

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Bankview, fronting onto 16 Street SW and 23 Avenue SW. The site is approximately 0.04 hectares (0.09 acres) in size and is approximately 12 metres wide by 32 metres deep. The site is currently developed with a single detached dwelling with no rear lane access.

Surrounding development to the east, west and south is characterized primarily by low rise apartment buildings designated as Multi-Residential – Contextual Low Profile (M-C1) District, Multi-Residential – Contextual Medium Profile (M-C2) District and Multi-Residential – Contextual Grade-Oriented (M-CG) District. However, there are also single detached homes directly to the south of the site designated as Residential – Contextual One / Two Dwelling (R-C2) District. The Bankview Community Garden and Buckmaster Park are located north of the site within the Special Purpose – Community Service (S-CS) District. The site is within walking distance to the Bankview Community Association/Bankview Playing Field, which includes tennis and basketball courts and a soccer field (approximately 95 metres or a one-minute walk). The site is also within walking distance (approximately 190 metres or a three-minute walk) to various commercial services along 14 Street SW (south of 24 Avenue SW).

Community Peak Population Table

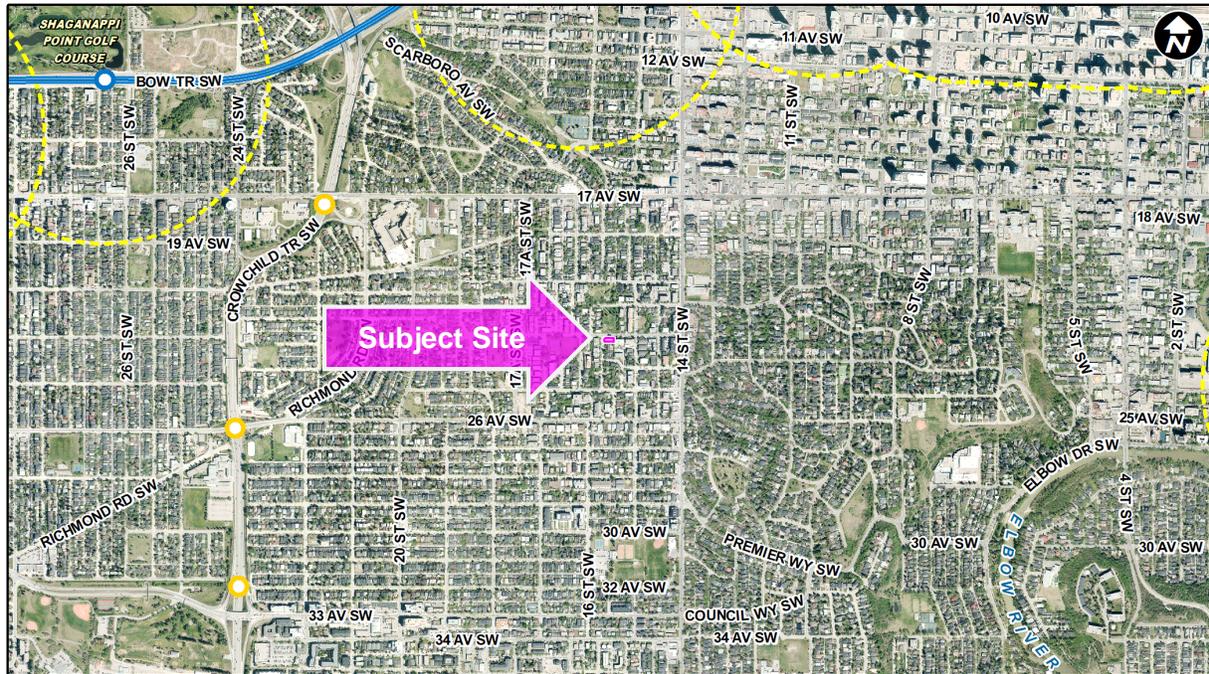
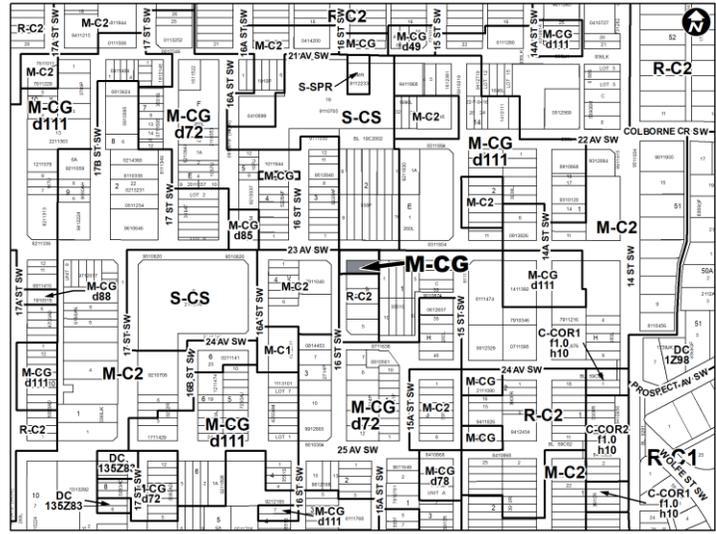
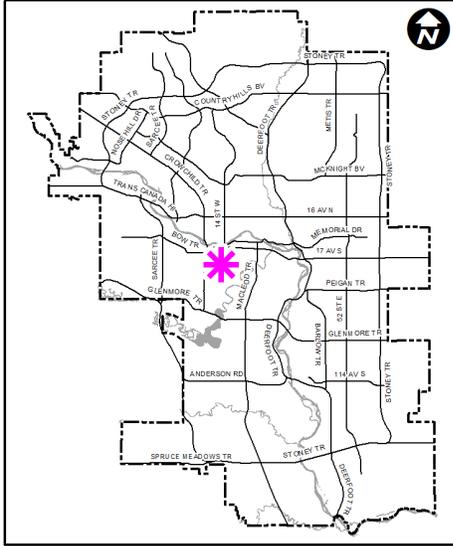
As identified below, the community of Bankview reached its peak population in 1981.

