

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Bankview at the northeast corner of 16 Street SW and 25 Avenue SW. The laneless site is approximately 0.02 hectares (0.06 acres) in size and approximately 10 meters wide by 13 metres deep. The site is approximately 120 metres (a two-minute walk) west of the 14 Street SW Neighbourhood Main Street area, as identified in the Urban Structure Map of the *Municipal Development Plan* (MDP) and meets the location criteria for the Housing – Grade Oriented (H-GO) District. The subject site is currently vacant. A semi-detached dwelling is under construction immediately to the north. A subdivision application for the subject site has been submitted and is under review.

Surrounding development is characterized by a variety of residential land use designations and built forms. The immediate surrounding parcels are designated Multi-Residential – Contextual Grade Oriented (M-CGd72) District. Residential – Contextual One / Two Dwelling (R-C2) and Multi-Residential – Contextual Medium Profile (M-C2) District are also located within the vicinity.

The site is approximately 350 metres (a six-minute walk) southeast of the Bankview Community Association site and approximately 260 metres (a five-minute walk) south of Buckmaster Park. A city owned playground is approximately 70 metres (a two-minute walk) east of the subject site. Bus stops for Route 7 (Marda Loop/City Centre) and Route 22 (City Centre/Richmond Road) are approximately 360 metres (a six-minute walk) east of the site on 14 Street SW.

Community Peak Population Table

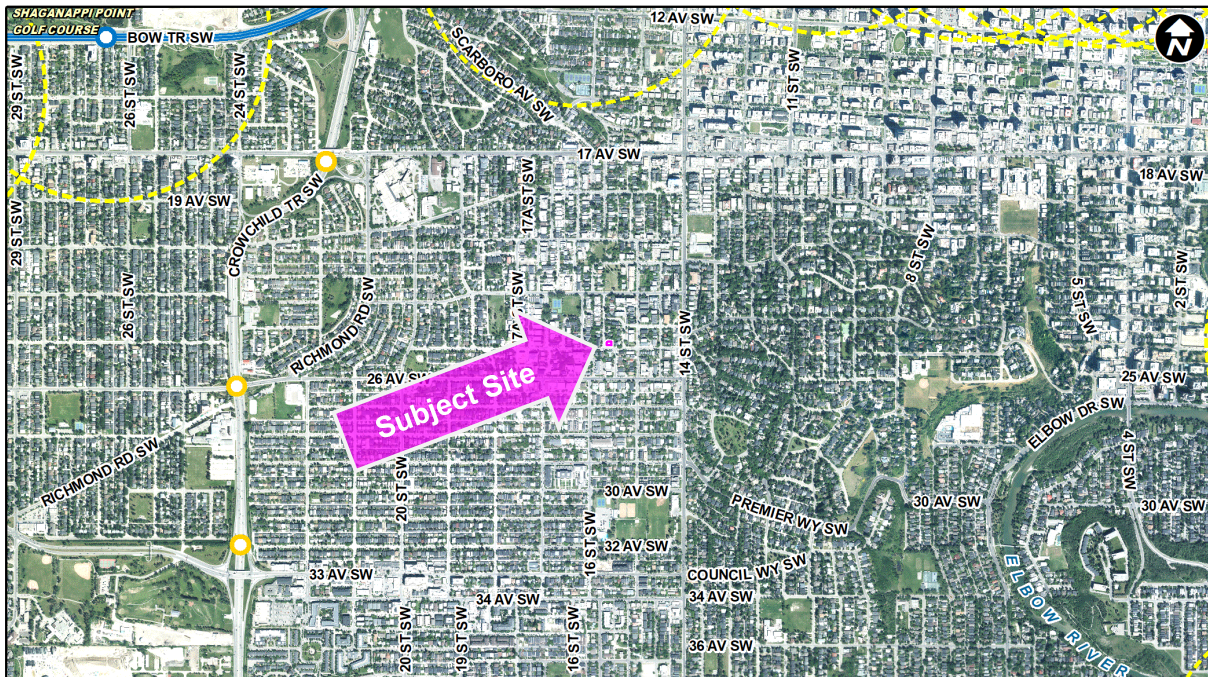
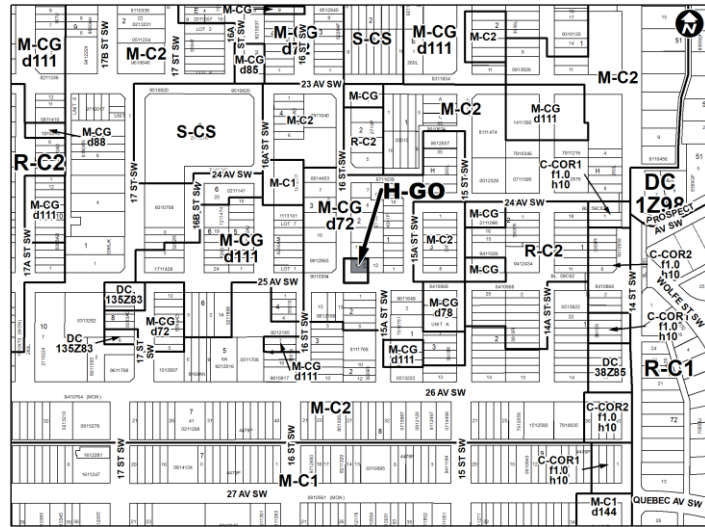
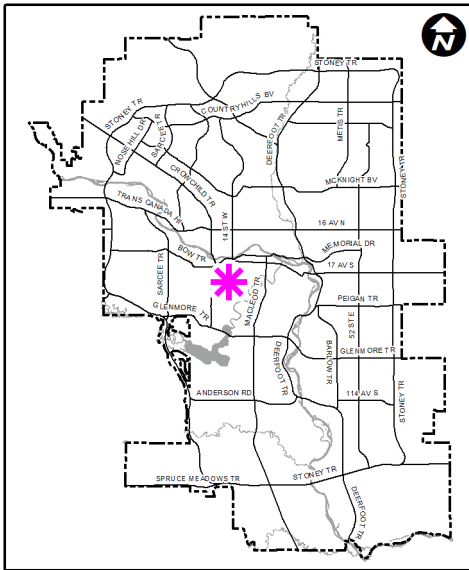
As identified below, the community of Bankview reached its peak population in 1981.

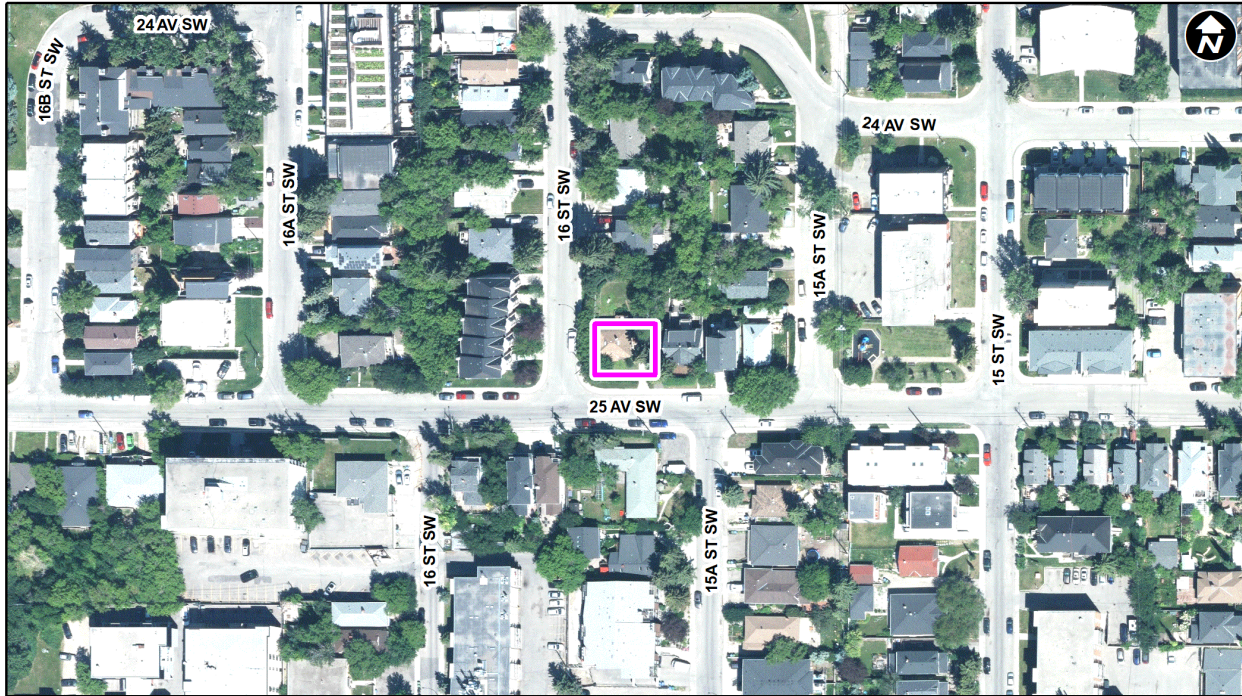
| Bankview | |
|------------------------------------|---------|
| Peak Population Year | 1981 |
| Peak Population | 5,590 |
| 2019 Current Population | 5,256 |
| Difference in Population (Number) | - 344 |
| Difference in Population (Percent) | - 5.97% |

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 M-CGd72 District accommodates low height and low-density development in the form of duplex dwellings, semi-detached dwellings, single detached dwellings and multi-residential development with units having direct access to grade. The M-CGd72 District allows for a maximum of one dwelling unit and a maximum building height of 12 metres on the subject site. Secondary suites are permitted uses within the M-CGd72 District.

The proposed H-GO District is intended to provide an opportunity for dwellings to be developed in a wide range of housing forms where dwellings may be attached including rowhouse, townhouse, and stacked townhouse units. The H-GO District offers a balance of compatibility with the adjacent residential districts and greater design flexibility. The H-GO District supports the applicant's intent for two dwelling units.

The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings and in a form and scale that is consistent with adjacent residential districts. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;

- a maximum parcel area to floor area ratio (FAR) of 1.5 which allows for a total developable area of 363 square metres on the subject site;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

[Section 1386\(d\) of Land Use Bylaw 1P2007](#) provides location criteria for where the H-GO District may be considered appropriate. If the parcel is not in a location with an approved Local Area Plan (LAP), it must be in the Centre City or Inner City and meet one of the location criteria.

The subject site is located approximately 120 metres (a two-minute walk) west of the 14 Street SW Neighbourhood Main Street area as identified in the Urban Structure Map of the MDP and thereby meets the criteria to be considered for the H-GO District.

Development and Site Design

If approved by Council, the rules of the proposed H-GO 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 in the development permit review include, but are not limited to:

- relationship to the single storey building to the east;
- providing high quality design and building articulation;
- appropriate location of landscaping and amenity space; and
- access, parking provision and encouragement of alternative mobility options.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 25 Avenue and 16 Street Southwest. An on-street bikeway, forming part of the Always Available for All Ages and Abilities (5A) Network, is located approximately 260 metres away (a five-minute walk) along 23 Avenue SW. An on-street bikeway is also recommended adjacent to the site along 25 Avenue SW.

The subject site is well-served by Calgary Transit with stops for Route 7 (Marda Loop/City Centre) and Route 22 (City Centre/Richmond Road) located approximately 360 metres away (a six-minute walk) along 14 Street SW. Additionally, bus stops for Route 6 (Killarney/26 Avenue) are located 550 metres away (a 10-minute walk) along 17A Street SW.

25 Avenue SW and 16 Street SW are classified as residential streets. The subject parcel is located within the Residential Parking Permit Zone "P," where on-street parking adjacent to the parcel is currently restricted 24 hours a day. Vehicle access to the parcel is expected from the street. The development permit under review proposes vehicle access from 25 Avenue SW.

Environmental Site Considerations

No environmental concerns were identified.

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)

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 within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages modest intensification of the Inner City area. More efficient use of existing infrastructure, public amenities and transit represent incremental benefits to climate resilience.

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)

The subject site is currently identified as Conservation as shown on Figure 2: Land Use Policy, in the [Bankview Area Redevelopment Plan](#) (ARP). These areas are intended to retain existing neighbourhood quality and character by preserving and enhancing existing dwellings.

An amendment to Figure 2: Land Use Policy is required to support the proposed redesignation to the H-GO District, recognizing a change in the applicable land use policy of the subject site from 'Conservation' to 'Medium Density' (Attachment 2). Medium Density areas are intended to accommodate medium density development up to and including apartment forms. The range of housing forms that can be accommodated in the H-GO District would complement the mix of apartment-style, single detached and semi-detached buildings in Bankview.

West Elbow Communities Local Area Planning project

Administration is currently working on the [West Elbow Communities local area planning project](#) which includes Bankview and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.