

Policy and Land Use Amendment in Bankview (Ward 8) at 2131 and 2135 – 16A Street SW, LOC2023-0350

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0073) to the 2024 May 7 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 2131 and 2135 – 16A Street SW (Plan 261L, Block 9, Lots 15 to 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy and land use amendment would enable additional types of dwelling units in an inner-city community well served by transit and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that 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 amendment.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Bankview, was submitted on 2023 November 10 by Horizon Land Surveys on behalf of 1304870 B.C. Ltd. (Harinder Singh Parmar) and 2322666 Alberta Ltd. (Jasjit Mann).

The approximately 0.11 hectare (0.27 acre) site is situated mid-block on 16A Street SW between 19 Avenue SW and 21 Avenue SW. The site is approximately 90 metres south of the 17 Avenue SW Neighbourhood Main Street and thereby meets the location criteria of the H-GO District established in the Land Use Bylaw 1P2007. The proposed H-GO District allows for

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greater flexibility in developing a range of housing options while maintaining direct ground-level access for all homes.

As indicated in the Applicant Submission (Attachment 3), the proposed policy and land use amendment provides for grade-oriented development in a range of housing forms. The H-GO District is characterized by dwelling units which may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts. No development permit application has been submitted at this time.

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

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 public/interested parties and respective community association was appropriate. In response, the applicant delivered post cards to residents within 100 metres of the subject site, attended a Community Association meeting, and contacted the area 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 the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of opposition from the public. The letters of opposition cited the following concerns:

- inadequate laneway;
- increased waste bins;
- increased curb cuts; and
- increased adjacency issues (first floor of building to the south would look into bedrooms of a building on the subject site).

The Bankview Community Association submitted a letter of opposition citing concerns about neighbourhood character and requested a concurrent development permit submission on 2024 January 16.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It provides for a modest density increase while being sensitive to adjacent development. The

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building and site design, number of units and on-site parking will 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 to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application would allow additional housing types that may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use promotes fiscal sustainability by supporting intensification in the inner-city to allow 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