

Applicant Submission

O2

On behalf of 17A Bankview Development Ltd., O2 is proposing to amend the Land Use Bylaw (LUB) and Area Redevelopment Plan for two parcels located at 2203 & 2207 17a Street SW to enable grade-oriented residential development in the neighbourhood of Bankview. A land use amendment is required to re-designate the subject site from 'Residential Contextual One/Two Dwelling (RC-2) to Housing – Grade Oriented (H-GO). The development vision for this site considers the existing topography as an opportunity to provide a unique concept which utilizes the existing slope of the site to propose contextually appropriate grade oriented housing through townhouse dwellings.

The subject site is comprised of two single-detached residential dwellings located at 17a Street SW, between 22 Avenue and 21 Avenue SW. The surrounding area is characterized by a mix of low density and 3- to 4-storey multi-residential developments in a dynamic and growing inner-city neighbourhood. An existing bus stop adjacent to the subject property, (Route 6), offers a convenient connection to public transit. In addition, the Primary Transit Network of 17 Avenue SW is within a 5-minute walk (370 metres) from the subject site, providing broader access to multi-modal options ideal to support increased density. On-street cycling connections are located north of the site on 21 Avenue SW and south on 26 Avenue SW. Pedestrian pathways are located to the north, east and south of the site, enabling efficient access to broader community destinations.

To allow for redevelopment on the subject site as envisioned, an Area Redevelopment Plan (ARP) amendment is required to redesignate the subject site from 'Conservation' (R-2) to 'Medium-Low Density' to enable townhouse development and allow for an increase in density on the subject site. Since the approval of the Bankview ARP in 1981, the community has experienced significant growth and change, resulting in several amendments to enable neighbouring parcels to intensify and respond to the changing needs of the neighbourhood. The parcels to the south and southeast are designated Medium-Low Density, therefore it is considered contextually appropriate to contemplate Medium-Low Density on this site as well. The proposed redesignation will enable a contextually sensitive development and bring the subject site into alignment with adjacent multi-residential parcels, enabling the site to achieve its true potential.

On October 5th, 2022, Council approved the new land use district Housing – Grade Oriented (H-GO) to address missing middle housing and the changing housing needs of Calgarians by supporting grade-oriented housing options. Amending the land use bylaw to H-GO will enable grade-oriented housing for 10 townhouse dwellings and 10 parking spaces to provide housing that supports a variety of individuals at varying stages of life.

The proposed land use amendment will enable a contextually sensitive development in an inner-city location characterized by a variety of built forms. The proposed development aligns with existing policies of the MDP, encouraging housing choice and diversity in developing inner city neighbourhoods. Intensification on the subject site is supported by the Calgary Transportation Plan, encouraging redevelopment in locations with access to multi-modal opportunities, mitigating congestion and reducing environmental impacts associated with single occupancy trips. In addition, the Bankview ARP amendment will better align the site with the direction of growth in Bankview, responding to the housing demand and proposing intensification in areas with access to public transportation and active travel connections.

In summary, the proposed land use enables a development that will:

- Increase residential growth within the inner city in proximity to existing transportation infrastructure and community amenities
- Provide grade oriented housing which is contextually sensitive to adjacent low density development and responds to changing housing needs of Calgarians
- Propose intensification in a dynamic and growing neighbourhood capable to respond to growth.