

Community Association Response

2023 October 10

Hi Nancy,

I'm writing this email to formally say that the Bankview Development is in opposition to the application and to address the messages and concerns that have been raised by numerous neighbours about the proposed land use change at 2111 15ST SW.

To start with the proposal is asking for a map-based change to the Bankview ARP where it currently states that the zoning falls under a conservation area where only single-family homes or duplexes could be built. This is an R-C2 district, meant to protect heritage areas, which is one house, one residence on a typical 25' lot or two "duplex" type units on a 50' lot. Not 8 or 12 units on a 50' lot that is four times the site coverage.

The largest questions have always been about parking and the challenges that exist when only 4 parking spots are available for 8 units. While we acknowledge that R-CG has requirements for the storage of bicycles, the reality of Calgary is that a majority of people do not cycle during winter months and require vehicles to get around.

Other concerns that have been raised are the addition of secondary suites without proper amenities such as amenity space, parking, landscaping, eyes on the street, or even public safe access from public streets. One of the other challenges is that this proposal is mid-block of an entire street of R-C2, and with the setback guidelines of R-CG it could create a building that sticks out quite dramatically in relation to the rest of the street and mixes up the character of the block face.

Bankview is not a neighbourhood that has a missing middle problem, it's actually the opposite as it has some of the largest variation in development formats and zoning from single-family homes, 5-unit townhouses to 100+ unit apartments which address the varying needs of Calgarians..

Bankview welcomes density and diverse developments, but as it stands, the R-CG zoning guidelines are failing to address any and all of the concerns that have repeatedly come up with the community.

The Bankview ARP was written by sensitive City of Calgary planners in the mid 1970's with the support of 90% of Bankview residents to protect unique heritage districts with unique site conditions such as extreme hills, lane-less blocks, narrow streets, mature tree cover, and a history as one of the most diverse and oldest communities in Calgary.

Our recommendations would be for the proposal to be denied as an R-CG and rather be an R-CGex removing the secondary suites. This would double the existing density under R-C2, be forward thinking with the conservation zone of the ARP but would also alleviate the concerns of neighbours with the 1:1 ratio of parking stalls, privacy concerns, amenity space, adjusted contextual setbacks and maintain the character of the street.

Thank you for your time,

Michal Waissmann
Bankview Development Committee