

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bankview midblock on 16A Street SW between 19 Avenue SW and 21 Avenue SW. The site is approximately 0.11 hectares (0.27 acres) in area, has dimensions of approximately 36 metres deep by 30 metres wide and is serviced by a rear lane. The site is approximately 90 metres (a one-minute walk) south of the 17 Avenue SW Neighbourhood Main Street area, as defined in the Urban Structure Map of the *Municipal Development Plan* (MDP), and meets the location criteria for the Housing – Grade Oriented (H-GO) District. There are currently two single detached homes on the site.

Surrounding development is characterized by a variety of residential land use designations and built form. The parcels to the north and south of the site are designated Residential – Contextual One / Two Dwelling (R-C2) District which accommodates duplex, semi-detached and single detached dwellings. The parcels across the lane to the west of the site are designated Multi-Residential – Contextual Grade-Oriented (M-CGd72) District and Multi-Residential – Contextual Medium Profile (M-C2) District. The M-CGd72 District provides for multi-residential development of low height and low density and is designed to provide some or all units with direct access to grade. The M-C2 District provides for multi-residential development of medium height and medium density in a variety of forms and typically has higher numbers of dwelling units than the M-CG District. A parcel to the southeast of the site is also designated as the M-C2 District. There is a parcel designated H-GO District within 220 metres (a four-minute walk) southwest of the subject site.

The site is 80 metres (a one-minute walk) northwest of Buckmaster Park and 450 metres (a six-minute walk) west of Mount Royal School on 14 Street SW. Calgary Transit route 6 (Killarney/26 AV SW) stops 230 metres (a four-minute walk) west of the site on 17A Street SW.

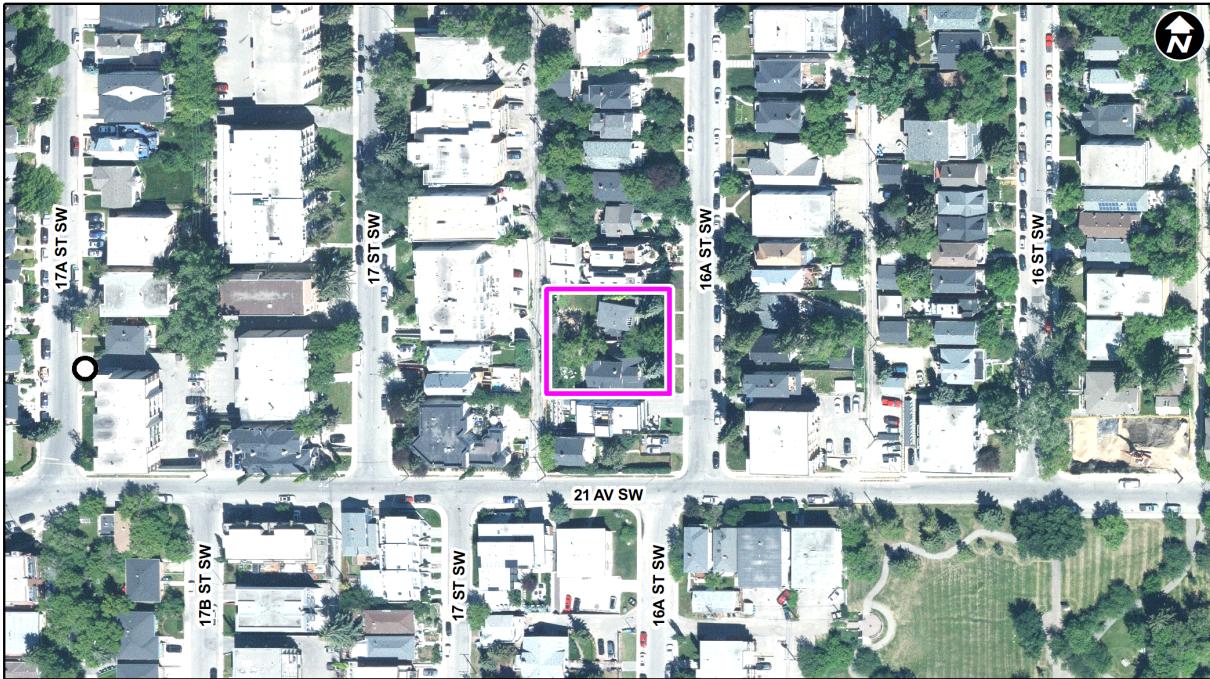
Community Peak Population Table

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)	- 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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District accommodates contextually sensitive redevelopment in the form of duplex dwellings, semi-detached and single detached dwellings. The district allows for a maximum of two dwellings and a maximum building height of 10 metres on the parcels. Secondary suites are permitted uses within the R-C2 District.

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;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

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 one of the following location criteria must be met for the site to qualify for the H-GO District:

- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the *Municipal Development Plan* (MDP);
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital-funded BRT station; and
- within 200 metres of primary transit service.

The subject site is located approximately 90 metres (one minute walk) south of the edge of the 17 Avenue SW Neighbourhood Main Street area 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 at the development permit stage include, but are not limited to:

- relationship to the three-storey buildings to the north and south;
- providing high quality design and building articulation; and
- providing parking from the lane.

Transportation

The site fronts on to 16A Street SW, a residential street. Direct pedestrian access to the site is available via an existing sidewalk on 16A Street SW. An on-street bikeway is proposed as part of the primary Always Available for All Ages and Abilities (5A) Network on 19 Avenue SW, one block north of the site.

The subject site is well-served by Calgary Transit. Transit Route 6 (Killarney/26 Av SW) stops 300 metres (a five-minute walk) west of the subject parcel. Transit Route 7 (Marda Loop) and Route 22 (Richmond Road SW) stop 430 metres (a seven-minute walk) east of the site on 14 Street SW. Transit Route 2 (Mount Pleasant/Killarney 17 Av SW) stops 260 metres (a four-minute walk) north of the parcel on 17 Avenue SW. 14 Street SW (430 metres east) and 17 Avenue SW (260 metres north) each form part of the Primary Transit Network. More efficient use of existing transit represent incremental benefits to climate resilience. Both 14 Street SW and 17 Avenue SW are Neighbourhood Main Streets as defined on Map 1 of the MDP.

Direct vehicular access to the site will be from the rear lane, typically accessed from 21 Avenue SW. On-street parking is presently unrestricted along 16A Street SW, and the parcel is not located within a Residential Parking Permit (RPP) zone.

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 located 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 for 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.