

Background and Planning Evaluation

Background and Site Context

The subject site, in the southwest community of Bankview, is located midblock on 15 Street SW, between 19 Avenue SW and 21 Avenue SW. The site is approximately 0.05 hectares (0.14 acres) in size and is approximately 36 metres long by 15 metres wide. It is currently developed with a single detached dwelling with a detached garage accessed from the rear lane.

Surrounding development is characterized by a mix of single detached dwellings and multi-residential development along 15 Street SW. One block to the north, along 17 Avenue SW, the built form consists of four-storey multi-residential buildings and mixed-use commercial/residential development. Low-profile multi-residential development is also located one block to the south, along 21 Avenue SW.

Mount Royal School (grades seven to nine) is approximately 300 metres (a five-minute walk) to the east of the site. Buckmaster Park and Bankview Community Garden is approximately 200 metres (a three-minute walk) to the south of the site. The subject site is also 160 metres (a three-minute walk) south of a variety of commercial services located along 17 Avenue SW and 14 Street SW.

Community Peak Population Table

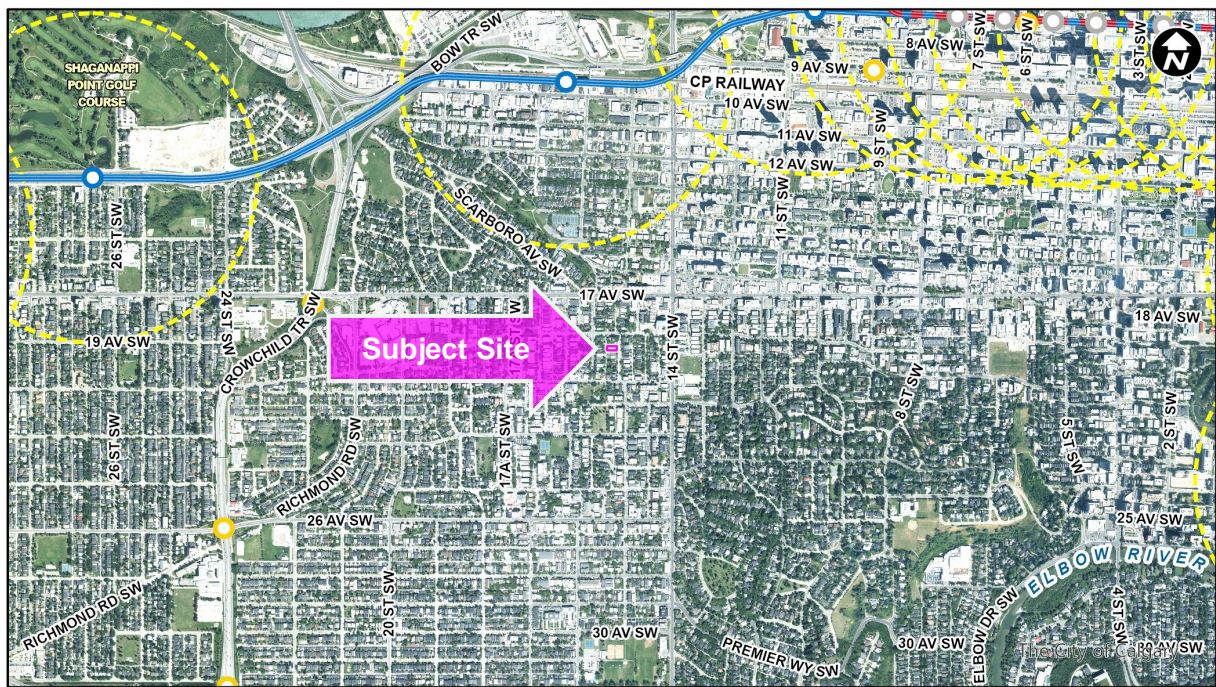
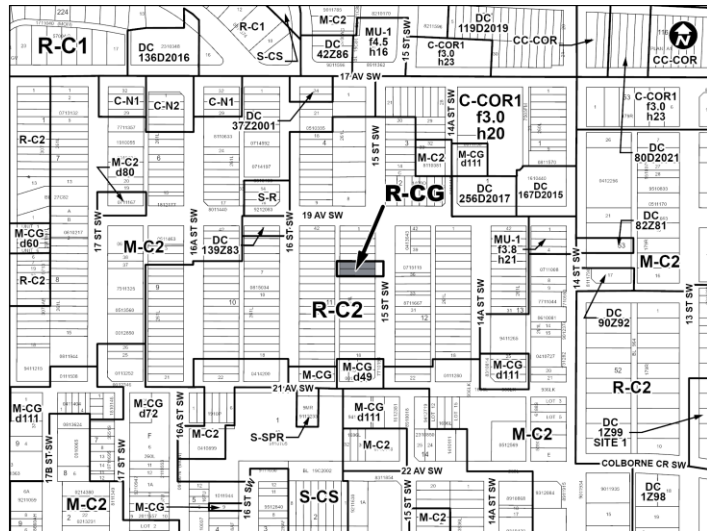
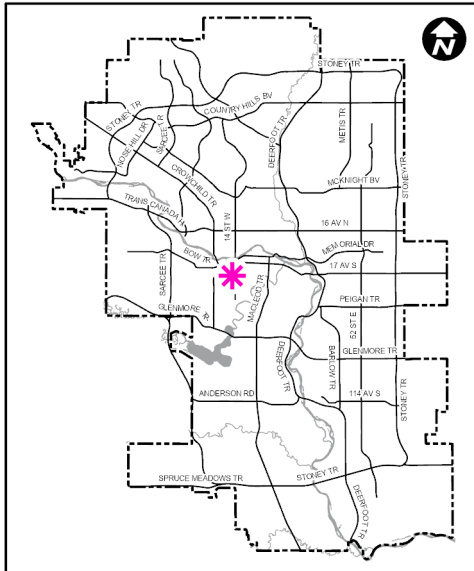
As identified below, the community of Bankview reached its peak population in 1981.

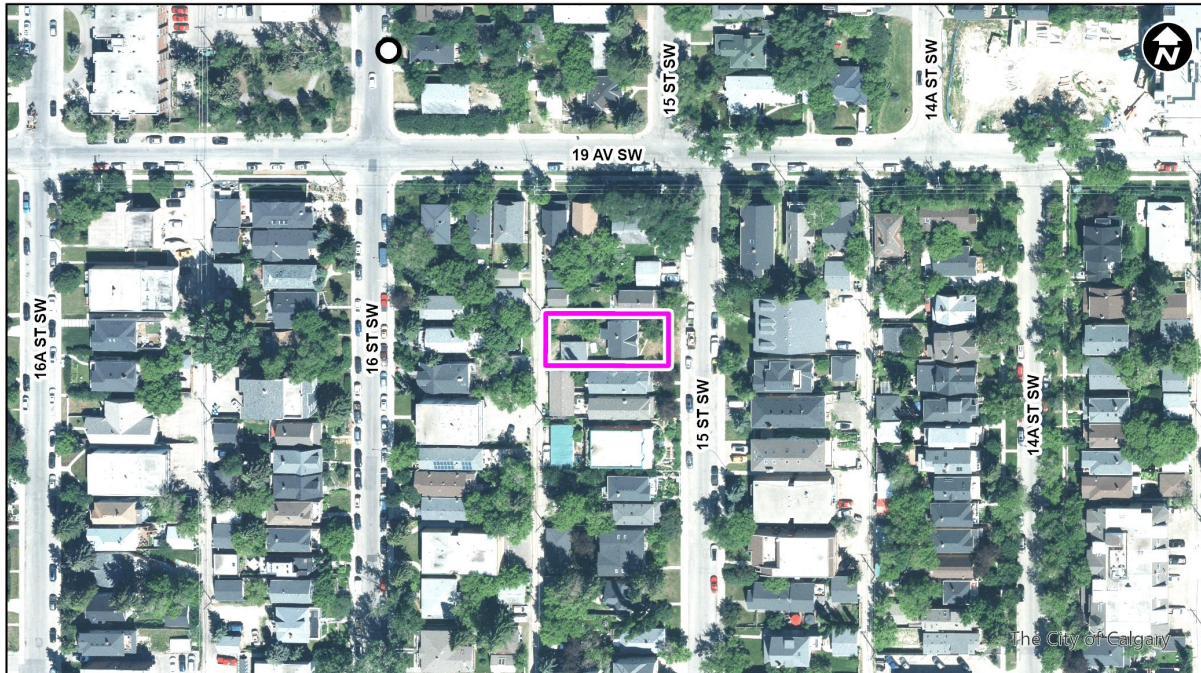
Bankview	
Peak Population Year	1981
Peak Population	5,590
2019 Current Population	5,256
Difference in Population (Number)	-334
Difference in Population (Percent)	-6%

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 Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

Development and Site Design

The rules of the proposed R-CG District would 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 through the development permit process include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate built form and height with the surrounding context;
- providing an engaging interface along 15 Street SW; and
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers.

Transportation

The site is well-served by transit. An eastbound Primary Transit Network stop for multiple routes is located approximately 200 metres (three-minute walk) north of the site on 17 Avenue SW. A southbound bus stop for multiple routes is approximately 400 metres (six-minute walk) to the east on 14 Street SW.

Pedestrian access to the site is available via the existing sidewalk on 15 Street SW. The site has access to the Always Available for All Ages and Abilities (5A) Network; located 50 metres north (one-minute walk) is the 19 Avenue SW on-street bikeway and 250 metres (four-minute walk) east is the 14 Street SW proposed bikeway.

Direct vehicular access to the subject parcel shall be via the rear lane parallel to 15 Street SW. Street parking is available along 15 Street SW and requires a residential parking permit.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

All necessary services, including water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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 applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed policy and land use amendment is in alignment with the applicable policies of the MDP.

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)

In order to accommodate the proposed land use redesignation, a minor amendment to the [Bankview Area Redevelopment Plan](#) (ARP) is required (see Attachment 2). Figure 2 of the ARP identifies the land use category of the subject site as 'Conservation' area. The intent of the 'Conservation' area is to retain existing neighbourhood quality and character and encourage preservation and enhancement of existing dwellings. Redevelopment should be limited to one and two family dwellings which reflect surrounding structures.

The policy amendment proposes to amend Figure 2: Land Use Policy from 'Conservation' to 'Conservation and Infill' for the subject site. The intent within the 'Conservation and Infill' area is to improve existing neighbourhood quality and character while permitting limited low-profile redevelopment to occur. Acceptable redevelopment would include one and two family dwellings and small multi-dwelling infill projects with a maximum density of 75 units per net hectare (four dwelling units based on the size of the subject site).

West Elbow Local Area Planning Project (Area 2/3)

Area 2/3 (West Elbow Communities) which includes Bankview and surrounding communities is currently planned to launch in fall 2023. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.