

**Policy and Land Use Amendment in Bankview (Ward 8) at 2303 – 16A Street SW,
 LOC2024-0111**

RECOMMENDATIONS:

That the 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);
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.16 acres ±) located at 2303 – 16A Street SW (Plan 9210947, Block F, Lot 1A) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

HIGHLIGHTS

- This land use amendment application seeks to remove the density modifier and increase the allowable units in a multi-residential building from four to seven.
- 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 this mean to Calgarians? The proposal would provide for greater housing choices within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would allow for additional dwelling units 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 application, in the southwest community of Bankview, was submitted by Tricor Design Group, on behalf of the landowner, 2583651 Alberta Inc. (Saransh Anand), on 2024 April 14. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to develop up to seven dwelling units.

The approximately 0.06 hectare (0.16 acre) site consists of a midblock parcel located on the west side of 16A Street SW. The parcel is currently developed with a single detached dwelling with a detached garage accessed from the rear lane. The site is located approximately 190 metres (a three-minute walk) to Buckmaster Park, approximately 280 metres (a five-minute walk) to the Bankview Community Association site and is 500 metres west (an eight-minute walk) from 14 Street SW which is a Neighbourhood Main Street.

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 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.

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. No public comments were received at the time of writing this report.

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

Administration considered the relevant planning issues 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 a Public Hearing of Council for the policy and land use amendment 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 land use district would allow for a modest increase in the number of housing units which may continue to accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathway 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 ability to develop a multi-residential development would allow for more efficient use of land, existing infrastructure and services.

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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. Amendment to the Bankview Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform