

**POLICY AMENDMENT AND LAND USE AMENDMENT
BANKVIEW (WARD 8)
14 STREET SW & 21 AVENUE SW
BYLAWS 33P2014 AND 122D2014**

MAP 8C

EXECUTIVE SUMMARY

This land use amendment application seeks to allow for additional building height (up to 16 metres) and residential density (up to 2.5 floor area ratio) on two separate titled parcels of land located in the inner city community of Bankview.

An amendment to the Bankview Area Redevelopment Plan is necessary to accommodate this land use application (APPENDIX III).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2014 September 11

That Calgary Planning Commission recommends **APPROVAL** of the proposed policy amendment and the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 33P2014, 122D2014; and

1. **ADOPT** the proposed amendments to the Bankview Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 33P2014.
3. **ADOPT** the proposed redesignation of 0.10 hectares \pm (0.24 acres \pm) located at 1505 and 1511 – 21 Avenue SW (Plan 1696L, Lots 12 to 15) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and Multi- Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 122D2014.

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REASON(S) FOR RECOMMENDATION:

The proposal is in conformance with applicable land use policies of the Municipal Development Plan and the Bankview Area Redevelopment Plan as amended. This land use amendment represents a moderate intensity increase of two inner city parcels and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

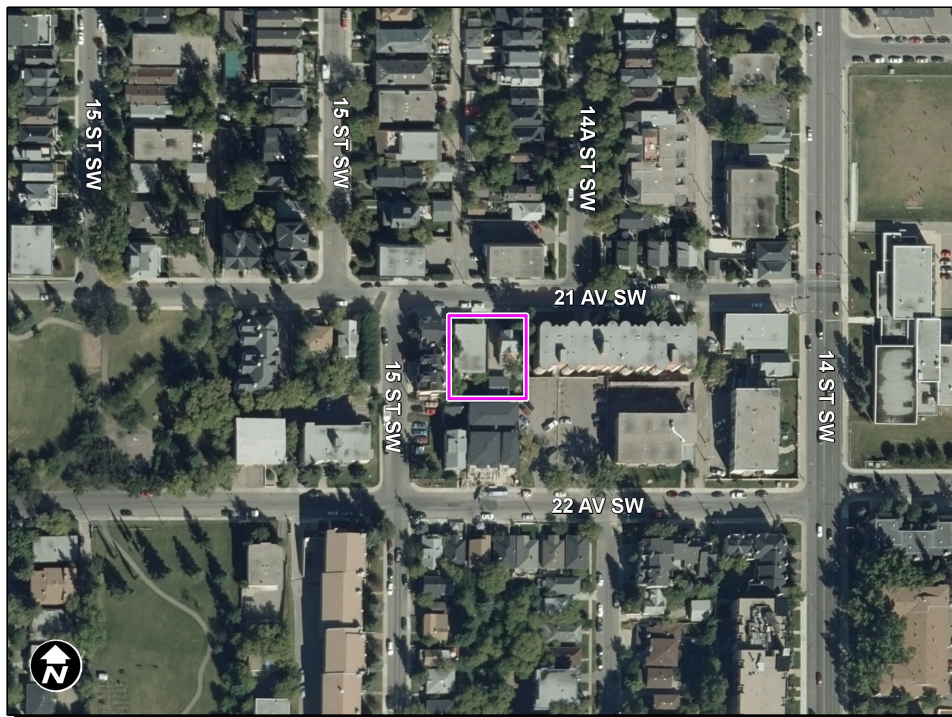
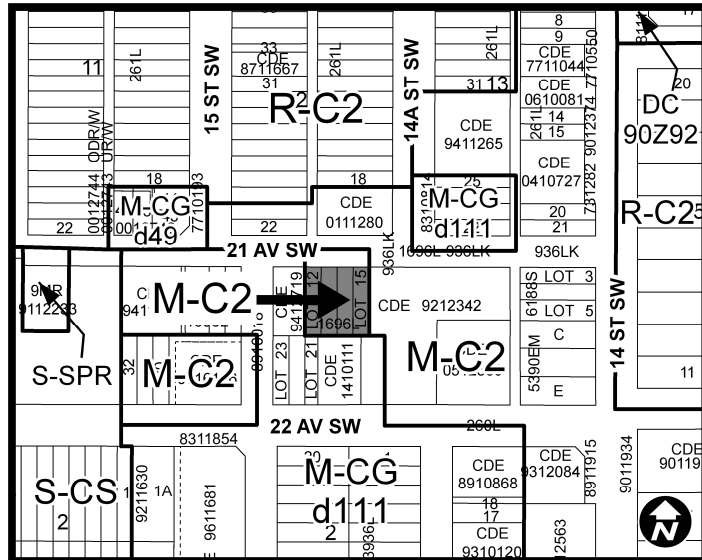
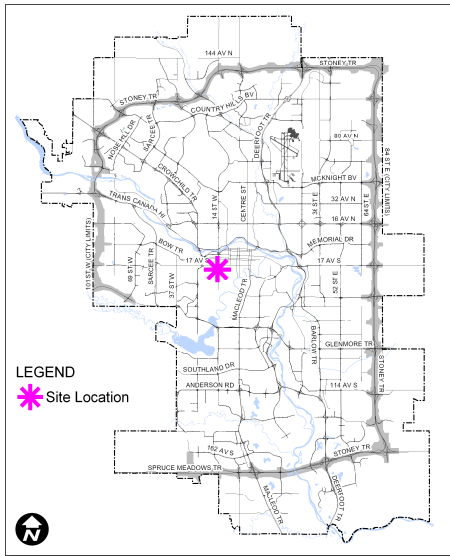
ATTACHMENTS

1. Proposed Bylaw 33P2014.
2. Proposed Bylaw 122D2014
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (APPENDIX III).

Moved by: J. Sturgess

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares \pm (0.24 acres \pm) located at 1505 and 1511 – 21 Avenue SW (Plan 1696L, Lots 12 to 15) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District.

Moved by: J. Sturgess

Carried: 8 – 0

Reasons for Approval from Mr. Battistella:

- A 1981 policy should not be used to justify land use.
- Given the context of the surrounding area and the desire of the MDP to densify established areas, the minor intensification resulting from this land use should be supported.

2014 September 11

MOTION ARISING: The Calgary Planning Commission strongly encourages the Development Authority, at the development permit stage, to promote a vehicle access solution that has only one access point on and off the site, even if that means a joint access by two distinct developments.

Moved by: G.-C. Carra

Carried: 8 – 0

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Applicant:

Jeffrey Rempel

Landowner:

Jeffrey Michael Rempel
Kristyna Rempel

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i>	No	6
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	7
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	Yes	7
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Does this site have the appropriate growth management direction.</i>	Yes	7
Public Engagement <i>Were major comments received from the circulation</i>	Yes	8

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

Located on the south side of 21 Avenue SW and west of 14 Street SW, the site is situated within a primarily residential area developed with a range of multi-residential buildings of varied height and intensity. Single and semi-detached dwellings exist further to the north of 21 Avenue SW. A four storey and a six storey multi-residential buildings are developed to the west and east of the site. A three storey multi-residential development exists to the south of the site.

A wide range of multi-residential land use districts exists along 21 Avenue SW. Parcels with R-C2 designations are located north of 21 Avenue SW.

The subject site consists of two separate titled parcels with a combined area of approximately 990 square metres and a combined street frontage of approximately 30 metres or 100 feet. There is no rear lane available.

Currently, 1511 21 Avenue SW (western portion of the site) is developed with a five unit and two and half storey multi-residential development with an amenity space in the rear yard. No formalized vehicular parking area or vehicular access currently exists. A two storey single detached dwelling currently exists on 1505 21 Avenue SW (eastern portion of the site) with a side drive access to and from 21 Avenue SW. A detached garage and a small shed are located along the rear of the property.

LAND USE DISTRICTS

Existing Land Use Districts

The existing M-C1 land use district on the eastern portion of the site allows for up to 14 metres in building height and approximately 7 units, while the existing M-CGd111 land use designation on the western portion of the site allows for up to 12 metres in height and approximately 5 residential units. A comparison table of existing and proposed land use designations is included below.

Proposed Land Use District

The proposed M-C2 district is intended to provide for a variety of built forms of medium height and density in a manner that reflects the immediate context. The M-C2 district provides a standard maximum of floor area ratio (FAR) of 2.5 and a maximum building height of 16 metres.

While the proposed development intensities can be technically achieved on this site, Council's approval of this application would not necessarily constitute approval of a specific development scheme with 16 metres in height and 2.5 FAR. Future development intensity (number of units, building height) as well as overall site design (building placement, access) will be reviewed at

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the development permit stage. Notwithstanding the size of the site and limited vehicular access, the proposed land use district provides a significant level of flexibility, and allows for a variety of redevelopment options.

	Maximum Building Height	Maximum Number of Dwelling Units	Maximum floor area ratio (FAR)
Existing M-CGd111 (1511 21 Avenue SW)	12 metres	5	N/A
Existing M-C1 (1505 21 Avenue SW)	14 metres	7	N/A
Proposed M-C2 (both parcels)	16 metres	N/A subject to DP review	2.5 FAR or up to 2,475 square metres of floor area

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is located in the *Residential – Developed – Inner City Area* as identified on Map 1 of the Municipal Development Plan (MDP). The *Inner City Area* land use policies allow for a range of intensification strategies including parcel-by-parcel intensification to larger more comprehensive approaches.

Sites within the *Inner City Area* may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Corridors), or if the intensification is consistent and compatible with the existing character of the neighbourhood.

While the subject site is not directly adjacent to the 14 Street SW Neighbourhood Corridor, the existing development context is of a form and nature compatible with development forms allowable under the proposed M-C2 land use district.

Bankview Area Redevelopment Plan (1981 – statutory)

Both parcels are also subject to the Bankview Area Redevelopment Plan (ARP), and applicable *Residential Land Use* policies identified in the ARP. More specifically, the western portion of the site (1511 - 21 Street SW) is located in the *Medium – Low Density Redevelopment Area* of the ARP, which allows for development intensities consistent with an M-C1d111 land use district. The eastern portion of the site (1505 - 21 Street SW) is located in the *Maximum Density Redevelopment Area*, which allows for maximum development intensities consistent with an M-C2 land use district. For a visual interpretation, please see APPENDIX IV of this report.

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As a result, the proposed increase in an allowable building form and density is not consistent with the *Medium-Low Density* policies of the ARP.

Proposed Amendments to the Bankview Area Redevelopment Plan

While the Bankview ARP already allows for M-C2 like development intensities on the western portion of the site, the ARP does not allow the same level of development flexibility on the eastern portion of the site. As such, a minor map amendment is required to allow for the proposed land use redesignation and development forms allowable under the M-C2 district.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

Sidewalks are available in the area and provide pedestrian connections to 14 Street SW and 17 Avenue SW serviced by Calgary Transit with a number of bus routes and stops.

Pedestrian and vehicular access is available from 21 Avenue SW. Vehicular access design and its location will be reviewed and determined at the development permit stage. All future vehicular access design options shall attempt to limit potential impacts on the pedestrian realm.

UTILITIES & SERVICING

Upgrades to the main water line will be required at the time of redevelopment to support the allowable intensities under the proposed M-C2 district. While storm and sanitary mains are available to service the subject site at this time, additional work will be required at the development permit stage to determine any additional and potentially necessary infrastructure improvements.

All future improvements are to be carried out at the expense of the developer. The applicant was provided with the above information and decided to proceed knowingly and that basis.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

An analysis of site specific measures that would contribute toward an environment friendly development will be conducted at the development permit stage.

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GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The Bankview Community Association does not support the application. See APPENDIX II for additional information.

Citizen Comments

A number of objection letters and general comments have been received. The following has been identified:

- Future redevelopment and associated construction would produce additional noise and air pollution to this already dense and congested neighbourhood;
- Such pollution would cause long term and permanent health disorders to many existing residents, particularly new born babies and those residents who already suffer from asthma;
- Impacts on neighbouring green spaces and 21 Avenue SW as a result of construction;
- The Bankview ARP does not anticipate M-C2 like development;
- The site is not large enough to support a 5 storey development;
- The application is not consistent with sustainability principles of the MDP;
- The applicant plans on selling the properties following a successful upzoning;
- Additional building setbacks should be implemented;
- This area already has a significant amount of medium density residential development;
- Redevelopment of the site under existing land use designation would still meet the objectives of the MDP;
- Additional on-street parking and traffic challenges as a result of additional development;
- Existing higher density development had been constructed decades ago when Bankview was a different neighbourhood. The proposal is inconsistent with today's redevelopments patterns in the neighbourhood.
- Development allowable under the proposed M-C2 would eliminate views of downtown from adjoining properties and limit access to sunlight.

Public Meetings

No meetings have been held.

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APPENDIX I

APPLICANT'S SUBMISSION

Reasons for making application: Redesignating our properties at 1505 and 1511 - 21 Ave SW Calgary T2T 0M8, Plan 1696L lots 12, 13, 14 and 15 from MC1 and MCG to MC-2 for both. This will provide us with more options for future development in line with the Bankview ARP and the City MDP as described below.

Reasons for approval: this zoning is consistent with the land use designation of adjacent properties to the East (1451 21 Ave SW), North (1502 and 1510 21 Ave SW- across the street) and parcel to the south and west (1608 22 Ave SW).

Recent redevelopment in the area including 5 units directly south of our properties, and 2 units at 1601 21 Ave SW show that redevelopment in the area is desirable, realistic, and in compliance with the Bankview Area Redevelopment Plan (ARP). In fact, the development at 1601 21 Ave required special approval for only two units, based on the cities desire to have higher density than the 2 units proposed and approved, and now being constructed. I provided a letter of support to for this development as I see redevelopment in the area as positive both economically and for general community well-being.

The Bankview ARP states that:

"There is general agreement that the periphery of the community on 14 Street, 17 Avenue and 26 Avenue as well as the interior high density development areas should remain RM-5. These areas are essentially identical in both proposed plans and provide additional areas for high density redevelopment." Map 30 & 31 show high density for our properties discussed here.

The City of Calgary Municipal Development Plan (MDP) states that:

"The sustainability Principles for Land Use and Mobility are: 1. Create a range of housing opportunities and choices. 2. Create walkable environments. 3. Foster distinctive, attractive communities with a strong sense of place. 4. Provide a variety of transportation options. 5. Preserve open space, agricultural land, natural beauty and critical environmental areas. 6. Mix land uses. 7. Strategically direct and manage redevelopment opportunities within existing areas. 8. Support compact development. 9. Connect people, goods and services locally, regionally and globally. 10. Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all citizens. 11. Utilize green infrastructure and buildings."

Points 1, 3, 8 and 11 highlighted are particularly relevant to our future development plans. Although we do not intend to have this application tied to plans, which are still being developed, we are excited to see the Calgary MDP discuss Policies such as *"Urban design excellence, to Promote excellence, creativity and innovation in architecture, landscape, site and overall community design and sustainability in design"*. As well as the inclusion of *"Engineered green elements include infrastructure (such as green buildings and green roadways) designed to mimic ecological functions or to reduce impacts on ecological system."*

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APPENDIX II

LETTERS SUBMITTED

Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8 (403) 244-2544

Date: March 23, 2014

To: City of Calgary
Development & Building Approvals (Location #8201)
P.O. Box 2100 Station M
Calgary, Alberta T2P 2M5

Attention: Martin Beck, File Manager
By email: martin.beck@calgary.ca

cc: Coun. Evan Woolley, Evan.Woolley@calgary.ca

RE: LOC2014-0029: 1505 & 1511 – 21 AVE SW

The Bankview Community Association is strongly opposed to LOC2014-0029, an application to rezone 1505 & 1511 – 21 Ave SW from M-C1 and M-CGd11 respectively to M-C2. The Bankview ARP established that the higher density (M-C2) redevelopment should be limited to the traffic/transit corridors on the perimeter of the community.

At the time of the ARP, a considerable number of 4-storey apartment buildings pre-existed within the interior of the community. It was the proliferation of these buildings and the resulting absentee ownership and social destabilization that were the driving force behind the ARP. These buildings were grandfathered into the ARP as M-C2, with adjacent properties zoned M-CG as buffers to the single family R-C2 districts. Indeed, the M-C2 properties cited by the applicant are examples of such grandfathered parcels. The remainder of the area to the North consists of a core R-C2 district featuring century homes, most of which have been extensively renovated. The current LUD of the subject properties (M-C1 & M-CG) precisely reflects the transitional density from the M-C2 building to the East.

The parcels are located on the northern edge of a multi-block M-CG district. We have actively supported redevelopment and densification of this district. Examples have been cited by the applicant. However, all development has been done within M-CG parameters. The proposed LOC would allow buildings of a scale and density totally incompatible with this area of Bankview, particularly as it borders an important R-C2 core. Of note, 14A ST SW is home to a number of

M. Beck

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families with young children. Residents have voiced concerns about the increased traffic and parking pressures and the impact on safety of their children.

The M-C2 districts are intended to be located at traffic and transit corridors or nodes. The subject properties meet neither criterion, while an ample supply of developable M-C2 land still remains on the perimeter corridors. Higher density housing forms should be directed to these zones. There is no planning rationale to support this LOC application.

The Bankview ARP has proven an outstanding success. It has provided for regulated revitalization and intensification of the community in a manner highly consistent with the Calgary MDP. We ask that the intent of the ARP be respected and the existing zoning be retained.

Feel free to contact the undersigned for any clarification.

Yours truly,

Richard Burke
Development Committee
Bankview Community Association

cc: President, Bankview Community Association
Committee Members
Coun. Evan Woolley

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APPENDIX III

PROPOSED AMENDMENT TO BANKVIEW AREA REDEVELOPMENT PLAN

- (a) Delete the existing Figure 2 entitled "Land Use Policy" and replace with the revised Figure 2 entitled "Land Use Policy", as follows:

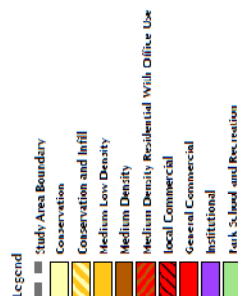
Revised Figure 2 "Land Use Policy"



Bankview
Area Redevelopment Plan

Fig. 2

Land Use Policy



This map is conceptual only. No measurements or dimensions should be taken from this map.

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APPENDIX IV

EXISTING LAND USE POLICY – DETAIL

