

Background and Planning Evaluation

Background and Site Context

The subject site is located midblock located on the west side of 16A Street SW. The site is approximately 0.06 hectares (0.16 acres) in size and is approximately 15 metres wide and 40 metres deep. The site is currently developed with a single detached dwelling with detached garage accessed from the rear lane.

Surrounding development is primarily multi-residential development designated as Multi-Residential – Contextual Grade-Oriented (M-CGd72) District and Multi-Residential – Contextual Medium Profile (M-C2) District.

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 identified as a Neighbourhood Main Street.

Community Peak Population

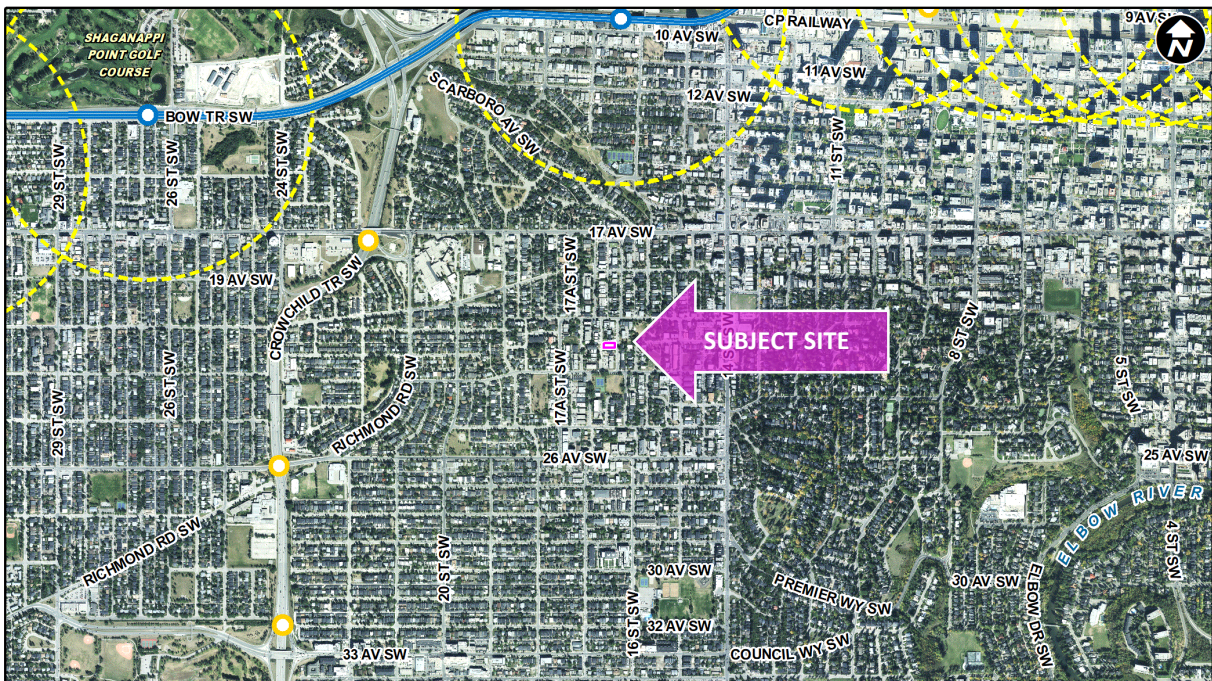
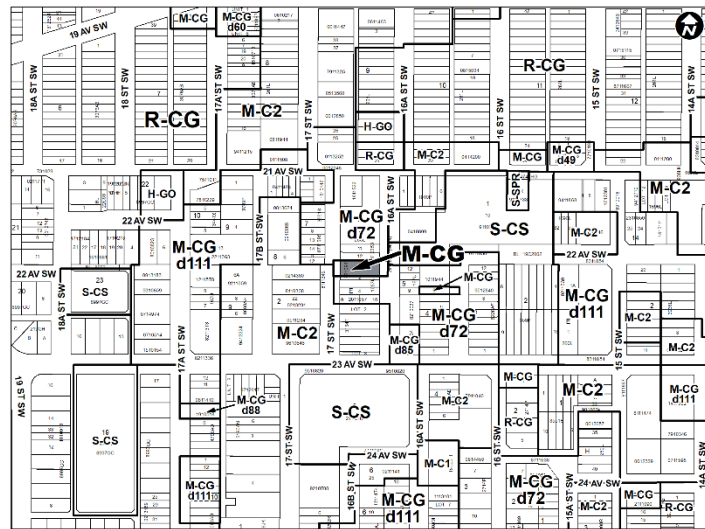
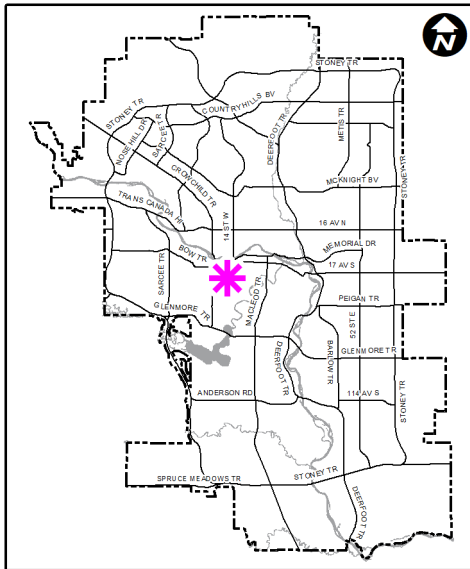
As identified below, the community of Bankview reached its peak population in 1981.

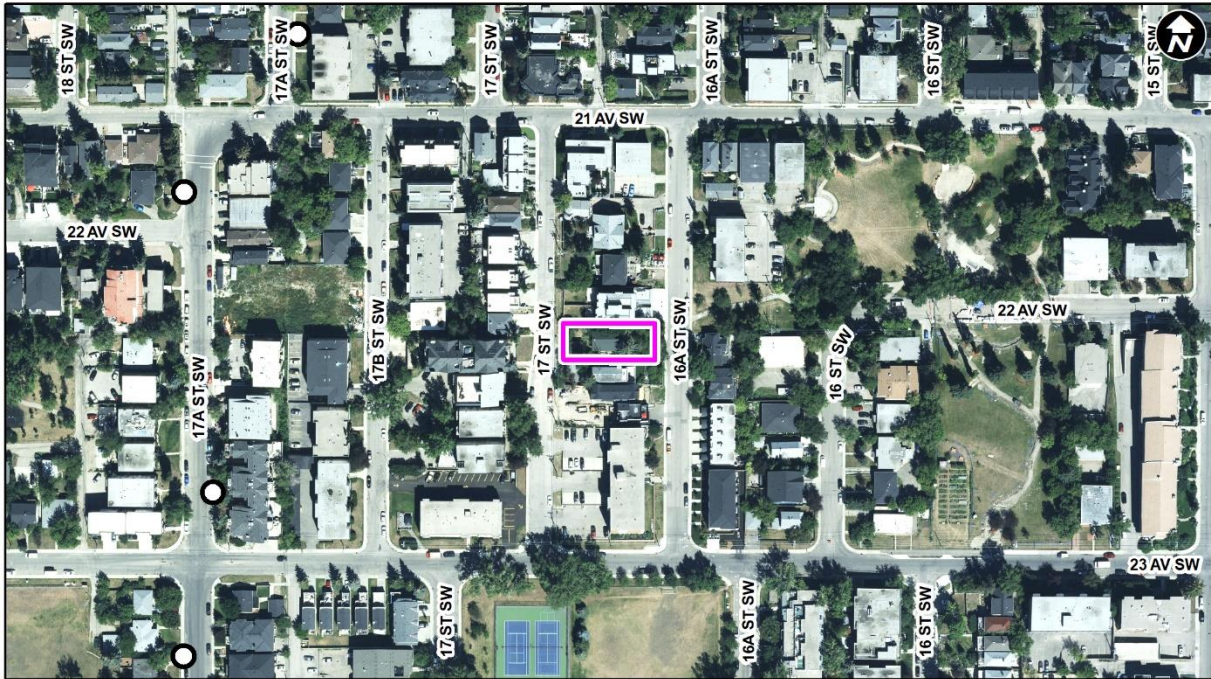
Bankview	
Peak Population Year	1981
Peak Population	5,590
2019 Current Population	5,256
Difference in Population (Number)	- 334
Difference in Population (Percent)	- 5.97 %

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through [Bankview Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-CGd72 District is intended to apply to the Developed Area to support multi-residential development with higher numbers of dwelling units and traffic generation than low density residential dwellings in close proximity to low density residential development. It allows for a range of multi-residential development of low density and low height including townhouses, fourplexes and duplexes. The maximum building height is 12 metres (up to three storeys). The maximum density is 72 units per hectare which would allow up to four units on the subject site.

The proposed M-CG District, without a density modifier, would increase the maximum density to 111 units per hectare. This would allow up to seven units to be built on the subject site. The rest of the M-CG District rules would remain unchanged.

Development and Site Design.

The rules of the proposed M-CG District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the site is available via sidewalks on 23 Avenue SW and 16A Street SW. The subject site is within proximity of an existing on-street bikeway (23 Avenue SW and 16A Street SW). The subject site is well served by Calgary Transit with a bus stop within 300 metres from the site (a five-minute walk) for Route 6 (Killarney/26 Av SW) on 17A Street SW and Route

7 (Marda Loop) and Route 22 (Richmond Road SW) on 14 Street SW. 23 Avenue SW and 16 Street SW are both classified as local roads. Current vehicular access to the site is from 16A Street SW and 17 Street SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm, and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Servicing connections, as well as appropriate storm, will be considered and reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged within the development permit review.

Bankview Area Redevelopment Plan (Statutory – 1981)

In order to accommodate the proposed land use redesignation, an amendment to the [Bankview Area Redevelopment Plan](#) (ARP) is required. Figure 2 of the ARP identifies the land use category of the subject site as 'Conservation and Infill' area. The intent of the 'Conservation/Infill' area is to retain existing neighbourhood quality and character, while permitting limited low profile redevelopment to occur. Redevelopment in this area would include single and two family dwellings and small multi-dwelling infill projects to a maximum of 75 units per hectare.

The policy amendment proposes to amend Figure 2: Land Use Policy from 'Conservation and Infill' to 'Medium Low Density' for the subject site. The intent within the 'Medium Low Density'

area is to encourage redevelopment using a variety of housing types which provide immediate access to grade or landscaped area with a maximum density of 111 units per hectare (seven dwelling units based on the size of the subject site). In review of the policy, retention of the base M-CG District and location of the subject site which is in general alignment with the policies of the ARP, Administration is supportive of the proposed policy amendment as it aligns with current policy and allows for a modest increase in density while retaining the current built form allowances.

West Elbow Local Area Planning Project (Area 2/3)

This site is located in Area 2/3 (West Elbow Communities), which includes Bankview and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan](#) project. Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing the *Bankview Area Redevelopment Plan* (ARP). The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *West Elbow Communities Local Area Plan* (LAP).