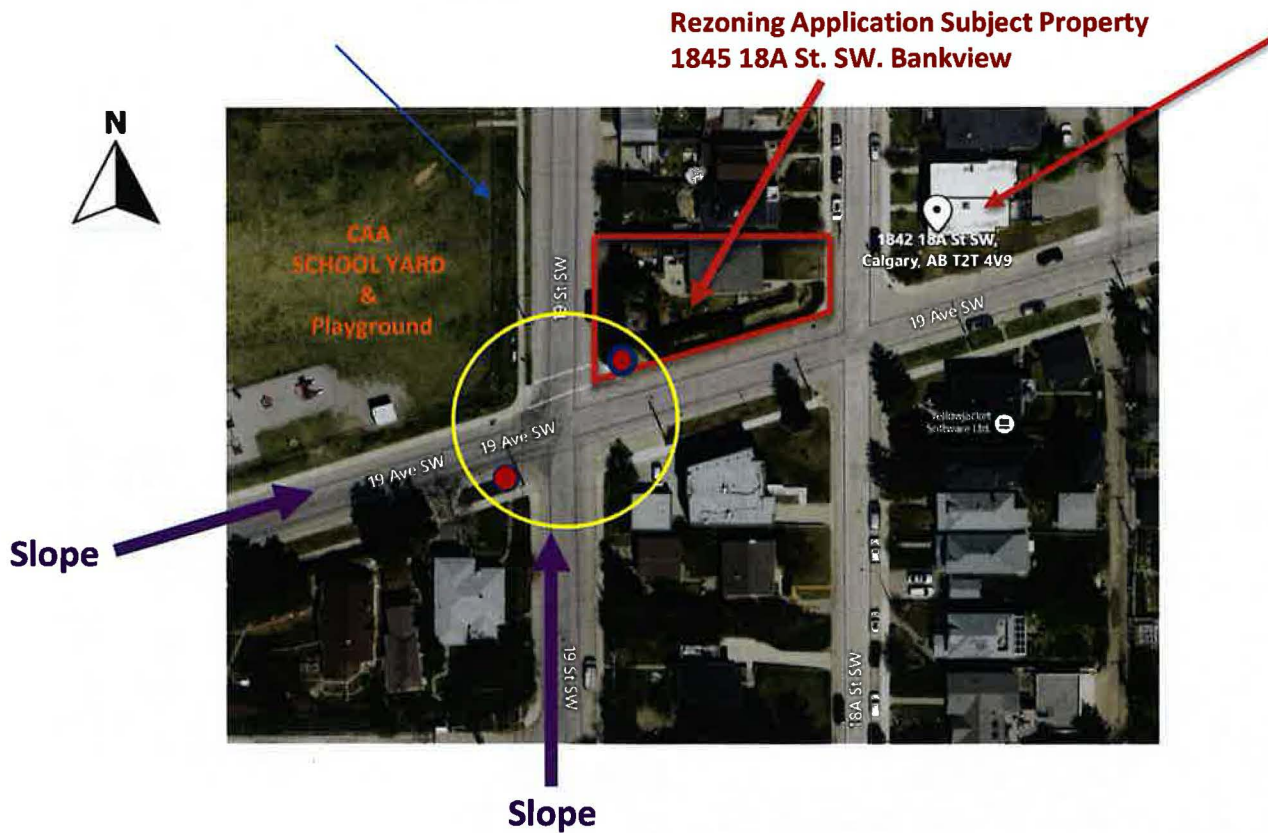


Bankview Community Members Presentation

Proposed Land Use Change to R-CG Bankview (Ward 8)

1845 Policy Amendment and Land Use Amendment
at 1845 – 18A Street SW LOC2021-0168, CPC2022-0946
Bylaws 58P2022 & 155D2022

Tuesday November 1st, 2022

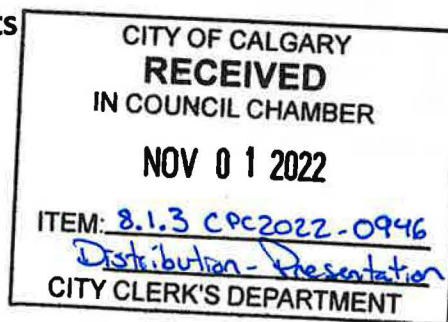


**Rezoning Application Subject Property
1845 18A St. SW. Bankview**

My Residence, directly across 18A St. to the East

- Stop signs control East/West traffic
- 2 Apposing significant slopes converge at this intersection
- Low/No Visibility at intersection heading East
- No back lane on subject property
- 8 proposed units would = 24 bins (garbage/recycling/compost) and decrease visibility even further on garbage days and pose a concern about storage of the bins
- Parking on surrounding streets a current issue, and even block intersection at school pick up/drop off times
- Traffic avoids congestion and construction along 17th Ave by using 19th Ave during peak commuting times
- 19th Ave is a designated on street bike lane and cyclists and scooters alike do not follow traffic laws at intersection

**Significant Traffic Safety Concerns at the Intersection of 19th St. + 19th Ave.
As well as immediate surrounding area and streets**



Proposed Land Use Change to R-CG LOC2021-0168 / CPC2022-0946 in Bankview at 1845 – 18A Street SW



Dangerous and Unsafe

- Low visibility in crossing
- School children crossing & buses
- Traffic congestion
- Steep hill & sloping streets
- Parking issues

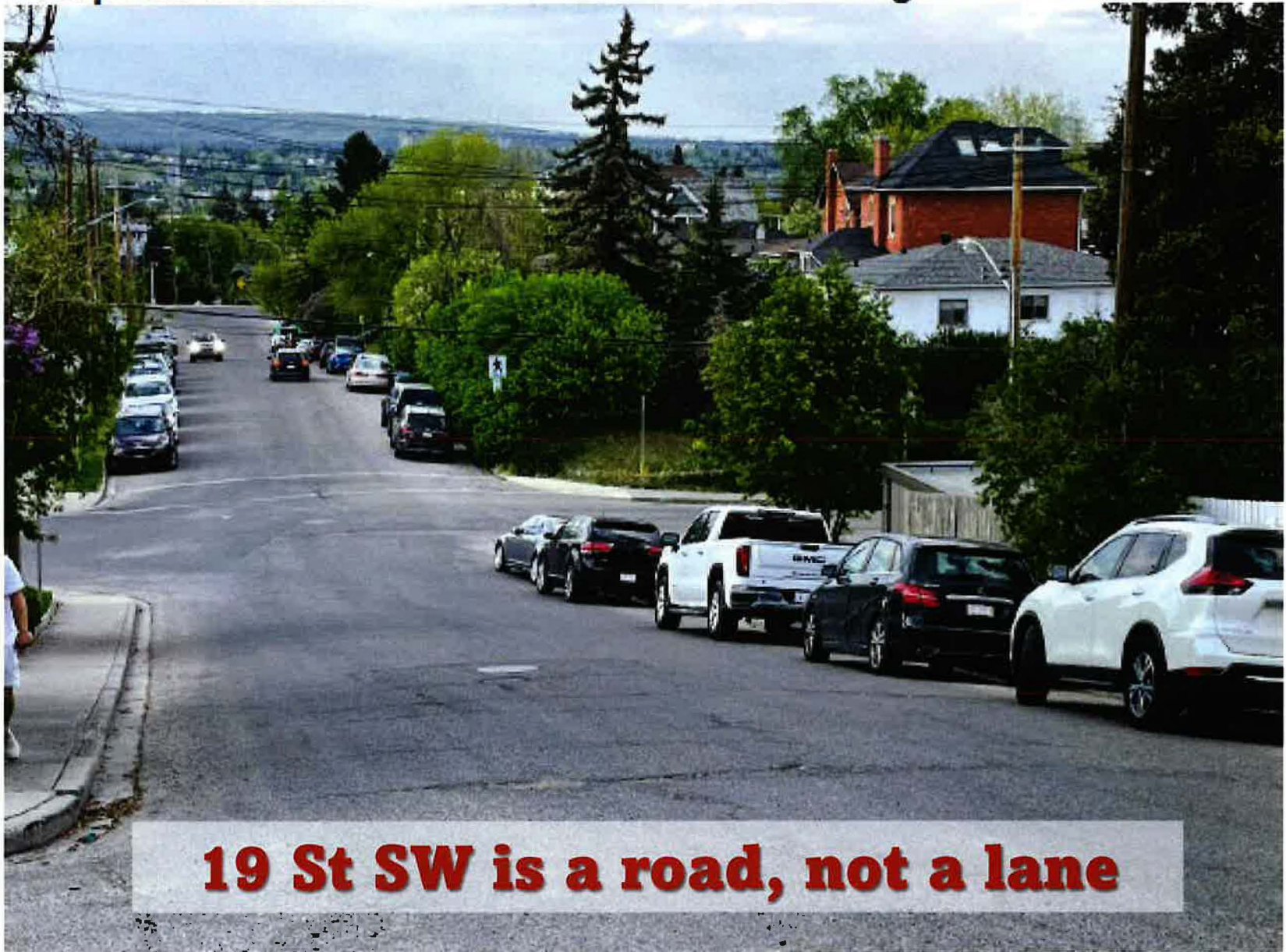
Proposed Land Use Change to R-CG LOC2021-0168 / CPC2022-0946 in Bankview at 1845 – 18A Street SW



Dangerous and Unsafe

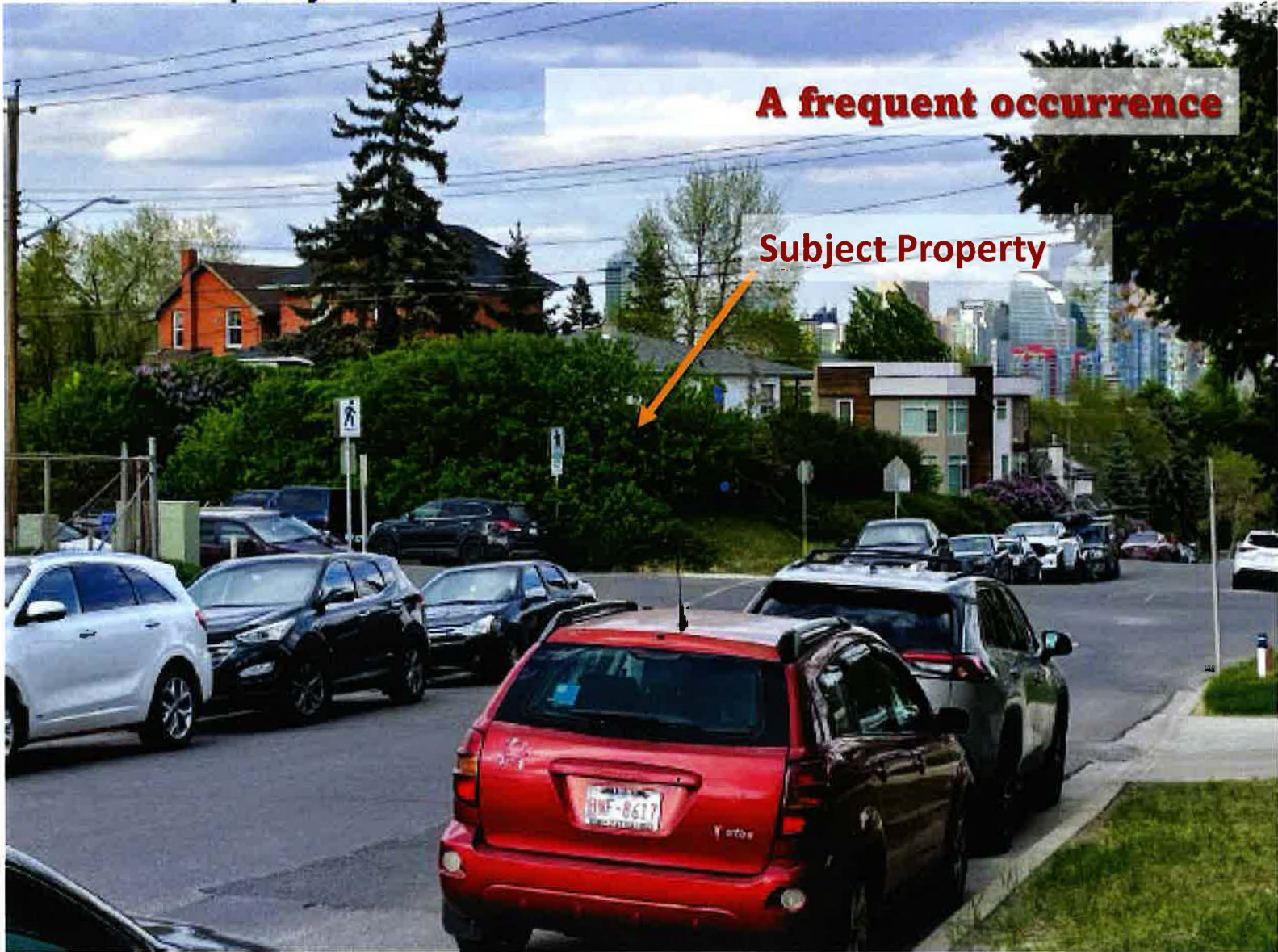
- Low visibility in crossing
- School children crossing
- Traffic congestion
- Steep hill & sloping streets

Steep Hill from South on 19 Street SW Looking Northward



Steep hill approaching intersection on 19 St SW

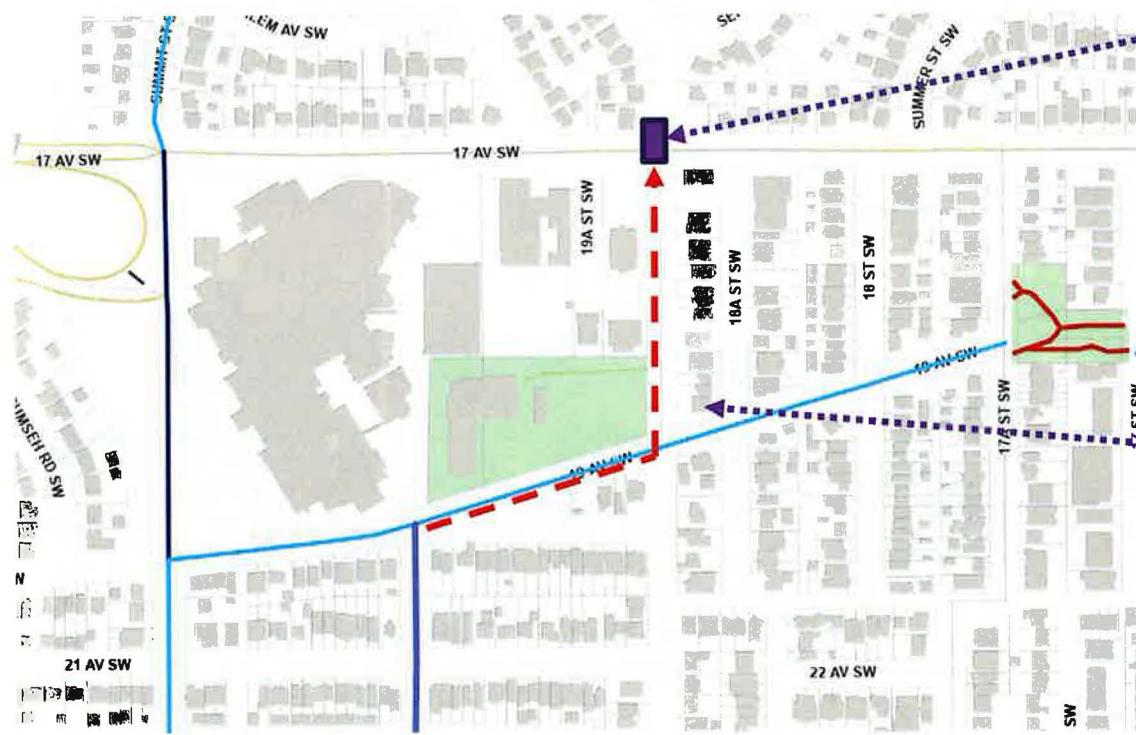
View of Property on Corner of 19 Street SW and 19 Avenue SW



Existing parking issues



Constant congestion and traffic overburdening 19 Ave SW








Controlled Pedestrian Crossing
 17th Ave. + 19th St. S.W.
 Used by Cyclists to access the community
 of Scarboro rather than the city designated
 bike lane on Richmond Rd.

Location of Applicant's Property
 NO Back lane
 Backs directly onto 19th St.

The Intersection the Applicant's property
 backs onto, sees heavy traffic with low
 visibility and steep hills, pedestrian use and
 bike/scooter users all hours of the
 day/week, however significantly higher
 usage during morning and evening
 commute times, as well as morning drop off
 and afternoon pickup at the Calgary Arts
 Academy Elementary School.

Bikeways

- Route Type
-  Cycle Track
 -  Bicycle Lane
 -  Shared Lane
 -  Neighbourhood Greenway
 -  On-Street Bikeway



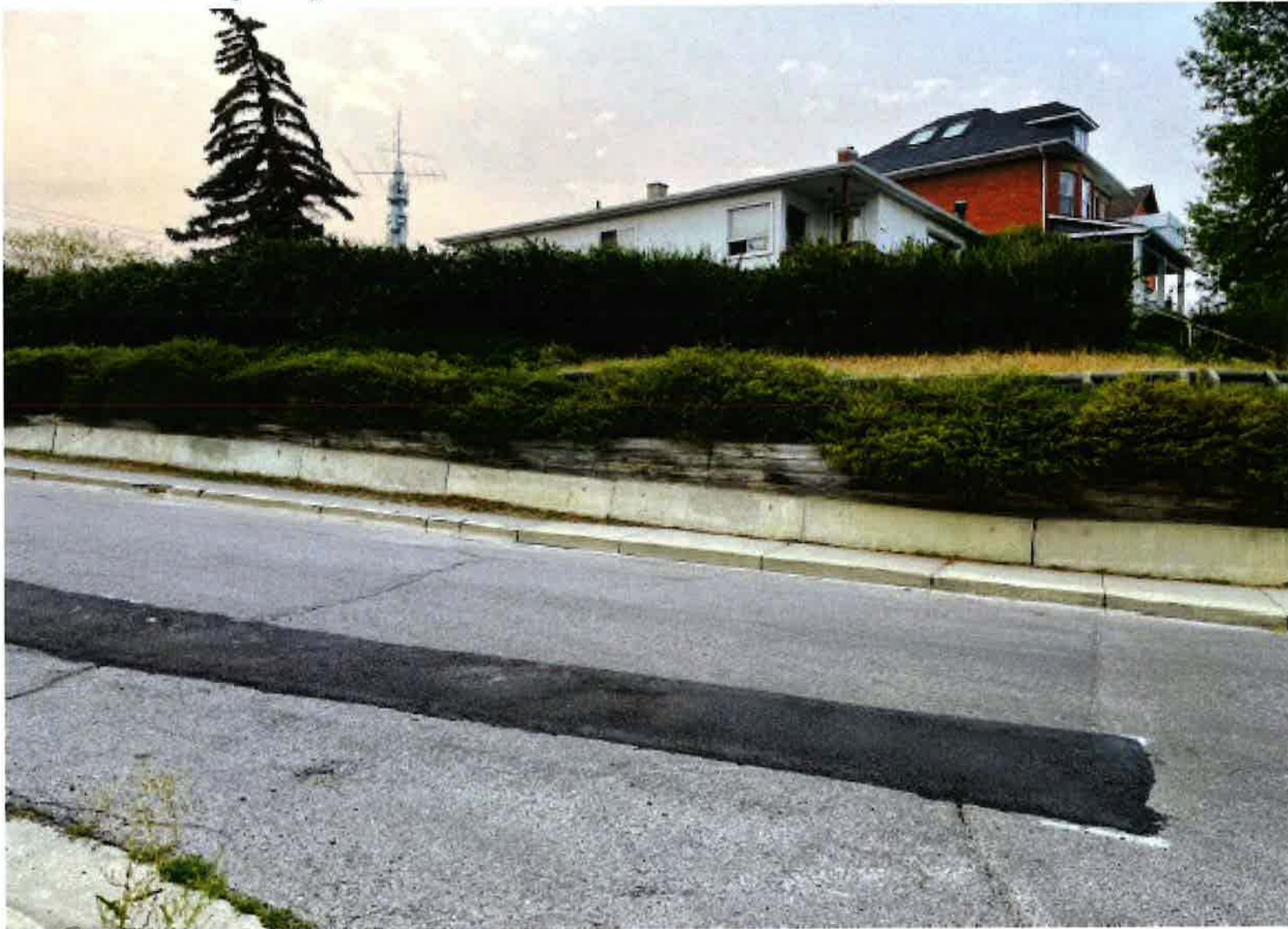
**Restricted
parking
because of
existing
parking
issues**

This steep hill becomes a greater safety issue in the winter



Narrow hilly streets do not support increased traffic

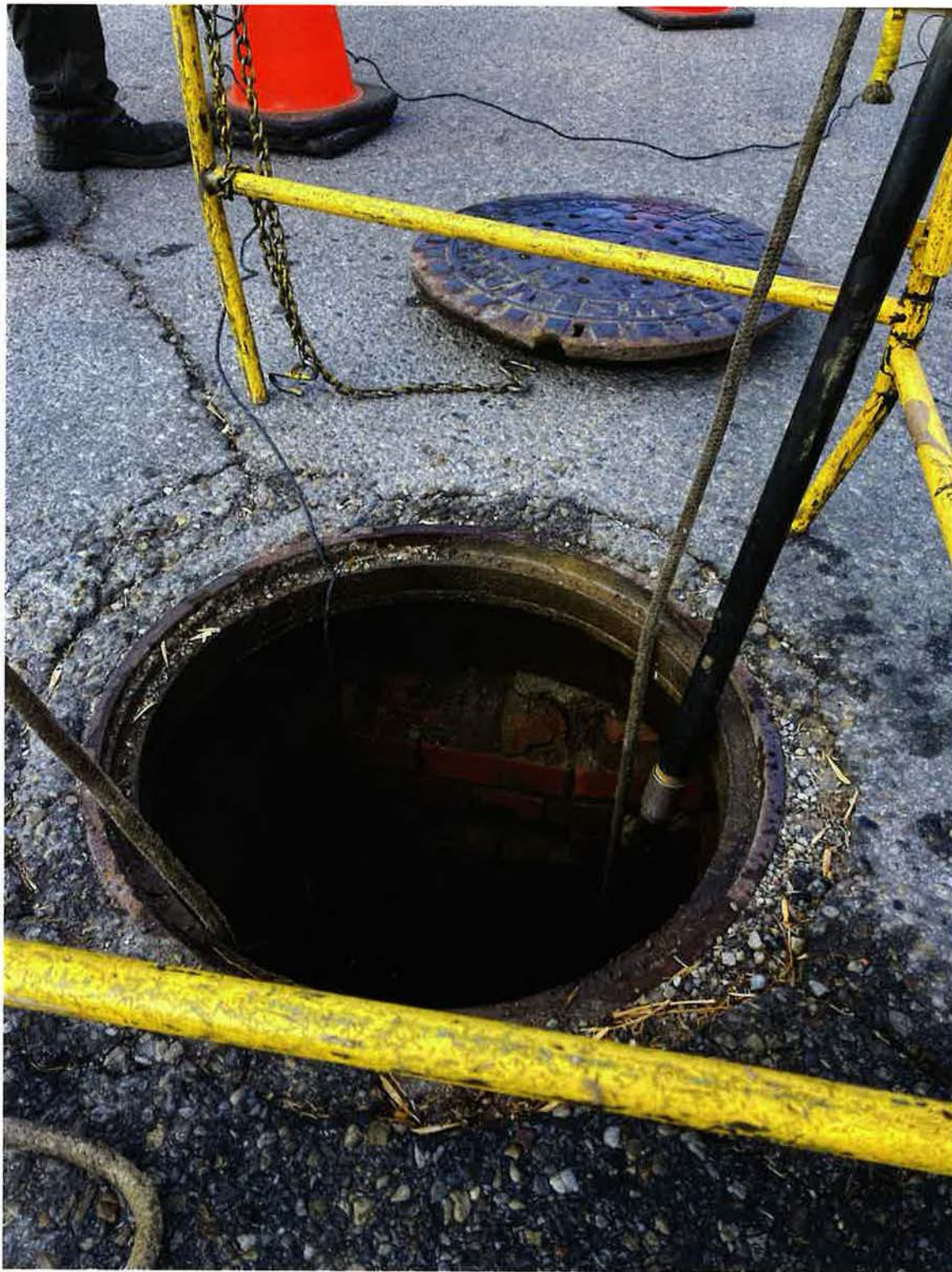
View of Property from 19 Avenue SW Looking Northward



Water and sewer infrastructure cannot handle increased demand







SUBJECT PROPERTY



📍 **1845 18A STREET SW, CALGARY, AB - 562 sq. m**

- 3 Retaining walls on South (19 AVE SW)
- 1 Retaining wall on 18A Street (EAST) with very steep lawn + 26 Steps to present front Door



PROPERTY DETAILS

** No Back Alley **



LEGAL

| | |
|-------------------------|-----------------------|
| Linc Number | Roll Number |
| 0010826759 | 081048001 |
| Plan / Block / Lot | Legal Address |
| 3076AB/ 4/ 22,23 | 3076AB;4;22,23 |

Title Type
Land and Improvement



COMMUNITY

| | |
|-----------------------|-----------|
| City | Ward |
| Calgary | 08 |
| Community | |
| Bankview (BNK) | |

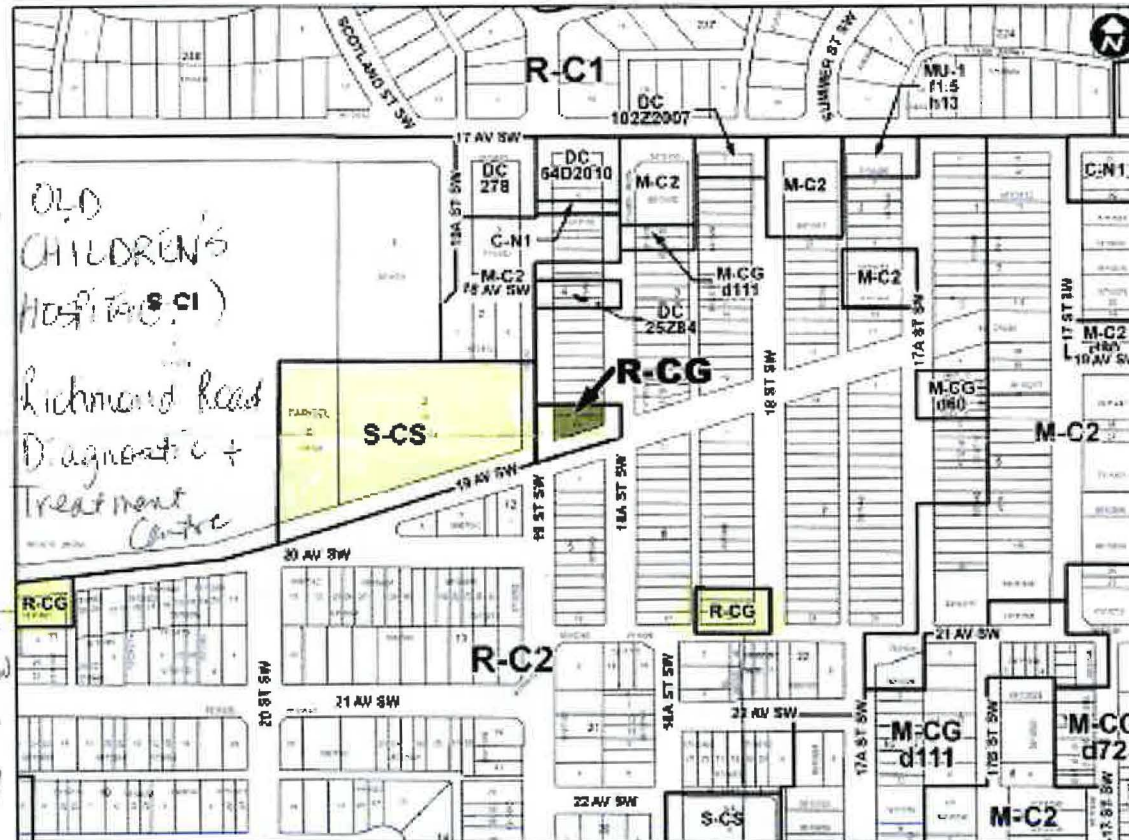
influences
Corner Lot | Traffic Collector | Green Space - Athletic Field Road (CRL|TRC|GSAFR)

Mailed Notice of Public Hearing

LAND USE REDESIGNATION

BANKVIEW BYLAW 155D2022

To redesignate the land 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.



OLD CHILDREN'S
Hospital (S-C1)
Richmond Road
Diagnostic +
Treatment
Centre

2133 ←
20 AVE SW
704sq.m.
Built 2017
Flat lot
Back Alley

2135 18 St SW. (Back Alley)
347 sq.m
Original 1909 Home on site



 **2133 20 AVENUE SW, CALGARY, AB**

*704 sq. m
FLAT
Back Alley*

 **PROPERTY DETAILS**

 **LEGAL**

| | |
|-----------------------------|------------------|
| Linc Number | Roll Number |
| 0037991750 | 202565503 |
| Plan / Block / Lot | Legal Address |
| 1811401/-/- | 1811401;1 |
| Title Type | |
| Land and Improvement | |

 **COMMUNITY**

REG

| | |
|--------------------------------|-----------|
| City | Ward |
| Calgary | 08 |
| Community | |
| Richmond (RIC) | |
| Influences | |
| Traffic Collector (TRC) | |



📍 2135 18 STREET SW, CALGARY, AB

RCG

347 sq m

* NOT DEVELOPED *

Original 1909 Home on site
Back Alley



PROPERTY DETAILS



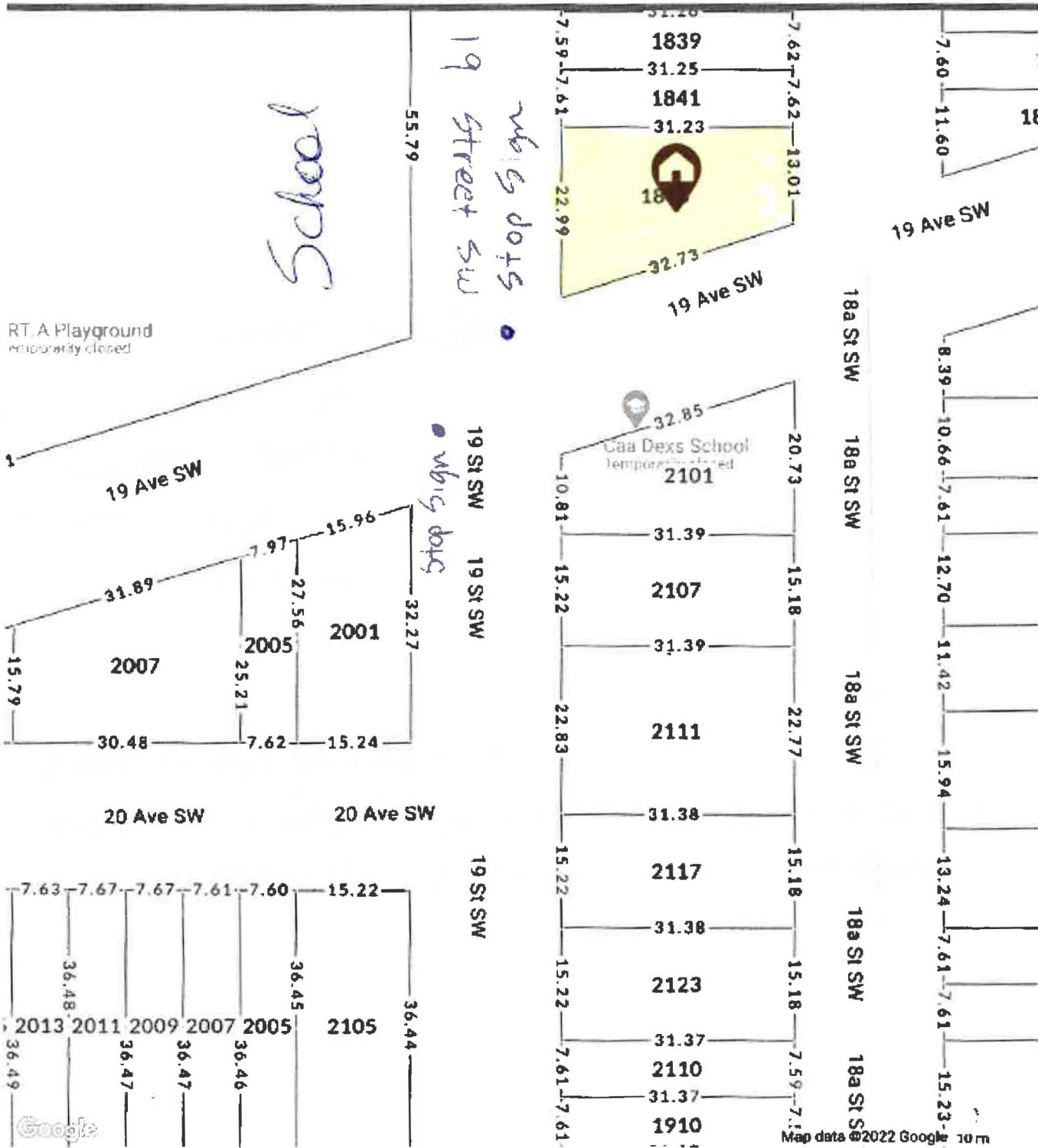
LEGAL

| | |
|-----------------------------|-----------------------|
| Linc Number | Roll Number |
| 0018279323 | 081049603 |
| Plan / Block / Lot | Legal Address |
| 3076AB/ 6/ 15,16 | 3076AB;6;15,16 |
| Title Type | |
| Land and Improvement | |



COMMUNITY

| | |
|-------------------------|-----------|
| City | Ward |
| Calgary | 08 |
| Community | |
| Bankview (BNK) | |
| Influences | |
| Corner Lot (CRL) | |



The Applicant K5 Design provided to the Bankview Development Committee the following addresses with rowhouses that were completed on odd-shaped lots:

- 1. 2321 1 Street NW**
- 2. 1828 10 St NW**
- 3. 1080 Remington Rd NE**
- 4. 2298 5 Street SW**
- 5. 2812 Richmond Road SW**

1. 2321 1st Street NW



2321 1 STREET NW, CALGARY, AB

PROPERTY DETAILS

** M-CG **
FLAT, RECTANGULAR LOT
BACK ALLEY

LEGAL

| | |
|--------------------|---------------|
| Linc Number | Roll Number |
| 0038501640 | 202752747 |
| Plan / Block / Lot | Legal Address |
| 1912382/ -/- | 1912382;3 |

Title Type
 Land and Improvement

COMMUNITY

| | |
|-------------------|------|
| City | Ward |
| Calgary | 07 |
| Community | |
| Tuxedo Park (TUX) | |
| Influences | |
| Corner Lot (CRL) | |



1836 10 STREET NW, CALGARY, AB

(Not 1828)

RCG

PROPERTY DETAILS

FLAT, Rectangular Lot
Back Alley

LEGAL

| | |
|--------------------|---------------|
| Linc Number | Roll Number |
| 0038191954 | 202634705 |
| Plan / Block / Lot | Legal Address |
| 1910117/ -/- | 1910117;2 |

Title Type
 Land and Improvement

COMMUNITY

| | |
|-------------------------------------|------|
| City | Ward |
| Calgary | 07 |
| Community | |
| Mount Pleasant (MOP) | |
| Influences | |
| Traffic Main Corner Lot (TRM CRL) | |

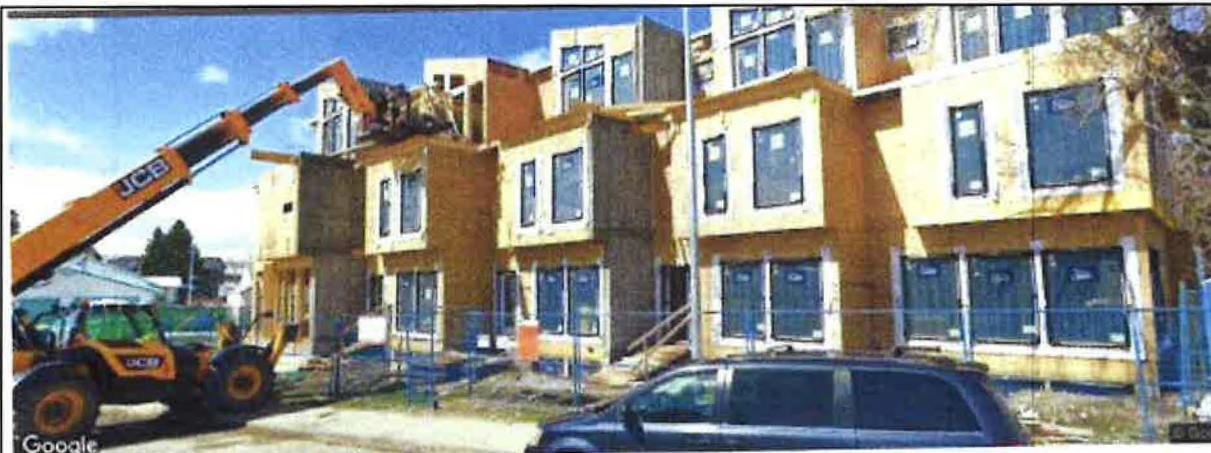
2. 1828 10th Street NW

No other RCGs in Calgary are:

- with driveways backing onto a main street
- across from a school
- Intersection unsafe with poor visibility
- Intersection unsafe with steep hills
- overburdened traffic on 19 Ave SW
- Existing parking issues
- No place for waste bins

1828 10 St SW

3. 1080 Remmington Road NE



📍 1080 REMINGTON ROAD NE, CALGARY, AB

PROPERTY DETAILS

*RCG
FLAT, IRREGULAR LOT
706 sq. m Back Alley*

LEGAL

| | |
|-----------------------------|--------------------|
| Linc Number | Roll Number |
| 0018319351 | 056114309 |
| Plan / Block / Lot | Legal Address |
| 6133GA/ 5/29 | 6133GA;5;29 |
| Title Type | |
| Land and Improvement | |

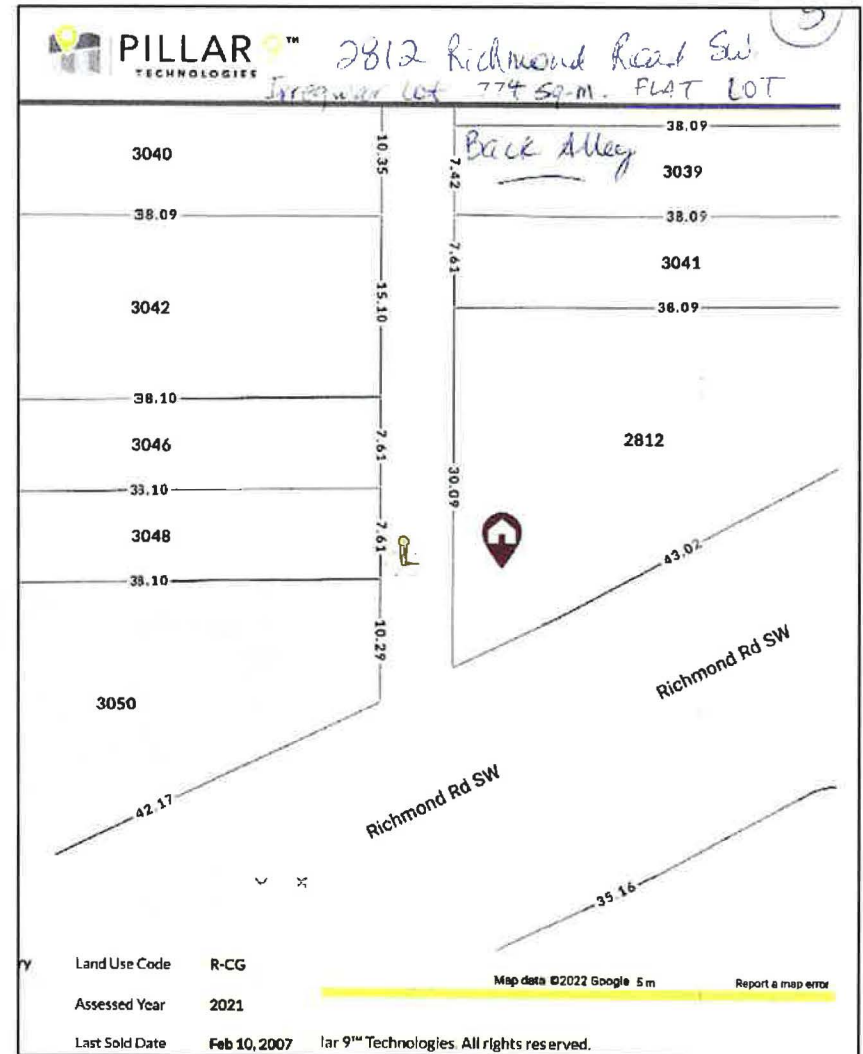
COMMUNITY

| | |
|--|-----------|
| City | Ward |
| Calgary | 09 |
| Community | |
| Renfrew (REN) | |
| Influences | |
| Commercial Traffic Collector Corner Lot (CMC TRC CRL) | |



4. 2298 5th Street SW

5. 2812 Richmond Road SW





How to Respond to a Development Application

Application for land use redesignation

What is a land use redesignation application?

A land use redesignation application proposes to change the land use district of a property to allow for a different set of uses than currently allowed. This can also be referred to as rezoning. The City of Calgary's Land Use Bylaw (LUB) regulates the design, location and use of buildings/structures on private property. It is Calgary's equivalent of a zoning bylaw. Every property is assigned a land use district (e.g. Residential – One / Two Dwelling District or R-2 District for short is mostly to allow residential uses) which includes a set of rules relating to items such as building type, height, setback, number of parking stalls, etc. If a desired development is not allowed by the LUB for that parcel, a redesignation application can be made, and the land use district may be changed. Any site owner or their authorized agent may apply to have the land use designation changed through a land use redesignation application. Council is responsible for approving or refusing proposed land use redesignations.

What is considered at this stage?

- Types of uses allowed
- Allowable density
- Parcel width, depth, area and coverage
- Building setbacks
- Building heights
- Floor area ratio or units per hectare
- Amenity space provisions
- Building orientation
- Landscaping requirements
- Minimum parking requirements
- Transportation impacts

Not all land use applications will look at all of the above. The relevant aspects can vary based on the district type being considered (i.e. low density residential, multi-residential, mixed-use, commercial, industrial, special purpose and Direct Control). These details are outlined in the Land Use Bylaw. Some land use applications also require amendments to an associated local area plan.












NW Corner of Bankview

**Bankview
Area Redevelopment Plan**

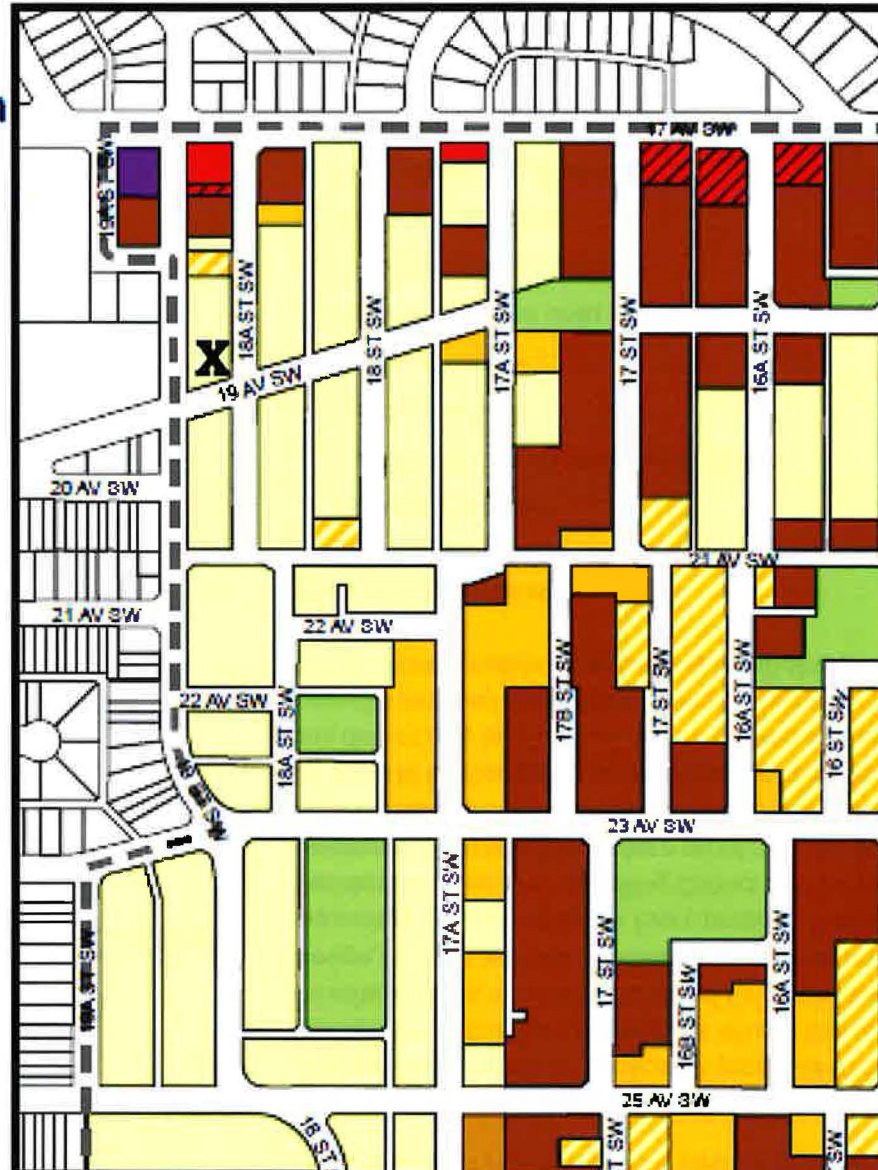
Fig. 2

Land Use Policy

Legend

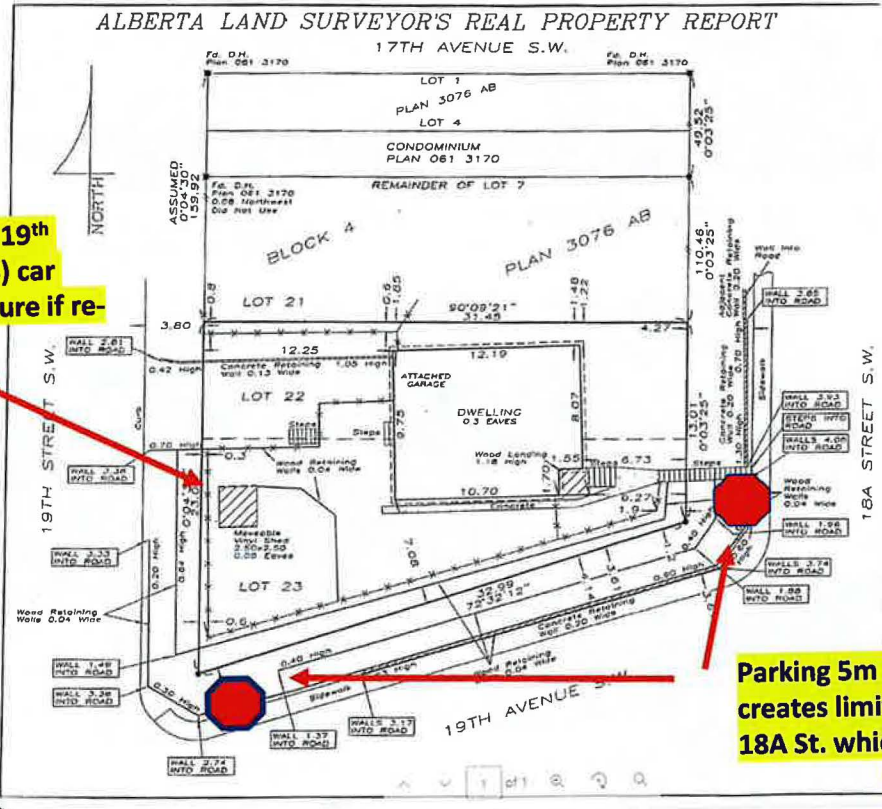
-  Study Area Boundary
-  Conservation
-  Conservation and Infill
-  Medium Low Density
-  Medium Density
-  Neighbourhood - Mid-Rise
-  Nimmons Residence Site
-  Medium Density Residential With Office Use
-  Local Commercial
-  General Commercial
-  Institutional
-  Park School and Recreation

0 50 100 150 200



X = subject property

X is surrounded by conservation area



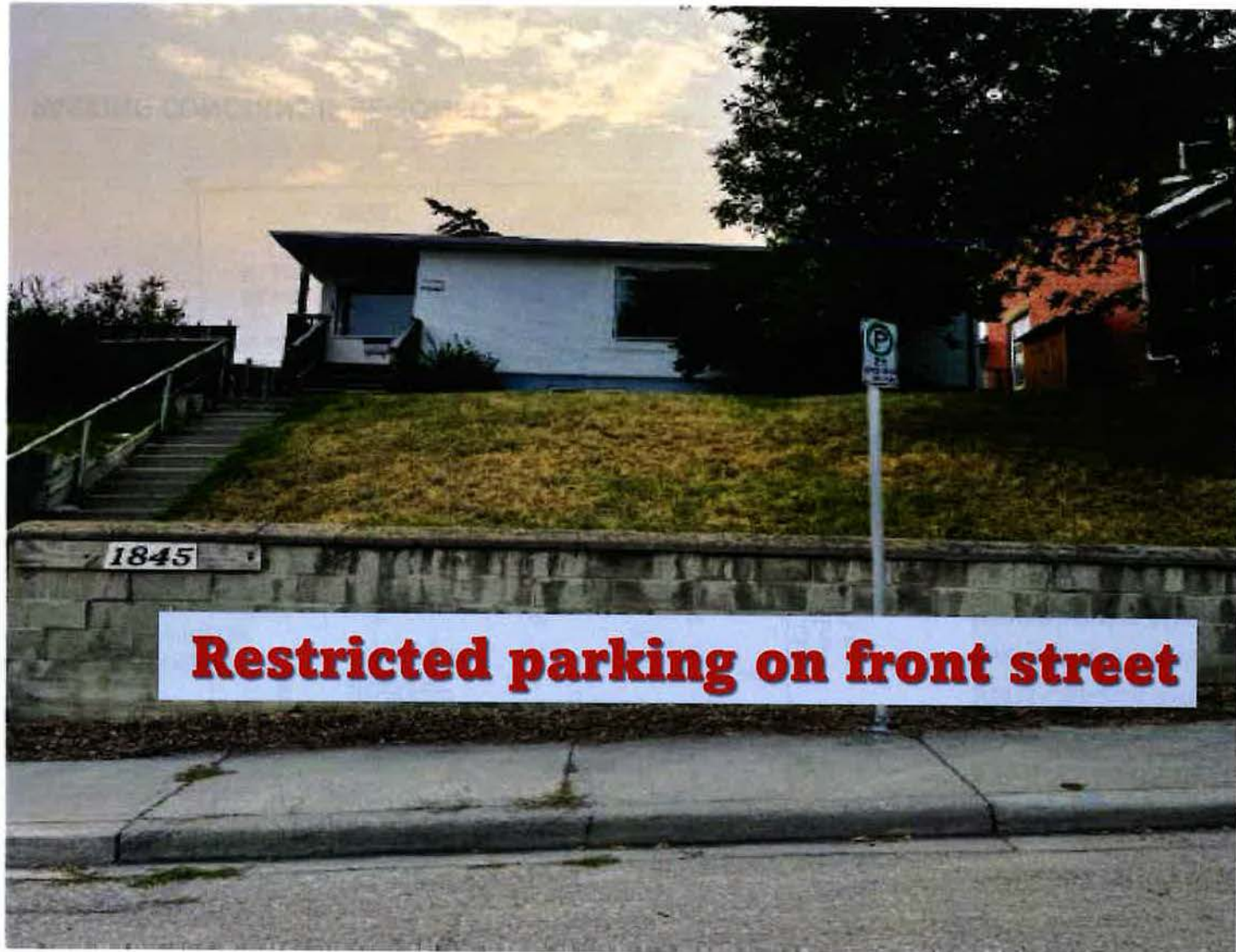
No Street Parking along 19th Street due to a future (4) car garage secondary structure if re-zoned

8 Proposed units
(4) Primary + (4) secondary
Stats Canada indicates on average 1.3 vehicles per household = 10+ future vehicles on this site

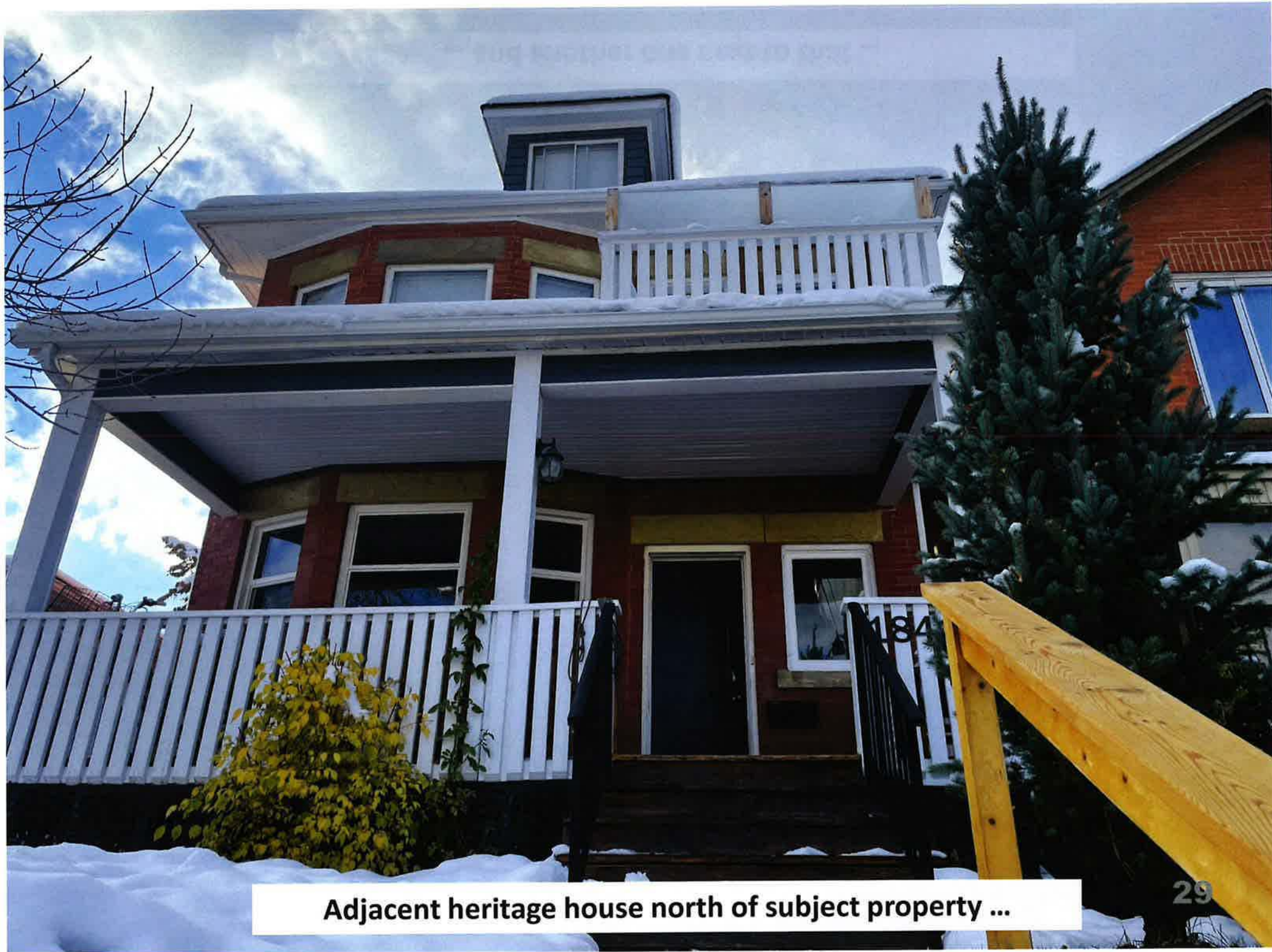
Parking 5m restriction from any stop sign creates limited parking on both 19th Ave. and 18A St. which are already very congested

PARKING CONCERNS IF RE-ZONED

View of Front of Property from 18A Street SW



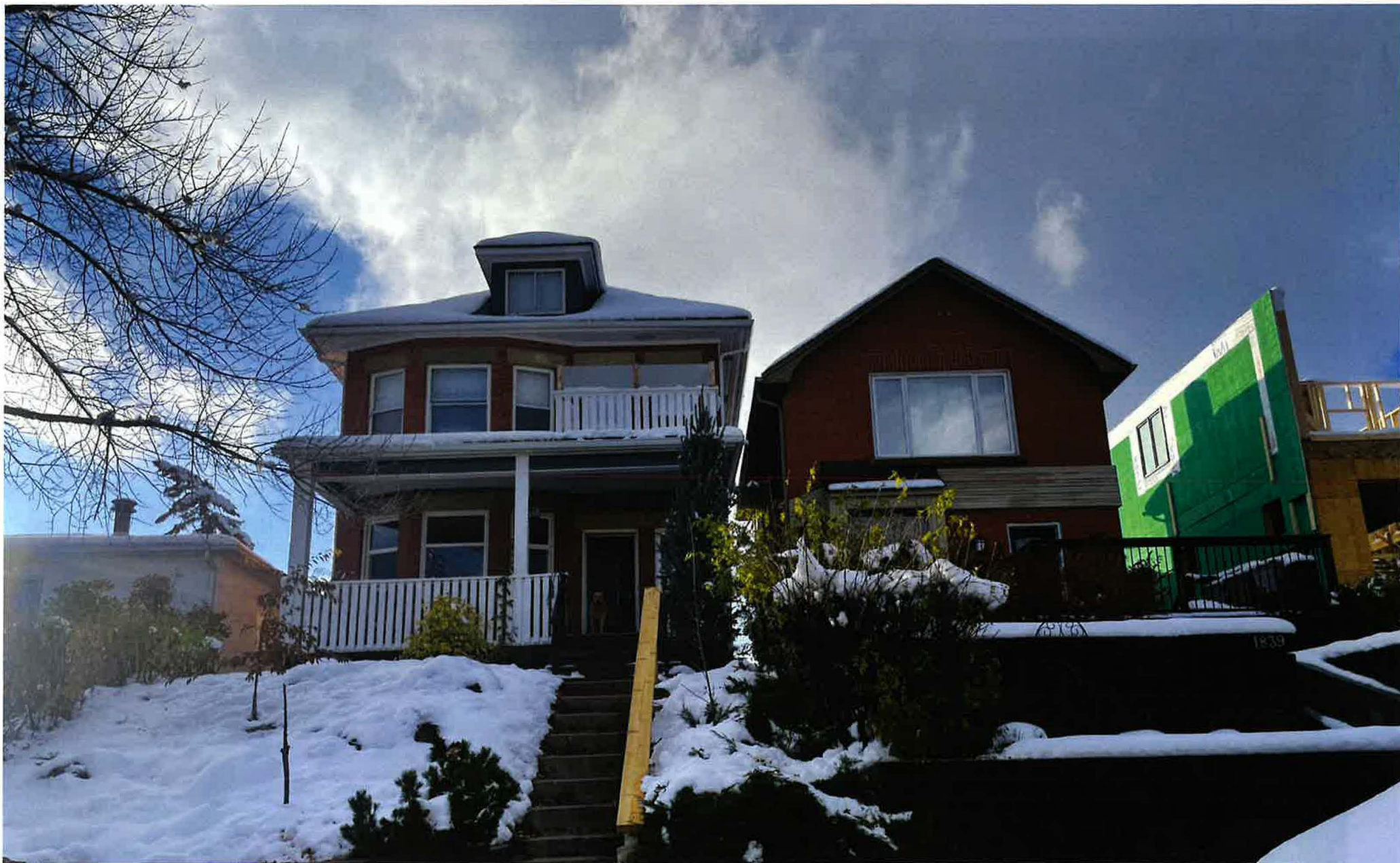
R-CG means 4 storeys on the front street



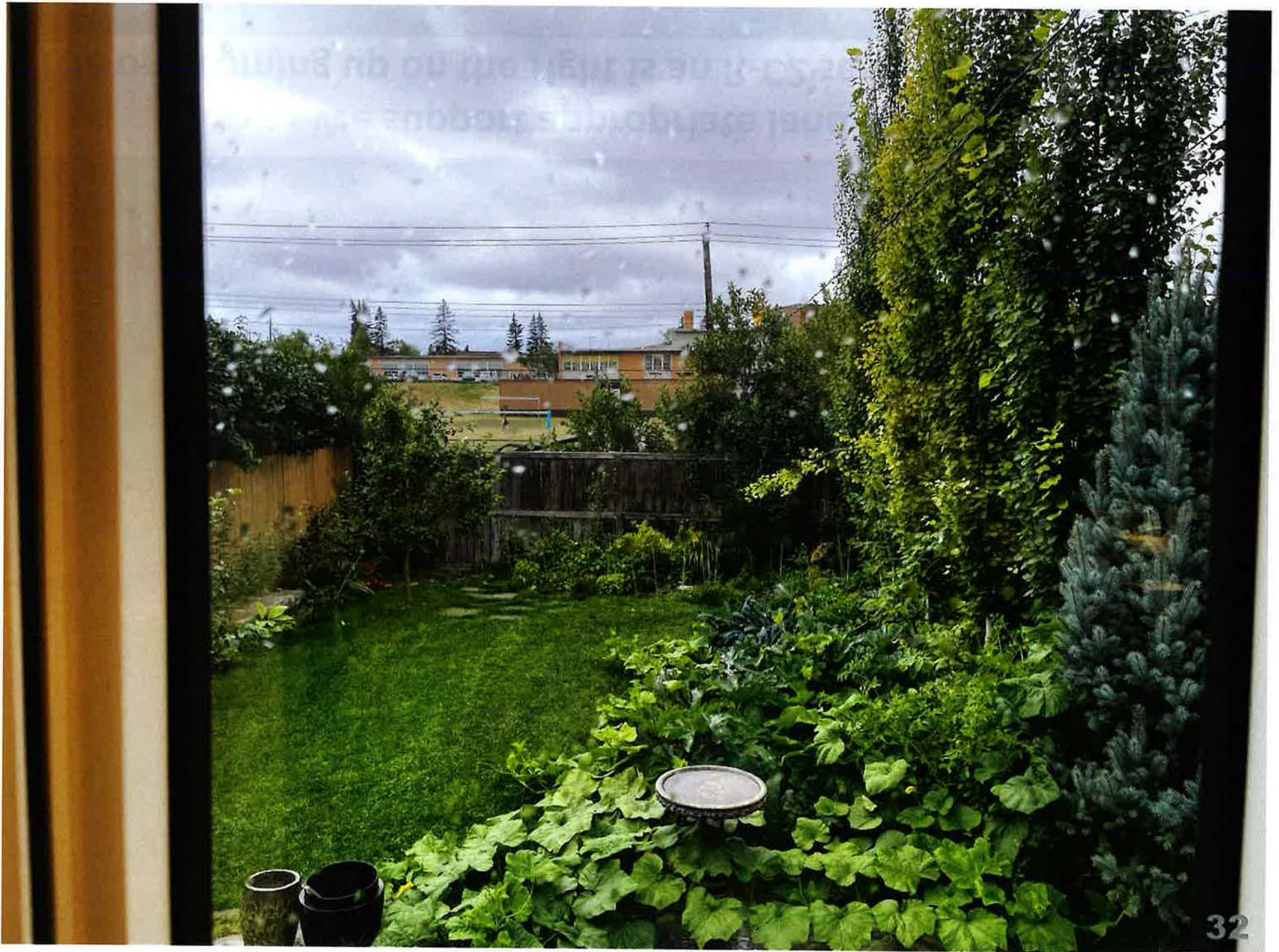
Adjacent heritage house north of subject property ...



... and another one next to that ...



**We support appropriate land use.
The one coming up on the right is an R-C2 semi-detached home**





Proposed Land Use Change to R-CG LOC2021-0168 / CPC2022-0946 in Bankview at 1845 – 18A Street SW

- **Safety**
- **Worsens overburdened traffic & parking issues**
- **No lane exists**
- **Drastic densification having negative impact**
- **Contravenes designated conservation area agreed by Council and Bankview ARP**
- **Lack of transparency of Applicant**
- **No community engagement**

Lack of Transparency & No Community Engagement by Applicant



Application Notice LOC2021-0168

January 26, 2022

The City of Calgary has received an application to redesignate the land at the below address(es).

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

Application Details

File Number: LOC2021-0168

File Manager: KIERAN SLATTERY Kieran.Slattery@calgary.ca (403) 540-2783

Address: 1845 18A ST SW

Legal Description: 3076AB/4;22,23

Community: BANKVIEW

Ward: 08

Application Description: Land Use Amendment to accommodate R-CG

Existing

Land Use District: R-C2

Proposed

Land Use District: R-CG

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please return your response to: Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
eMail: cpag.circ@calgary.ca

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.

Please check the corresponding box below and forward any comments to the above sender.

No Objection

Comments Attached

Name: _____

Date: _____

Organization: _____ **Comments are due by: February 16, 2022**
(if representing an organization)



Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1283 (R2017-08)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments must be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

RE: Land Use Re-designation from R-C2 to R-CG 1845 18A Street SW (Legal Addresses: Lots 22 & 23, Block 4, Plan 3076 AB)

This application proposes to redesignate the parcels 1845 18A Street SW R-C2 (Residential - Contextual One/Two Dwelling District) to R-CG (Grade-Oriented Infill District).

The landowner vision for the property is a development with a 4-unit residential building. Parking would be provided at grade within the property at the rear lane.

The subject parcel is a corner lot, located on 18A St SW and 19 Ave SW. We are seeking a development with a 4-unit residential building. Parking would be provided at grade within the property along 19 St SW. Properties surrounding the subject site are single/semi dwellings, Multi-Residential and Commercial building. The proximity are currently low density buildings with the potential of higher density due to the following factors:

- Many commercial businesses to the south of the subject site
- Multiple Buses serve the area
- The subject site is approximately 4.6 kilometers from Downtown Calgary
- The subject site is Proximity from Calgary Arts Academy
- Creating a welcome gate into the city by redeveloping with updated buildings improving public space
- Provides housing for people who want to live near downtown but not directly downtown.

Fundamentally, this is about the future development Bankview Community. Current designations within the community are mixtures of R-C2, M-C2, S-CS, MU-1 zoning and more. While the proposed R-CG allows slightly higher density than the current designation, the rules of the district ensure that development is compatible with current and future density developments. The subject site is located in a thriving neighborhood- it is not only attractive to families, but also to commercial establishments. When there is a population to support these businesses, they can move in and provide amenities to a community. With each amenity, a community integrates the more walkable and connected to its residents.

The proposed re-designate meet the goals of the City of Calgary's Municipal Development Plan (MDP). This policy generally encourages a more diverse housing type in established and central Calgary communities, more efficient use of in-place infrastructure, and more compact build forms in locations with direct access to transit, goods and services, schools, communal amenities and more while still maintaining a sense of interconnection and community.

No pre-application in-person meeting was scheduled prior to this re-designation application due to the current COVID-19 pandemic. The Bankview Community Association will be consulted.

