed from 19 Street SW. The proposed R-CG District allows for a range of building types that are compatible with the established building form of the existing neighborhood.

Community Peak Population Table

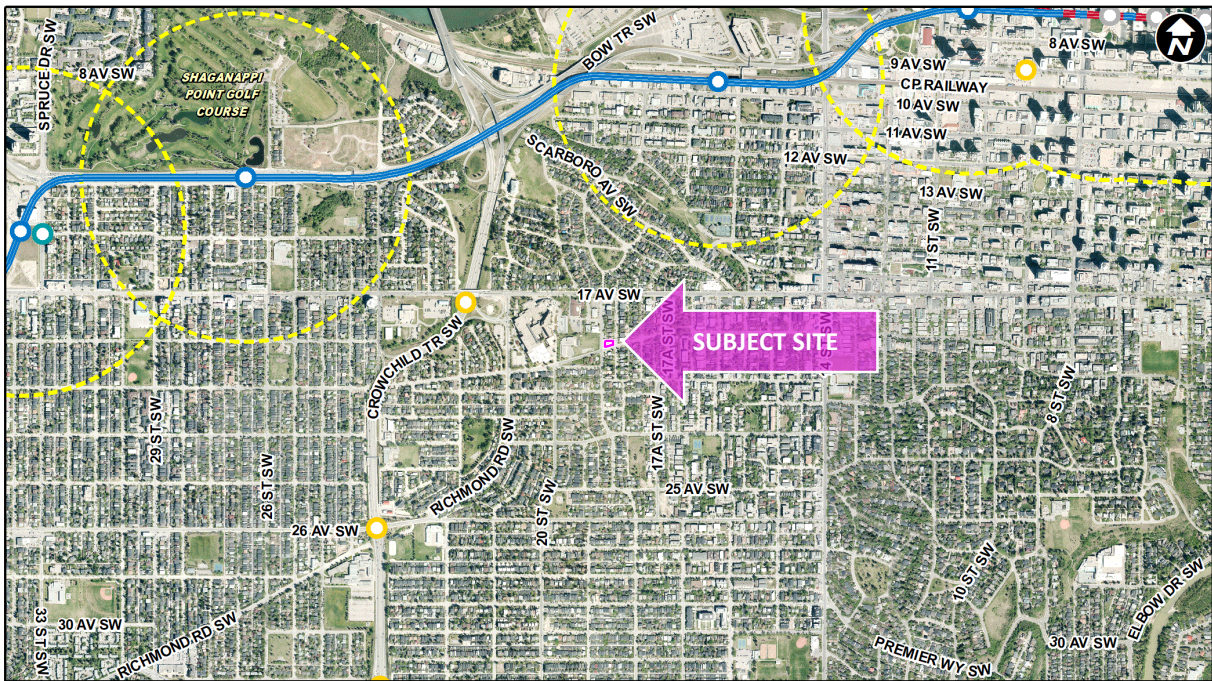
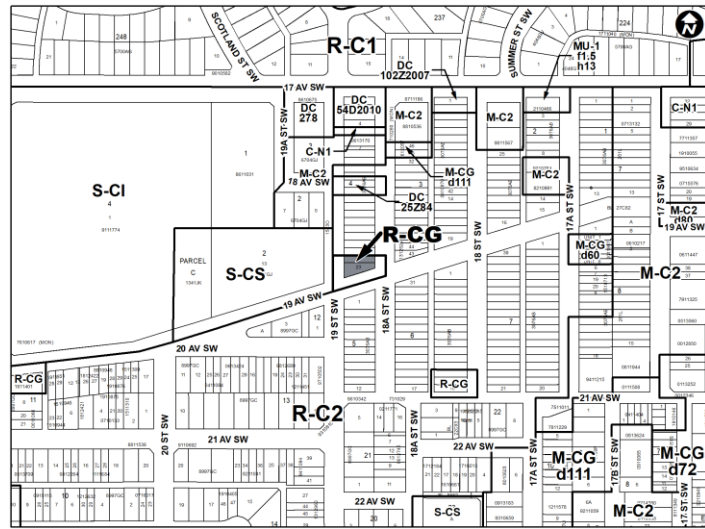
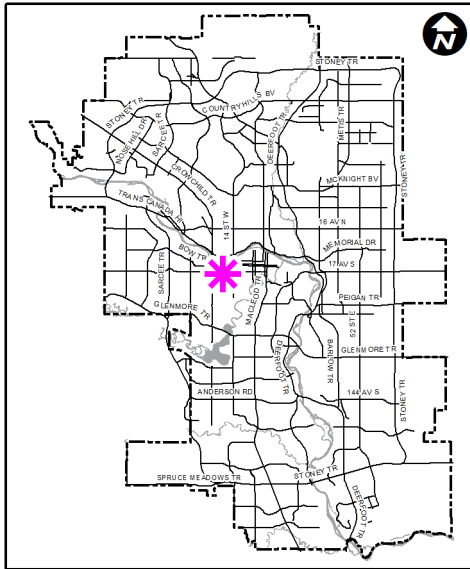
As identified below, the community of Bankview reached its peak population in 1981.

Bankview	
Peak Population Year	1981
Peak Population	5,590
2019 Current Population	5,256
Difference in Population (Number)	-334
Difference in Population (Percent)	-6%

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 R-C2 District primarily allows for single detached, semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

In addition to the residential uses allowed in the R-C2 District, the proposed R-CG District allows for the additional low-density housing form of rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The subject parcel would require one parking stall per suite as the site location does not meet the rules of Section 546(2) of the Land Use Bylaw.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that would be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 19 Avenue SW, 19 Street SW and 18A Street SW;
- proposed parking solutions for the development since the site does not meet the land use bylaw requirements for zero parking stalls for the secondary suites; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 18A Street SW and 19 Avenue SW, while vehicular access to the subject site is anticipated to be from 19 Street SW. The subject site is served by Calgary Transit with a westbound transit stop for Route 2 (Killarney 17 Av SW) on 17 Avenue SW located approximately 280 metres (a three-minute walk) to the north. The subject site is located near cycling infrastructure, with a signed bike route located along the site on 19 Avenue SW. On-street parking is presently controlled by a two-hour restriction during Monday-to-Friday peak times on 19 Avenue SW, 19 Street SW and 18A Street SW along the subject site. All parking provisions will be further reviewed through the development permit application.

Environmental

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was required.

Utilities and Servicing

Water and sanitary deep utilities are available. Public storm utilities are not currently available. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) stages.

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 the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use and policy amendment builds on the principles of the GP 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 area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit.

Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing low-density residential development in terms of height, scale and massing.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Bankview Area Redevelopment Plan (Statutory – 1981)

This application was reviewed against the applicable policies of the [Bankview Area Redevelopment Plan](#), being the applicable local area plan. The Land Use Policy map of the ARP identifies the parcel as being “Conservation”. An ARP amendment to change the classification to “Conservation and Infill” is proposed due to the land use amendment. Given that the proposed redesignation is supported by the MDP, the associated ARP amendment is also supported by Administration.