

Community Association Response

January 19, 2023

The Bankview Development Committee is not in support of LOC2022-0194 with its current proposal because of various concerns that have been raised by the community.

The Bankview ARP was developed as a framework to allow new development but also maintain character elements of the neighbourhood with transition zones allowing for changes in density. The existing district R-C2 is meant as a transition zone between the higher density to the east and south. Ten units with 4 micro suites (the proposed density allowed under the proposed new zoning) is not a transition density to the single-family homes to the north, west and southwest. Bankview ARP was developed to protect the previous R2 areas, now R-C2. This project and its aggressive density does not do this and is contrary to the ARP.

Another point is that there is no definition of micro suites in the Development bylaw. The secondary suites being proposed will be leased independently of the main units. This is contrary to the City's understanding of secondary suites.

A question was brought up by community members whether or not this site even meets the criteria for an H-GO as it is more than 200m from primary bus routes on 17 AVE SW, this begs the question if 17a ST is now considered a primary bus route.

Most of the comments from the community revolve around the physical constraints of the block that this development is proposed on. To the north is a challenging 4 way stop, which the city will be improving upon, but the proposed development would require the relocation of both the bus stop as well as a crosswalk to accommodate the central access to the development. Even after improvements two of the adjacent streets around the property will not allow parking in front of any of the units that are proposed as one lane is constrained and the other is a bus route, this only leaves 22 AVE SW which the proposed design doesn't adequately address the 11% grade.

So as it stands the community can not support the proposed development but welcomes working with the developer to develop a design that addresses the physical constraints of the lot, the surrounding challenges of the streets and intersections as well as one that builds upon the Bankview ARP that maintains this area as a transition zone.

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Bankview Development Committee