

**Policy and Land Use Amendment in Bankview (Ward 8) at 1612 – 25 Avenue SW,
 LOC2024-0004**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.06 acres \pm) located at 1612 – 25 Avenue SW (a portion of Plan 2714P, Block 2, Lots 11 and 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 25:

That Council:

1. Give three readings to **Proposed Bylaw 42P2024** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 176D2024** for the redesignation of 0.02 hectares \pm (0.06 acres \pm) located at 1612 – 25 Avenue SW (a portion of Plan 2714P, Block 2, Lots 11 and 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel 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.
- A development permit for a semi-detached dwelling has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Bankview, was submitted on 2024 January 4 by Prime Design Solutions on behalf of the owner, Tamer Amin Sayed Fatouh.

**Policy and Land Use Amendment in Bankview (Ward 8) at 1612 - 25 Avenue SW,
LOC2024-0004**

The approximately 0.02 hectare (0.06 acre) corner site is located at the northeast corner of 16 Street SW and 25 Avenue SW. The subject site is currently vacant and is intended to be subdivided from the larger parcel. The site is approximately 120 metres (a two-minute walk) west of the 14 Street SW Neighbourhood Main Street area as identified in the MDP Urban Structure Map and therefore meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007. The proposed H-GO District allows for 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 to the H-GO District provides for a moderate increase in density in a range of housing forms that are contextually appropriate. A development permit (DP2024-01666) for two dwelling units and two suites was submitted on 2024 March 9 and is under review.

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 the public/interested parties and respective community association was appropriate. In response, the applicant delivered post cards to residents within 400 metres of the subject site and contacted the Bankview Community Association (CA). 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 one letter of opposition which included concerns over the provision of on-site and street parking.

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

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 a modest density increase while being sensitive to adjacent development. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

**Policy and Land Use Amendment in Bankview (Ward 8) at 1612 - 25 Avenue SW,
LOC2024-0004**

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 Bylaw 42P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 176D2024**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform