

Planning and Development Services Report to
Calgary Planning Commission
2024 February 22

ISC: UNRESTRICTED
CPC2024-0120
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Land Use Amendment in Bankview (Ward 8) at multiple properties, LOC2023-0311

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1501, 1505, 1507, 1509, 1511, 1513 and 1515 – 25 Avenue SW (Plan 3910R, Block 2, Lots 2 to 6 and 23 to 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate retention of existing historic houses and allow for opportunities for additional development, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
FEBRUARY 22:**

That Council give three readings to **Proposed Bylaw 111D2024** for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1501, 1505, 1507, 1509, 1511, 1513 and 1515 – 25 Avenue SW (Plan 3910R, Block 2, Lots 2 to 6 and 23 to 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate retention of existing historic houses and allow for opportunities for additional development, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 February 22:

“The following documents were distributed with respect to Report CPC2024-0120:

- A presentation entitled "LOC2023-0311 / CPC2024-0120 Land Use Amendment"; and
- A revised Attachment 2.

Moved by Commissioner Weber

That with respect to Report CPC2024-0120, the following be approved, **after amendment**:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1501, 1505, 1507, 1509, 1511, 1513 and 1515 – 25 Avenue SW (Plan 3910R, Block 2, Lots 2 to 6 and 23 to 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate retention of existing historic houses and allow for opportunities for additional development, with guidelines (**Revised** Attachment 2).

For:
(9) Councillor Carra, Acting General Manager Hamilton, Commissioner Pollen,
Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Weber, Commissioner
Small, Commissioner Gordon, and Commissioner Campbell-Walters

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MOTION CARRIED”

HIGHLIGHTS

- This application seeks to redesignate the subject sites to allow for retention of seven historic houses in the community of Bankview and allow for sensitive opportunities for development over time.
- This land use amendment would allow for the creation of the first Direct Control (DC) Heritage Area in Calgary preserving the historic character of a block of seven historic character homes in Bankview and would align with applicable heritage planning policy in the *Municipal Development Plan* and relevant planning policy in the *Bankview Area Redevelopment Plan*.
- What does this mean to Calgarians? This land use amendment allows property owners to conserve the heritage character of this block within Bankview as growth and change occurs.
- Why does this matter? This land use amendment, developed with support of property owners, allows for preservation of undesignated heritage assets which is important to existing landowners and local residents.
- No development permit has been submitted at this time.
- Through the report to the Standing Policy Committee on Planning and Urban Development, Administration was given authority to develop heritage conservation tools and incentives including the creation of the first Direct Control Heritage Area (Attachment 3).

DISCUSSION

This City-initiated land use amendment application in the southwest community of Bankview was submitted by the City and Regional Planning Business Unit on 2023 October 12.

The site comprises seven parcels occupied by seven historic buildings constructed between 1911 and 1912 and is one block west of 14 Street SW and fronts 25 Avenue SW. The site is surrounded by a variety of different scales of development. North of the site is a four-storey apartment building, with a three-storey apartment building to the east, a terraced house and apartment building to the south and a recently constructed apartment building and single detached dwellings to the west.

As indicated in the Applicant Submission (Attachment 4), the proposed City-initiated land use amendment is a pilot project developed by City and Regional Planning with the support of landowners of the subject parcels. The draft DC District is a heritage area planning tool and seeks to preserve the character of these heritage assets which hold significant heritage value to the landowners and the local community. This DC District creates site specific land use rules which allow for limited opportunities for development on each parcel (such as secondary suites or backyard suites) and allows for future redevelopment on the parcel which would take a similar form to the current buildings on site.

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

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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 the public/interested parties and respective community association was appropriate.

City and Regional Planning undertook extensive engagement for this application, summarized as follows:

March-April 2021

- online project page launched, and interest survey mailed out to all property owners in eligible areas
- follow-up mail information provided, including to other nearby Community Associations (Bankview, Cliff Bungalow, Crescent Heights)
- two virtual information sessions held to introduce the concept and answer questions from property owners

June 2021

- mail-out and email information to property owners in Bankview, advising of successful selection for pilot
- online live session with property owners on 25 Avenue SW

August 2021

- City of Calgary Engage portal launched and property owners who provided signed authorization forms were provided access
- first online survey provided via engage portal, providing information, and soliciting feedback on heritage character and Direct Control approach

September 2021

- second online survey – summarizing feedback responses from previous session and requesting more focused feedback on potential Direct Control rules

Q3 2022

- first Bylaw draft shared with participant property owners
- online live session to discuss bylaw with opportunity for questions

March 2023

- Calgary Planning Commission (CPC) closed workshop with request for feedback from CPC members

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September 2023

- updated bylaw shared with property owners
- drop-in, in-person information session provided

October 2023

- authorization forms obtained from all property owners to submit application
- circulation of draft bylaw to Heritage Calgary, prior to application submission

January 2023

- updated bylaw draft shared with property owners
- confirmation with property owners of authorization to proceed to February 2024 CPC

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 one letter of support from a resident of a surrounding property.

Heritage Calgary was circulated and provided a letter of support in respect to the application (Attachment 5).

No comments from the Bankview Community Association were received. Administration contacted the Community Association to follow up and no response was received.

IMPLICATIONS

Social

The proposed application seeks to pioneer a unique land use approach to recognise and retain the existing heritage features of seven character homes. Retention of heritage assets has significant social benefit to the local Bankview community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

This land use amendment would result in the retention of seven heritage homes within Bankview and will have no adverse financial impact.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Proposed Bylaw 111D2024**
- 3. Administration report to SPC on Planning and Urban Development
- 4. Applicant Submission
- 5. Heritage Calgary Response
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform