

Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2111 – 15 Street SW, LOC2023-0263

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 0.05 hectares \pm (0.14 acres \pm) located at 2111 – 15 Street SW (Plan 261L, Block 11, Lots 6 and 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 DECEMBER 21:

That Council:

1. Give three readings to **Proposed Bylaw 7P2024** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 45D2024** for the redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 2111 – 15 Street SW (Plan 261L, Block 11, Lots 6 and 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- *What does it mean to Calgarians?* The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- *Why does it matter?* The proposed R-CG 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 proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment and land use amendment application in the southwest community of Bankview was submitted by Horizon Land Surveys, on behalf of the landowners, Gurjinder

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Dhaliwal, Gurtej Dhaliwal, Amaninder Grewal and Ravinder Grewal on 2023 September 11. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit to accommodate four semi-detached dwelling units with secondary suites within two buildings.

The 0.5 hectare (0.14 acre) midblock site is located on 15 Street SW, two blocks west of 14 Street SW and one block south of 17 Avenue SW. Both 14 Street SW and 17 Avenue SW are identified as Main Streets in the MDP.

Existing built form on the site consists of a single-detached house and a detached garage with access from the rear lane. The existing land use of the surrounding block is currently designated Residential – Contextual One / Two Dwelling (R-C2) District.

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 policy amendment and 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 postcards to residents within a 90-metre radius and during the process they did door knocking and spoke to residents at their home. The applicant also reached out to the Bankview Community Association and Ward Councillor's Office for comment. 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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- owners of property intentionally allowed site to fall into a state of disrepair to incentivize redevelopment;
- reduced sunlight, privacy, and enjoyment of backyards for neighbouring lots; and
- neighbour directly to the north recently installed solar panels on their house and the development would block light to the panels and impact them financially.

The Bankview Community Association provided a letter in opposition on 2023 October 10 (Attachment 5) identifying the following concerns:

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- addition of multiple units instead of just one or two;
- parking challenges;
- secondary suites without proper amenities such as amenity space, parking, landscaping, eyes on the street, or safe access from public streets; and
- setback requirements from the street for R-CG compared to R-C2.

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, parking, pedestrian access to the buildings, amenity spaces and landscaping will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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 application would allow for a wider range of housing types than the existing land use district and 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*. 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 application would provide more compact housing in the community and 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.

Planning and Development Services Report to
Calgary Planning Commission
2023 December 21

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ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 7P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 45D2024**
7. **CPC Member Comments**
8. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform