

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Bankview, encompassing a full block between 14 A Street and 15 Street SW. The site comprises seven titled parcels each approximately 8.2 metres wide and range from 22.7 to 37.5 metres deep. The site is occupied by seven historic properties constructed between 1911 and 1912.

The site is one block west of 14 Street SW and fronts 25 Avenue SW to the north. Surrounding development is characterized by a variety 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.

Community Peak Population Table

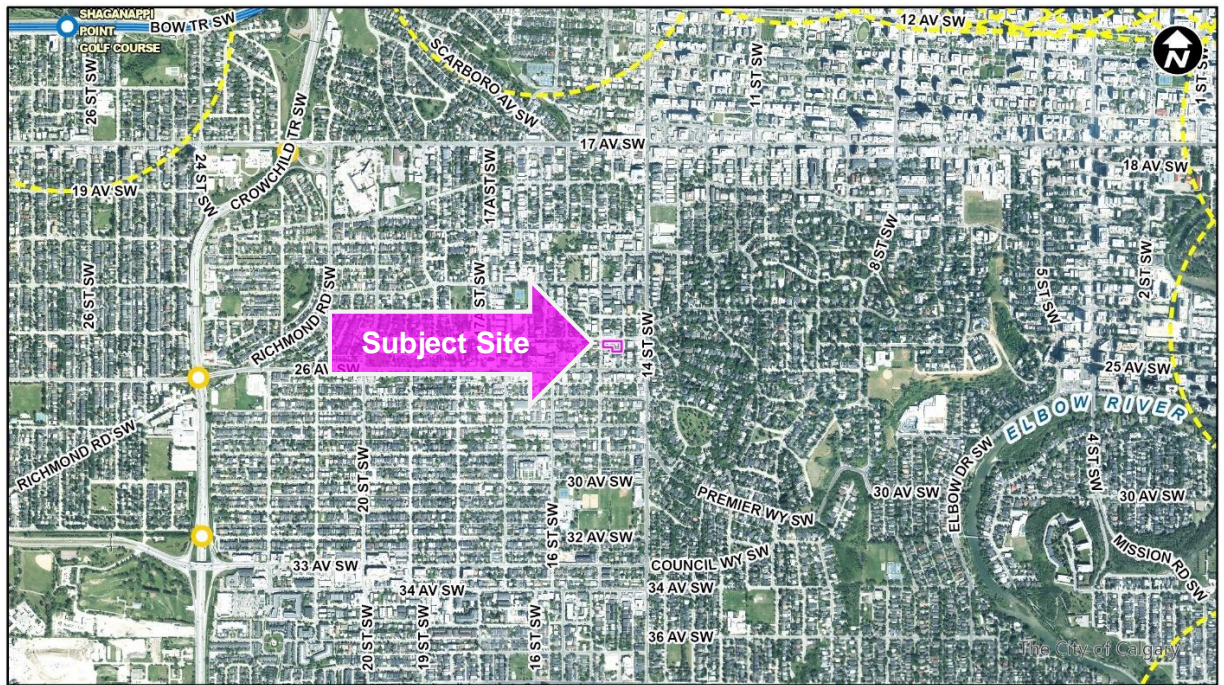
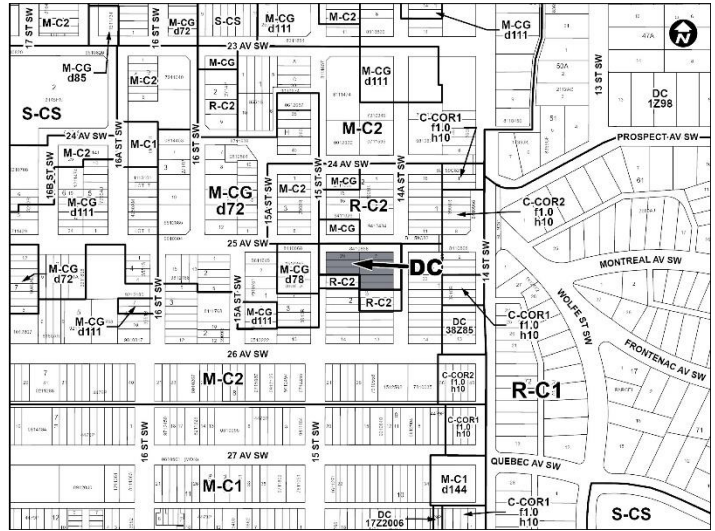
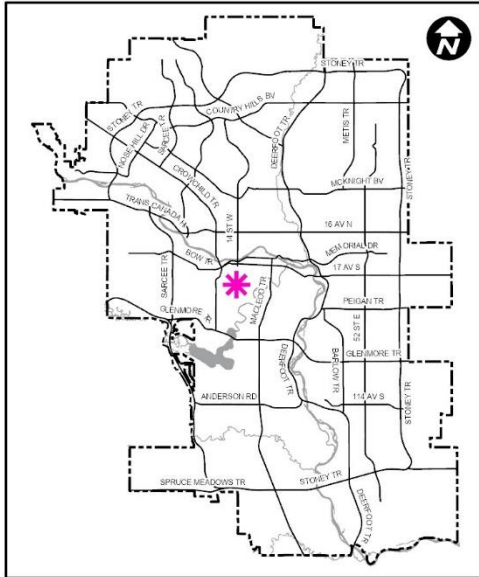
As identified below, the community of Bankview reached its peak population in 1981.

Bankview	
Peak Population Year	1981
Peak Population	5590
2019 Current Population	5256
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

A presentation entitled "Heritage Conservation Tools and Incentives Update Report", dated 2020 July 15, was electronically distributed and displayed with respect to Report PUD2020-0758.

Moved by Councillor Farrell

That with respect to Report PUD2020-0758, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommend that Council direct Administration to:

1. Undertake a two-year phased program (2021 – 2023) to implement the heritage area policy tools, using the recommended thresholds, through the local area planning process, Land Use Bylaw amendments, or associated land use redesignations, and return to the Standing Policy Committee on Planning and Urban Development to report on the progress in Q1 2024.

MOTION CARRIED

Planning Evaluation

Land Use

The subject parcels are currently designated Residential – Contextual One / Two Dwelling (R-C2) District, which accommodates the largely single detached dwelling development form currently occupied by properties on the sites.

The City has partnered with current land owners of these sites to develop the first Direct Control Heritage Area in Calgary which seeks to preserve the historic homes occupying the site, while at the same time allowing for limited forms of development (such as secondary suites and backyard suites) and would allow for a sensitive form of redevelopment to occur, if desired, which would not compromise the historic value of the adjacent historic properties.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the proposed development, as this is an innovative idea - to create development rules to preserve historic homes, on the same block in a Calgary neighbourhood. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 8, 10, 13, 15, 19, 20, 21, 22, 23, 24, 28, 29, 30, 31 and 32 of the DC District Bylaw.

Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for a specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

This DC District is based on the R-C2 District. The rules in this DC District seek to maintain the current built form on site, preserving the character of the existing historic homes on the block, while allowing for limited forms of appropriate development (such as secondary suites and backyard suites). If the parcels redevelop over time, the DC district provides land use rules to ensure future redevelopment of the parcels is sympathetic to, and in keeping with, the design and materials of the historic homes.

Historical Significance

The site comprises seven historic properties constructed between 1911 and 1912. Three of these properties are listed on Calgary's Inventory of Evaluated Historic Resources. The historic homes create a unique historic streetscape in the Bankview community which is undergoing change with construction of multi-residential and infill developments.

This heritage area DC District, the first of its kind in Calgary, developed with the consent of landowners, will preserve the historic properties and their features in the local community.

Transportation

Pedestrian access to the site is available from the existing sidewalks on 14A Street SW, 15 Street SW, and 25 Avenue SW.

This site is located adjacent to an on-street bikeway as identified on the Always Available for All Ages and Abilities (5A) Network, along 25 Avenue SW. Additionally, the parcels are located close to the 26 Avenue SW improvement project, to facilitate an improved cycling and pedestrian domain.

The subject site is well served by Calgary Transit. Transit stops for Routes 7 and 22 are located along 14 Street SW, with the southbound stop 120 metres (a two-minute walk), and the northbound stop 140 metres (a two-minute walk) from the site.

Direct vehicular access to the site exists from 14A and 15 Street SW, as well as from 25 Avenue SW. On-street parking is presently unrestricted along 15 Street SW, and parking restrictions occur on 14A Street SW and 25 Avenue SW.

Environmental Site Considerations

No environmental concerns were noted and no reports were required for this proposed land use amendment.

Utilities and Servicing

Sanitary, storm and water mains are available to service the site. Details on servicing will be reviewed with a Development Permit submission.

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 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 parcels are located within the Developed Residential – Inner City Area within the [Municipal Development Plan](#) (MDP) Urban Structure map. This land use amendment aligns with MDP planning policy, as the creation of a DC heritage area bylaw would allow for the preservation of seven historic homes, which contribute to the local Bankview community and the character of the street, while allowing for small scale development and limited sensitive redevelopment opportunities over time.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Bankview Area Redevelopment Plan (Statutory – 1981)

The [Bankview Area Redevelopment Plan](#) (ARP) identifies the site as being in the Conservation land use typology in the Land Use Policy map (Figure 2). This land use amendment is in line with the Conservation land use typology which seeks to retain the existing neighbourhood character, with one and two storey houses.

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.