The Community Association asked K5 to Meet – Minutes of Meeting October 2022

Minutes of Meeting held on October 14, 2022 at 6pm among Bankview Community Members and K5 Design Concerning the Change of Land Use Application LOC2021-0168 from RC2 to RCG located 1845 18A Street SW

As the Applicant, K5 Design, had indicated at the CPC that it was not aware of the outstanding opposition to its application for the change of land use located at 1845 18A Street SW, the Bankview Community Association reached out to K5 to arrange a meeting, the purpose of which was to discuss Community concerns and get clarification on what K5 / the owner's plan is for R-CG use and how it sees that an R-CG development would be feasible on the property located at 1845 18A Street SW. The meeting took place at Bankview Community Hall however K5 attended by videoconference.

Attendees:

- o 23 members of the community
- o 2 members of the Bankview Community Association
- o Kevin Ngo of K5 Design (by videoconference)

Minutes of Meeting

As the community members had not previously met K5 Design, Mr. Kevin Ngo of K5 was introduced and he explained that the owner wants to change the designation of the property located at 1845 18A Street SW to build four rowhouses with secondary suites.

Community members expressed their concerns about the proposed R-CG change of land use and K5 was not willing or unable to provide an answer, further clarification, or confirmation on any of these concerns. Specifically, as K5 had no overall concept nor detailed plan, including no engineered drawing nor any elevated design of what was envisaged, K5 was unable to confirm or provide further details to community members other than what was already stated on the application, this being that there would be four rowhouses with secondary suites. K5 did confirm however that the owner sought maximum density on the property so that she could maximize profit. K5 asserted that he was unable to confirm whether or not the owner intended to develop the property herself or whether she would sell the property once the land redesignation was in place.

The following community concerns were raised and left unaddressed by the applicant K5:

- o How do you expect that eight units would fit together with the requisite parking and four rowhouses with secondary suites.
- o How do you know that a development with R-CG is even feasible?
- o How is an R-CG with four rowhouses and secondary suites, parking stalls on 19 street SW safe?

As K5 offered no new information nor clarification of the plan for the redesignation, community members expressed that K5 and the owner gave them the impression their concerns were of no import. This also left community members with the understanding that the land redesignation was a "fait accompli" or "done deal" regardless of what the interests of the current invested residents in Bankview were, without regard for their right to enjoy the peace of and present attributes of their homes and community.

K5 reassured the attendees that "You can fit four units with four secondary suites. It will fit." However, the community attendees remained unconvinced reasoning that the lot is irregular and is not a standard 50 foot lot. K5 confirmed that "one end is shorter than the

1

other". Attendees reiterated that the parcel is not a viable lot for four units with secondary suites, it is inappropriate for the surrounding area and it is unsafe to have R-CG at this corner.

One attendee asked K5 why it hasn't sought feedback from community members and why it hasn't designed something for the community to consider. K5 had no comment. Community members concluded that, without a detailed plan, K5 is not able to determine nor demonstrate whether R-CG is actually feasible.

Attendees asked what the owner's conception is. K5 confirmed that parking stalls will be placed along 19 Street SW.

Community members asked whether K5 or the owner is agreeable to an RCG(ex) (excluding secondary suites). K5 stated that the owner is not agreeable to amending the application to RCG(ex) and that the application is for R-GC to have more suites for profit to the owner (and not K5).

K5 was asked: "Why not apply for something you plan to get approved?" K5 did not respond. Attendees expressed concerns about parking and traffic safety. K5 did not respond to this question as well. K5 had no comment as to whether or not the R-CG would be safe for the community, or not.

One community attendee asked, "Where will all of the waste bins to accommodate R-CG go, plus the parking?" K5 did not provide an answer.

Another attendee asked, "will the primary units have garages?" K5 confirmed that there will be detached garages on 19 Street SW which is across from the school. Community attendees explained that that is not feasible as visibility is currently an issue, and lack of safety for school children and others will be exacerbated. K5 confirmed that the owner is not willing to carry out a traffic study despite the lack of safety and the number of parking stalls envisaged at the corner, because it is not required to do one.

K5 was asked whether it had an elevation rendering of the proposed R-CG building. K5 confirmed that it does not and that it has no drawings. K5 said that a fourplex design is available on the K5 Design website but that these have not been built – they are only conceptual. K5 confirmed that there are two projects he has with the owner that are similar to what is envisaged here, he confirmed that they have been built, and K5 confirmed he will provide the addresses and design of these so that community members can see what an example would look like. K5 will provide details of these two projects having a similar profile, although he did not clarify what he meant by "similar".

One attendee asked: "Why isn't the owner present at this meeting, as the perception is that the owner doesn't care about the impact an R-CG may have on the immediate area and rest of the community?" It is not clear what K5's answer is to this question.

K5 confirmed that the community can appeal at DP permit stage only. There is no right of appeal at the R-CG stage "unfortunately". K5 confirmed that despite the old infrastructure on these streets, no thought has been given by K5 or the owner as to the impact of R-CG on the current water and sewerage infrastructure. K5 was unable to clarify whether the owner is planning to develop the property herself or whether she will look to sell the property after redesignation.

Attendees indicated that they considered that the owner and K5 did not take their opinion, concerns, or interests into consideration when applying for redesignation. K5 apologized that

2

the community's interests are not being considered. K5 confirmed he would pass these concerns to the owner.

Community attendees concluded that the proposed R-CG presents "no upside or benefit to the community" and that "if eight dwellings can be built on this dysfunctional site, then it leaves the entire of Bankview open to any kind of development with no consideration for community residents".

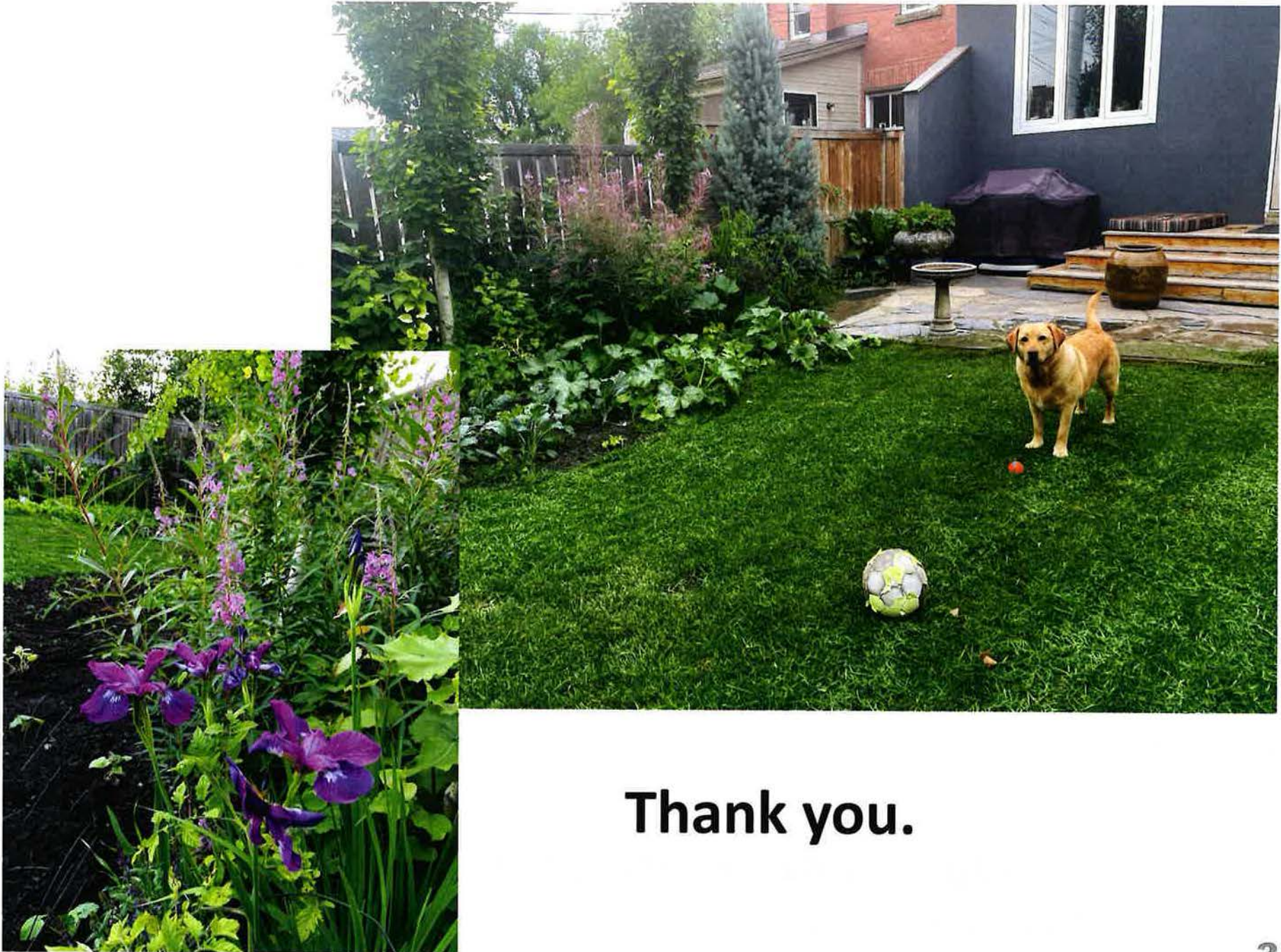
K5 indicated that the upside is that it provides a new development where there is "more safety and security". Mr Ngo confirmed that "Four rowhouses will provide more security with the new families moving in. The current house is old and not good". Community members confirmed that we have no safety or security issue with current residents. K5 confirmed that the R-CG redesignation is for profit maximization. K5 stated that feedback can be provided to K5 by sending comments to the details provided on the sign posting. However, Community members have since checked the signage which is a City bulletin and no K5 contact details are provided on the sign to allow the community or public to communicate to the Applicant K5 Design.

Community members continued to express concern about this change of land use to R-CG as it is not appropriate to this particular site and surrounds.

If anyone has questions or anything to add please feel free to email development@bankview.org

Michal Waissmann
Bankview Development Committee

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Thank you.