

Applicant Submission

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Project location: 2303 16A Street SW
Existing Land use Designation: M-CGd72
Proposed land use designation: M-CG

Application Summary

On behalf of land owner, Tricor Design Group is making an application to transition the current property land use designation of M-CGd72 to the new designation of M-CG. The proposed land use change represents a minor uptake in density and will provide for a variety of housing forms in keeping with the development occurring in the community of Bankview. The lot characteristics will also lend to a unique development with prominent city views.

We have completed the "Community Outreach Assessment" and the project impact score is "1A". Because of the location and development in the immediate area we do not anticipate a push back at this time.

Project Proposal

The redesignation proposal will allow for a variety of housing concepts, they may be 2, 3 or 4 storey buildings, multiple buildings and multiple units, all of varying sizes. The current zoning allows for 4.64 units (4) and removing the d72 will allow 7.15 units (7). The size of the lot will accommodate up to 7 units and will meet the parking requirements for 7 units. This not only creates additional density in the community, and with the diversity of the units, affordability in different forms of housing can also be achieved. The slope of the lot from 17th Street to 16A Street will allow for units designed with slope adaptability. Because the lot exceeds 15m in width, a modest increase in density from R-M2 to R-M3 would be supported as outlined in the current ARP. 16A Street already has M-CG with no modifier at 2315 16A Street, just 3 parcels away. 2320-2328 16A Street, also in the Conservation and Infill Area has a higher modifier of d85. The area of the proposed lot, along with the current City of Calgary bylaws, will guide and govern the final housing outcome, whatever form that takes. The City bylaws have been evolving over the years primarily aimed at the market demand for more types of housing in established area rich with amenities.

Site Alignment With Community Policies

Applications for land redesignation do not generally include concept plans and building proposals as the proposal is for a land use only. The rezoning of a parcel is aimed at



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whether or not the redesignation meets the requirements of all the policies in place for the community and the MDP. The Development Permit process then becomes applicable once the rezone is granted.

2303 16A Street SW is identified in the current Bankview Area Redevelopment Plan to be in the Conservation and Infill area. M-CG is considered a Multi-Residential – Grade-Oriented district in the Calgary LUB. This site is surrounded by development of various forms and higher densities and is in the heart of the community. A new LAP in the future, will more than likely designate this parcel as Neighborhood Local / Low Modified / up to 4 stories given its current land use. 23 Ave SW will be identified as a Neighborhood Collector Road which will feed 16A Street and the garage locations off 17th Street. An M-CG land use with no modifier Will require small policy amendment. Below are some of the objectives and guidelines outlined in the current Area Plan that may pertain to this rezoning. Given the lot width exceeds 15m we believe the RM-3 would be appropriate.

Conservation and Infill (RM-2) (M-CGd72)

The intent within these areas is to improve existing neighbourhood quality and character as described in the conservation policy, while permitting limited low profile redevelopment to occur. Housing may be preserved and enhanced through maintenance and renovation. As an encouragement to retain existing structures, conversion to two units on lots less than 15 metres (50 feet) is permitted. Alternately, housing may be replaced by developments which relate to surrounding dwellings and enhance the character of the street. Acceptable redevelopment would include single and two family dwellings and small multi-dwelling infill projects. Maximum density in new developments should not exceed 75 units per net hectare (30 units per net acre).

Medium-Low Density Redevelopment (RM-3) (M-CG)

The intent within medium-low density areas is to encourage redevelopment using a variety of housing types which provide immediate access to grade or landscaped area, and which may provide an option for family accommodation. Townhousing and stacked townhousing would be particularly appropriate. Maximum density should not exceed 111 units per net hectare (45 units per net acre).

Project Site Characteristics

Mid Block lot – lot faces 16A Street SW with a frontage of 15.99m and lot depth of 40.31m.

Rear Lane access) – the lot does not have a rear lane access but access to garages of



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17th Street SW. The lot slopes severely from 17th Street to 16A Street which makes access off 17th Street ideal. There is no sidewalk along that side of 17th Street so driveways along this side does not interrupt pedestrian friendly walkability.

Low street activity – major access to this secluded part of Bankview will be along 23rd Ave SW and 21st Street SW. 16A Street is a low activity street, as well as 17th Street

Nearby Transit - bus route 6 City Centre runs along 17a Street at 30 minute intervals and 14th Street SW (a major connector) has several bus routes, 22 and 7 with under 25 min intervals

Proximity to main streets or collectors – this lot is within 410m of a Major Collector which is 14th Street SW, and 420m to a Main Street at 17th Ave SW.

Proximity to open spaces and community activities –open green spaces are directly across the street with access to Buckmaster Park. The Bankview Community Garden, Bankview Community Association and Bankview Playing field are less than a 10 min walk to the South

Nearby developments in planning or built – Bankview has been redeveloping for years and in the immediate vicinity there are several developments under way. Currently a redevelopment at 2211 16A Street has 2 multifamily buildings approved on the site, 2215 16A Street has a multi family under review.

Application Outreach

As part of the outreach process, information is provided to affected parties. This includes the community planning committee, neighbors and the local Ward office. Flyers describing the land use and other available information are distributed to the addresses listed in the outreach summary.

Application Summary

Given the location and characteristics of 2303 16A Street outlined above, and the outreach program in place for this parcel, this proposed land use change is in keeping with city-wide goals, and the MDP, and will give the developer an opportunity to introduce innovative housing options for individuals looking to live in established areas. This is a modest uptake in density and the lot configuration supports additional units under the bylaws. Higher density is already present on both sides of 16A Street SW and this would not be out of character. For the reasons outlined we respectfully request your support for our application.