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](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a low-density designation in developed areas intended to accommodate residential development and contextually sensitive redevelopment in the form of single detached, semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units on the parcel. Secondary suites are permitted uses within the R-C2 District.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is a multi-residential designation that is intended for townhouses and fourplexes where some or all the units have direct access to grade. The M-CG District is intended to be applied in close proximity or adjacent to low-density residential development and has a maximum height of 12 metres. It contains rules for development which allow for varied building setbacks that reflect the built form of the area. The absence of a density modifier allows for a maximum density of 111 units per hectare. Based on the parcel area, this would allow a maximum of five dwelling units on this site.

Development and Site Design

If approved by Council, the rules of the proposed M-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Given the unique sloping conditions on this corner site, Administration did have conversations with the Applicant on the following, but not limited to:

- ensuring that consideration is given to interfaces along both the 23 Avenue SW and 16 Street SW frontages;
- ensuring on-site vehicle access is functional from 16 Street SW and on-site parking requirements are met; and
- mitigation of shadowing on the Bankview Community Garden to the west.

These items, and others, will continue to be reviewed at the development permit stage.

Transportation

Pedestrian access to the site is available via sidewalks on 23 Avenue SW and 16 Street SW. The subject site is within proximity of an existing on-street bikeway (23 Avenue SW and 16 Street SW). The subject site is well served by Calgary Transit with a bus stop within 300 metres from the site (less than 5-minute walk) for Route 6 on 17A Street SW and Routes 7 and 22 on 14 Street SW. 23 Avenue SW and 16 Street SW are both classified as Local roads. Current vehicular access to the site is from 16 Street SW.

On-street parking adjacent to the parcel along 23 Avenue SW and 16 Street SW is subject the Residential Parking Program (RPP) Zone P.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of development.

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 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 parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification within existing residential neighbourhoods to make more efficient use of existing infrastructure, public amenities and transit. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies, as the M-CG District provides for an increased intensity of development in a form that is sensitive to existing residential development in terms of height, scale and massing.

Calgary Climate Strategy (2022)

The applicant has indicated that they plan to pursue specific 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).

Bankview Area Redevelopment Plan (Statutory – 1981)

The subject parcel is located within the Conservation area as identified in Fig. 2: Land Use Policy of the [Bankview Area Redevelopment Plan](#) (ARP). The conservation policy is for “R-2 (with residential guidelines)” with the intention of improving existing neighbourhood quality and character while permitting low-profile infill development that is compatible with the surrounding area.

While the ARP generally supports the land use proposed in this application, Fig. 2: Land Use Policy currently identifies this site as “Conservation”. This land use category does not allow for the built form associated with the M-CG District. Therefore, an amendment to Fig. 2: Land Use Policy of the ARP is proposed to accommodate the land use redesignation. A policy amendment is required to accommodate the desired land use amendment. This amendment would reclassify the site to the “Medium Low Density” land use area, which is appropriate for a variety of housing types and has a maximum density of 111 units per hectare.

The ARP was created prior to the adoption of the MDP in 2009, which encourages modest intensification of inner-city communities with which this proposal is well aligned. The ARP was also created prior to the creation of the M-CG District, which was designed to achieve the intention of the policy for contextually sensitive redevelopment. Finally, this application aligns with the general policies of the ARP encouraging compatible infill and helping to stabilize and improve residential areas through new and diverse housing types.

Location Criteria for Multi-Residential Infill (Non-statutory – 2016)

The Location Criteria for Multi-Residential Infill was designed to help identify appropriate locations within developed communities for multi-residential redevelopment. The subject parcel meets the following criteria identified in the [Location Criteria for Multi-Residential Infill](#), as listed below:

- site is situated on a corner parcel;
- site is located within 400 metres of a transit stop;
- site is adjacent to existing or planned non-residential development or multi-unit development (directly to the west of the site);
- site is adjacent to or across from an existing or planned open space, park or community amenity (Bankview Community Garden and Buckmaster Park to the north); and
- site is along or in close proximity to an existing or planned corridor or activity centre (west of 14 Street which is identified as a Neighbourhood Main Street).

While these criteria are not used as a checklist, they do provide a framework in which Administration evaluates a parcel’s appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive intensification proposed in this application.