

Policy Amendment in Bankview (Ward 8) at 2604 – 18 Street SW, LOC2024-0119

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Bankview Area Redevelopment Plan* (ARP) to allow for semi-detached, duplex dwellings, rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached dwellings and secondary suites).
- 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 amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This policy amendment application, in the southwest community of Bankview, was submitted by Prime Design Solutions on behalf of the landowner, Keshvani Group Ltd., on 2024 April 28. The original application included a land use redesignation to the Residential – Grade-Oriented Infill (R-CG) District. A land use redesignation is no longer required with Council's approval of the citywide rezoning on 2024 May 14. A policy amendment is still required to support a rowhouse or a townhouse development with secondary suites. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant identified the intent to build a four-unit rowhouse with secondary suites in the future.

The approximately 0.06 hectare (0.15 acre) site is located on the southeast corner of 18 Street SW and 25 Avenue SW. The site is currently developed with a single detached dwelling with vehicular access from the rear lane.

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 policy 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 contacted the Bankview Community Association and discussed the application with residents. 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 and notice posted on-site. Notification letters were also sent to adjacent landowners.

Administration received two letters in opposition and one in support with a recommendation to save existing trees. The letters of opposition included the following areas of concern:

- traffic congestion and lack of parking;
- safety concerns;
- loss of community character; and
- loss of existing tree canopy.

A letter that was neither in support nor opposition from the Bankview Community Association (Attachment 5) was received on 2024 July 15 with a recommendation for Residential — Grade-Oriented Infill (R-CGex) District, citing concerns around lack of amenity space and lot coverage.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

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Environmental

The application does not include any actions that specifically address the objectives of *Calgary Climate Strategy – Pathways to 2050*. Further 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 policy amendment would allow for a 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 Amendment to the Bankview Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |