

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Bankview at the southeast corner of 25 Avenue SW and 18 Street SW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 42 metres deep by 15 metres wide. It is currently developed with a single detached dwelling with vehicular access from the rear lane.

Surrounding development is characterized by a mix of single and semi-detached dwellings and multi-residential development across 25 Avenue SW. Parcels to the east, across 17A Street SW, are designated as Multi-Residential – Contextual Medium Profile (M-C2) District.

Richmond School is approximately 850 metres (a 14-minute walk) to the west of the site. 20 Street Playground is approximately 300 metres (a five-minute walk) to the west of the site. The subject site is also 500 metres (an eight-minute walk) north of a variety of commercial services located along 26 Avenue SW.

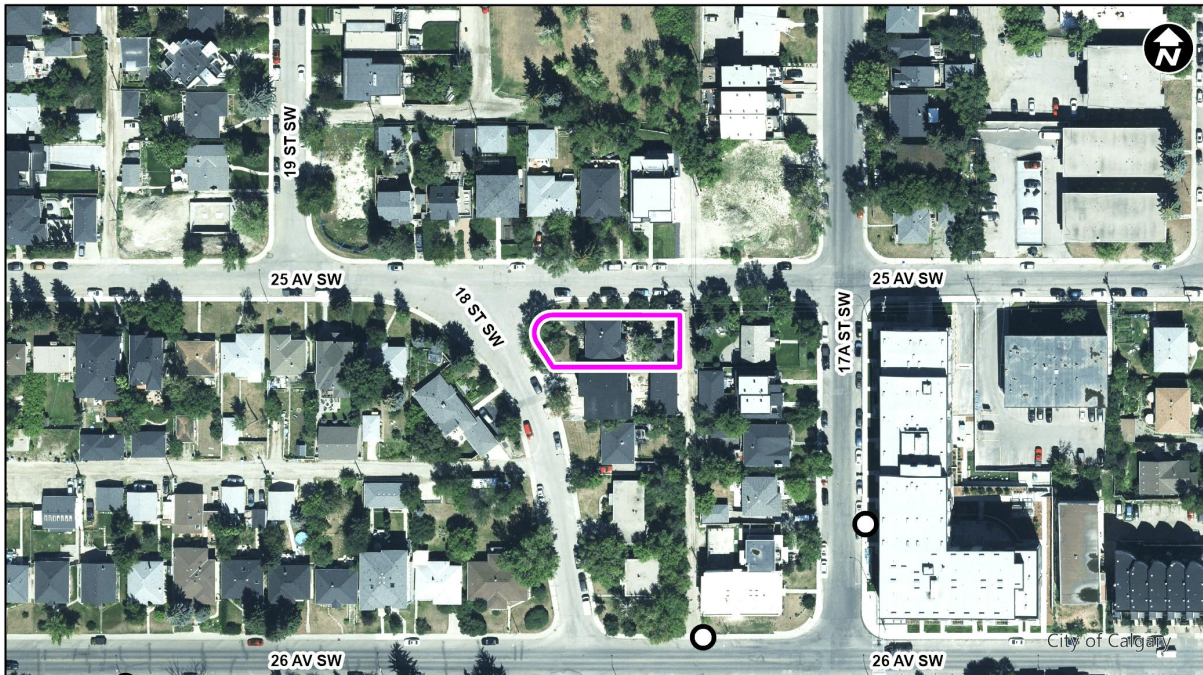
Community Peak Population Table

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)	- 6.0%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

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 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 site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of 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. The proposal is in keeping with relevant MDP policies.

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 will be explored and encouraged at the development approval stages.

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’ area. The intent of the ‘Conservation’ area is to retain existing neighbourhood quality and character and encourage preservation and enhancement of existing dwellings. Redevelopment should be limited to one- and two-family dwellings which reflect surrounding structures.

The policy amendment proposes to amend Figure 2: Land Use Policy from ‘Conservation’ to ‘Conservation and Infill’ for the subject site. The intent within the ‘Conservation and Infill’ area is to improve existing neighbourhood quality and character while permitting limited low-profile redevelopment to occur. Acceptable redevelopment would include one- and two-family dwellings and small multi-dwelling infill projects with a maximum density of 75 units per net hectare (four dwelling units based on the size of the subject site).

West Elbow Communities 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 development 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).