

# Community Association Responses

Marda Loop Communities Association  
2023 October 19

Hi Abigail,

I have received information on this project and the MLCA has not had any communication from residents.

We look forward to seeing the project.

Kindly,

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Bankview Community Association  
2023 September 8

Hi Sarah,

Thanks for taking in our comments about LOC2023-0224 while Abigail is away.

I'm writing this email to formally say that the Bankview Development is in opposition of the application and to address the messages and concerns that have been raised by numerous neighbours about the proposed land use change at 1931 26 AVE SW.

On September 5 the development committee met with members of the CivicWorks team as well as a member of RNDSQR to discuss the proposal about its merits, the added value as well as the concerns that have been raised. We talked about the missing middle, the Bankview ARP map change and the concerns about parking, density, amenity space and setbacks.

To start with the proposal is asking for a minor 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 a duplexes could be built. This is a 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. Even looking at the block that this proposal is on, seven out of the 11 properties are duplexes, following suite and building to the standards that were set out by the Bankview ARP and existing zoning.

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 have requirements for 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. 26 AVE will also be receiving substantial changes with additional bike lanes but also a reduction of on street parking, further putting a strain on the limited space that is available.

Other concerns that have been raised is 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.

During our meeting with CivicWorks and RNDSQR we did ask whether or not the developers would be willing to switch their proposal to R-CGex as an alternative, but that question could not be answered.

We have had very successful and thought out development's along 26 AVE, Credo at 17A ST and 26 AVE SW, 125 units with plenty of thoughtful attributes from parking and amenity space and there is another 30 units going in down the street at 1732 26 AV SW, where we've had wonderful interactions with the developers who worked to address concerns of the neighbourhood. 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 neighbours.

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 , amenity space and privacy.

Thank you for your time,

Michal Weissmann

Development Committee  
Bankview Community Association