

Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2203 – 17A Street SW, LOC2022-0194

RECOMMENDATIONS:

That Calgary Planning Commission recommend 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 0.11 hectares \pm (0.26 acres \pm) located at 2203 and 2207 – 17A Street SW (Plan 8997GC, Block 22, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JANUARY 26:

That Council:

1. Give three readings to **Proposed Bylaw 16P2023** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 34D2023** for the redesignation of 0.11 hectares \pm (0.26 acres \pm) located at 2203 and 2207 – 17A Street SW (Plan 8997GC, Block 22, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for dwelling units in a form similar to a rowhouse, townhouse, or stacked townhouse and may include secondary suites.
- The proposal represents an appropriate density increase of a residential site, allows for development that is contextual to adjacent development and aligns with the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposed policy and land use amendment would enable additional types of dwelling units in an inner-city community well served by transit and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more 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 proposed land use redesignation.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application was submitted on 2022 November 2 by O2 Planning and Design on behalf of 17A Bankview Development Ltd.

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The approximately 0.11 hectare site is situated at the southwest corner of 17A Street SW and 21 Avenue SW. The site is 2 blocks south of the 17 Avenue SW Main Street and is located within the [Buckmaster Park area improvements project](#) which is slated for completion in Q4 of 2023. The proposed H-GO District allows for greater flexibility in developing a range of housing options while maintaining direct ground-level access for all homes.

As indicated in the Applicant Submission (Attachment 3), the proposed land use district provides for grade oriented housing in an inner-city area with access to transportation and amenities. No development permit application has been submitted at this time. However, as noted in the Applicant Submission, the applicant intends to build townhouse dwellings in the future. A minor amendment to the *Bankview Area Redevelopment Plan* (ARP) is required to facilitate this application.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Relevant public groups were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and respective community association was appropriate. In response, the applicant attended a meeting with the Bankview Community Association, conducted an online community information session and conducted a postcard drop. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 9 letters of opposition and cited the following concerns:

- increased parking and traffic issues;
- inappropriate density;
- negative impacts on community character;
- lack of space for waste and recycling facilities; and
- opposition to associated ARP amendment.

Administration received 1 letter of support that noted:

- the site is currently under utilized;
- neighbouring zoning is higher than proposed on the subject site;
- the proposed scale is contextual; and
- City improvements to the intersection will create a safer road condition.

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The Bankview Community Association provided a letter in opposition on 2023 January 19 (Attachment 5) identifying the following concerns:

- does not fit the character of the community; and
- increased traffic and parking issues.

Administration considered the relevant planning issues specific to the application and has determined that the proposal is appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a 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.

IMPLICATIONS

Social

The proposed application would allow additional housing types that may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

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

Economic

The proposed land use promotes fiscal sustainability by supporting intensification in the inner-city to allow 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 proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 16P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 34D2023**
6. Community Association Response
7. **Public Submissions**
8. **CPC Member Comments**

**Planning & Development Report to
Calgary Planning Commission
2023 January 26**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform