

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bankview at the southwest corner of 21 Avenue SW and 17A Street SW. The site is approximately 0.11 hectares (0.26 acres) in area, has dimensions of approximately 30 metres deep by 35 metres wide and is flanked on 3 sides by public streets. The site is approximately 150 metres south of the 17 Avenue SW Neighbourhood Main Street area, as defined in the Urban Structure Map of the *Municipal Development Plan* (MDP). There are currently two single detached buildings and a detached garage on the site.

Surrounding development is characterized by mid-rise, semi-detached and single detached buildings. The parcel to the east is designated Multi-Residential – Contextual Medium Profile (M-C2) District which provides for multi-residential development in a variety of forms. The parcel to the south is designated Multi-Residential – Contextual Grade-Oriented (M-CGd111) District which typically has a lower number of dwelling units and traffic generation than the M-C2 District. Parcels to the north and uphill to the west are designated Residential – Contextual One / Two Dwelling (R-C2) District. The site is 290 metres west of Buckmaster Park and 650 metres west of Mount Royal School on 14 Street SW. Southbound Route 6 (Killarney/26 AV SW) stops immediately adjacent to the site on 17A Street SW.

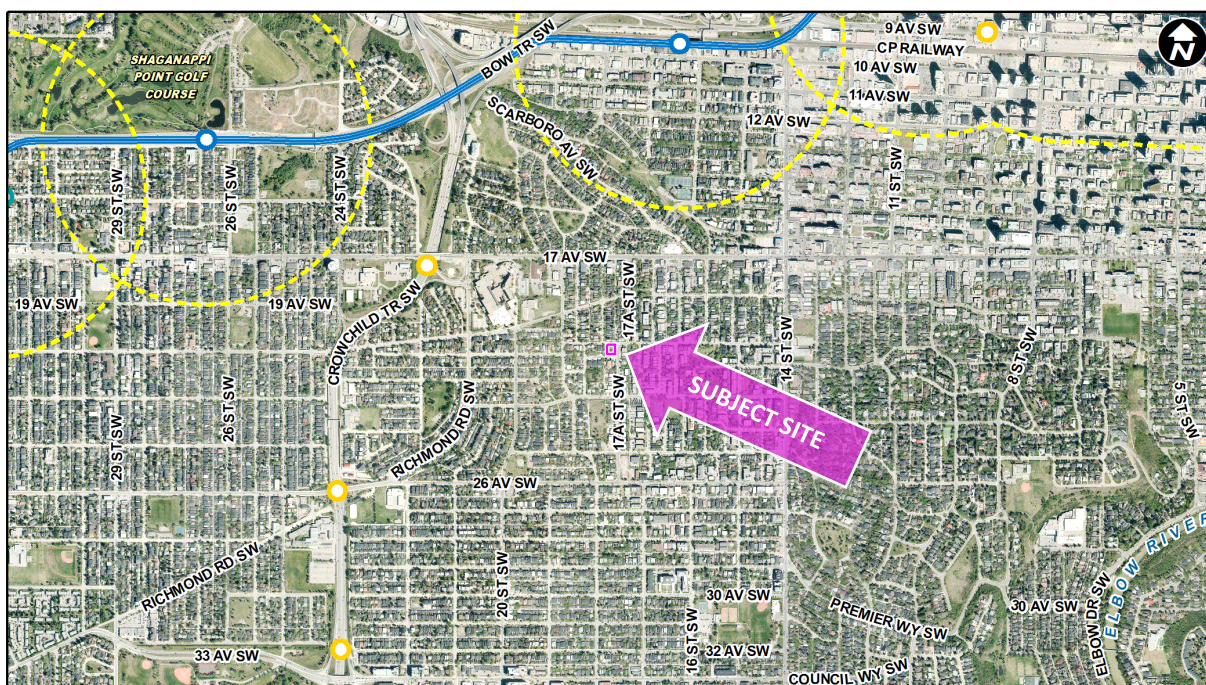
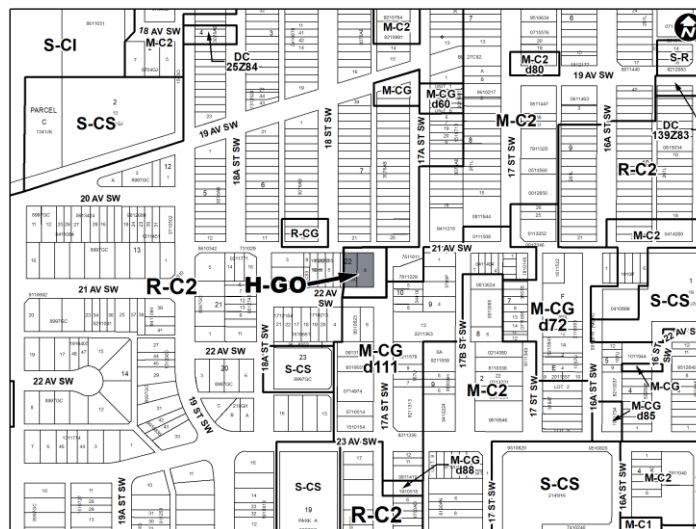
Community Peak Population Table

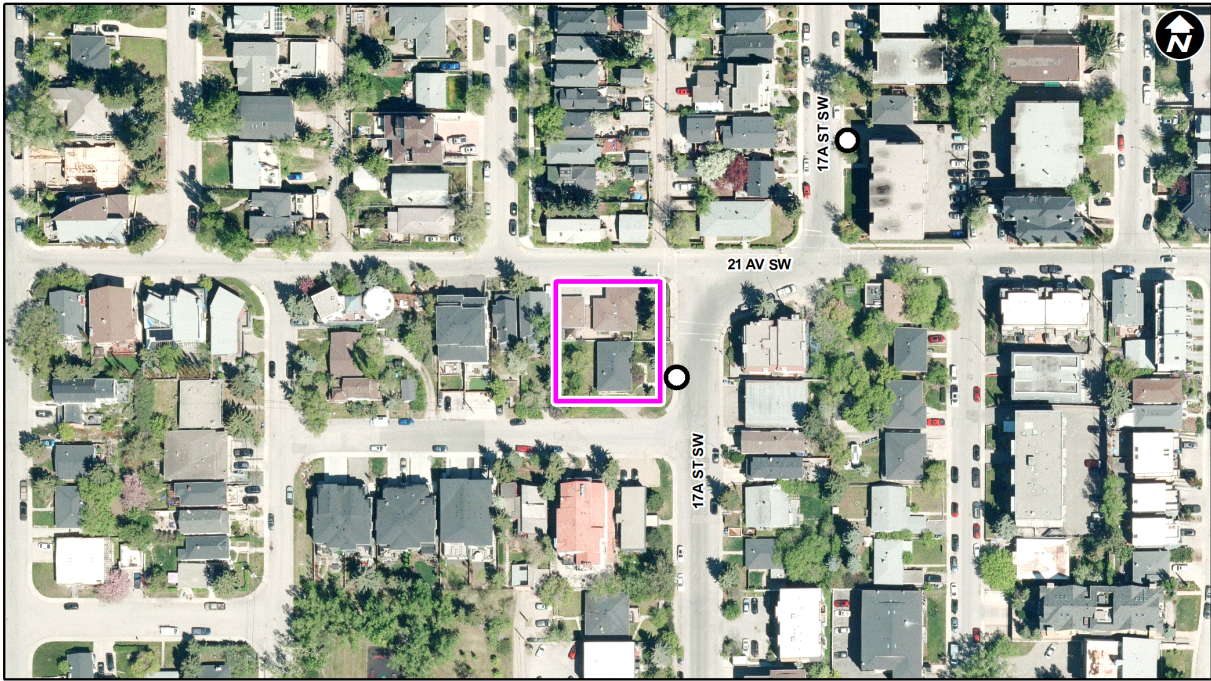
As identified below, the community of Bankview reached its peak population in 1981.

Bankview	
Peak Population Year	1981
Peak Population	5,590
2019 Current Population	5,256
Difference in Population (Number)	- 334
Difference in Population (Percent)	- 5.97%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bankview Community Profile](#).





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District accommodates contextually sensitive redevelopment in the form of duplex dwellings, semi-detached and single detached dwellings. The district allows for a maximum of two dwellings and a maximum building height of 10 metres. Secondary Suites are permitted uses within the R-C2 District.

The proposed Housing – Grade Oriented (H-GO) District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

If the parcel is not in a location with an approved Local Area Plan (LAP), it must be in the Centre City or Inner City and one of the following location criteria must be met for the site to qualify for the H-GO District:

- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the *Municipal Development Plan* (MDP);
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital-funded BRT station;
- within 200 metres of primary transit service.

The subject site is located approximately 150 metres south of the edge of the 17 Avenue SW Neighbourhood Main Street area and meets the criteria to be considered for the H-GO District.

The initial submission for this application was for a Direct Control (DC) District based on the M-CG District. Following Council approval of the H-GO District on 2022 October 5, the application was amended to the H-GO District as the proposed built form can be accommodated within this new stock district.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District 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 site, additional items that will be considered at the development permit stage include, but are not limited to:

- ensuring an engaging built interface along the 3 public frontages;
- mitigating shadowing, overlook and privacy concerns with neighbouring parcels;
- accommodating vehicular parking and alternative mobility storage areas;

- accommodating waste storage and pickup;
- including slope adaptive design to respect the existing topography;
- ensuring appropriate amenity space for residents; and
- addressing the site layout in relation to the existing bus stop and planned public realm improvements.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 17A Street SW, a collector street.

The site is within 150m and 200m of the 23 Avenue SW and the 19 Avenue SW on-street bikeways respectively and within 350m of the 20 Street SW on-street bikeway. The site is well-served by Calgary Transit Route 6 (Killarney/26 AV SW) on 17A Street SW, with the southbound stop located at the site frontage.

Direct vehicular access to the proposed development will be required to come from either 21 Avenue SW or 22 Avenue SW. There is an active Residential Parking Permit (RPP) program on 17A Street SW, 21 Avenue SW and 22 Avenue SW. The parcel is located within existing [Residential Parking Permit \(RPP\)](#) Zone O.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future development permit application.

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 policy and land use 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) of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages modest intensification of the Inner City area. More efficient use of existing infrastructure, public amenities and transit represent incremental benefits to climate resilience.

Calgary 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)

The subject site is currently identified as Conservation as shown on Figure 2, Land Use Policy, in the [Bankview Area Redevelopment Plan](#) (ARP). These areas are intended to retain existing neighbourhood quality and character by preserving and enhancing existing dwellings.

An amendment to Figure 2, Land Use Policy, is required to support the proposed redesignation to the H-GO District, recognizing a change in the applicable land use policy for the subject site from 'Conservation' to 'Medium Low Density' (Attachment 2). Medium Low Density areas are intended to encourage redevelopment using a variety of housing types which provide immediate access to grade or landscaped area, such as townhousing and stacked townhousing. The range of housing forms that can be accommodated in the H-GO District would complement the mix of apartment-style, single detached and semi-detached buildings in Bankview.