

**Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 1625 – 23 Avenue SW, LOC2022-0188**

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**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 0.04 hectares ± (0.09 acres ±) located at 1625 – 23 Avenue SW (Plan 2714P, Block 2, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to enable the development of a multi-residential building.
- The application will allow for a moderate increase in density compatible with the built form and character of the existing community. The application is in keeping with the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for more housing choice within the community and a more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposal 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.
- 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 by CityState Consulting Group Ltd. on behalf of the landowner Baobab Holdings Ltd., on 2022 October 14. The approximately 0.04-hectare (0.09-acre) site is located in the community of Bankview fronting 23 Avenue SW and 16 Street SW. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to obtain policy and land use amendment approval to accommodate multi-residential development.

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

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

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### 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 the respective community association was appropriate. In response, the applicant reached out to the Bankview Community Association (CA) and the Ward 8 Councillor's office. 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 sent to adjacent landowners.

Administration received one response in opposition and two neutral responses from the public noting the following areas of concern:

- on-street parking concerns;
- proposed height;
- privacy concerns; and
- noise impacts.

The Bankview CA was notified of the application and provided an email which did not support nor oppose the proposal on 2022 November 14 (Attachment 5). They also included additional comments:

- The design of a future development should maintain the character of the existing neighbourhood.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Given the unique on-site grading conditions, Administration did have discussions on the future building and site design, which included conversations on shadow impacts on the Bankview Community Garden and on-site parking. These items will also 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 out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised

## IMPLICATIONS

### Social

The proposed land use district would allow for a wider range of housing types than the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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**Environmental**

The applicant has indicated that they plan to explore sustainable measures as part of a future development permit (e.g. electric vehicle charging ports, solar panels, heat pumps and green roofs) which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program B).

**Economic**

The ability to develop a multi-residential building would allow for 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 Amendment to the Bankview Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform