

Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2024-0144

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.46 hectares \pm (1.14 acres \pm) located at 1920, 1924, 1928, 1932, 1936, 1940, 1944 and 1948 – 26 Avenue SW (Plan 8997GC, Block 17, Lots 5 to 12) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate minimum density, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:

That Council give three readings to **Proposed Bylaw 117D2025** for the redesignation of 0.46 hectares \pm (1.14 acres \pm) located at 1920, 1924, 1928, 1932, 1936, 1940, 1944 and 1948 – 26 Avenue SW (Plan 8997GC, Block 17, Lots 5 to 12) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate minimum density, with guidelines (Attachment 2).

HIGHLIGHTS

- The proposal involves a land use amendment to redesignate the subject site from the Residential – Grade Oriented Infill (R-CG) District to a Direct Control (DC) District to address a constraint caused by a restrictive covenant on title which restricts development to a “Single or Two Family dwelling house and private garage”.
- The proposed DC District would establish a minimum density that would further support infill development by way of Rowhouse Building and Townhouse uses.
- What does this mean to Calgarians? This land use amendment supports residential infill by way of encouraging ‘missing middle’ housing such as rowhouses and townhouses, promoting access to greater housing diversity within the inner city on a site suitably located close to transit routes and neighbourhood commercial centres.
- Why does this matter? The DC District will facilitate the ability to redevelop the subject site with multiple units, increasing housing stock in the inner city and addressing the demand for additional housing within Calgary at a desirable location.
- The land use amendment is consistent with the policies of the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- A development permit (DP2024-06225) has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application for a land use amendment, in the southwest community of Bankview, was submitted by CivicWorks on behalf of the landowners, CAD Property Holdings Ltd on 2024 May 27. The application involves the redesignation of eight contiguous residential parcels.

The subject site encompasses approximately two-thirds of a block with a cumulative site area of 0.46 hectares and a combined frontage of 110 metres. The site fronts 26 Avenue SW, which is a collector street designed to withstand greater traffic volumes and includes transit bus stops

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with City-led projects aimed at upgrading sidewalks to improve multi-modal transport, including a bicycle route.

A development permit (DP2024-06225) for five townhouse buildings, comprising 34 dwelling units and 34 secondary suites, is currently under review (see Applicant Submission, Attachment 2).

The parcels are subject to a restrictive covenant (RC) limiting development on each parcel to a single detached dwelling or semi-detached dwelling. Other landowners have the right to enforce the objectives of the covenant and can appeal a development which does not conform to the RC. This creates an impediment for future development.

The purpose of the DC District is to create a deliberate conflict with the restrictive covenant and better advance the land use planning objectives of the *West Elbow Communities Local Area Plan*, through achieving appropriate density at a suitable location. Administration supports the use of a DC in this instance where the DC seeks to manage a constraint and supports development consistent with relevant statutory policy.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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. In response, the applicant confirmed that a project team by the name of Oldstreet encompassing the developer, and consultants of both the land use amendment file and the development permit file was established and on 2024 July 29 conducted a digital information session with local residents who were able to provide feedback on the project and discuss any points of concern with members of the project team. The digital session was advertised to the public by way of signage, posted at the site. Additional outreach strategies included:

- supplementary on-site signage to advertise the project which also included project team contact details;
- an outreach phone line and email address was created to receive submissions from the general public regarding the project;
- meetings and engagement with the ward office and the Bankview Community Association and with adjoining community associations Richmond-Knob Hill Community Association and Marda Loop Communities Association; and
- issuing of hand delivered brochures and postcards detailing the project and contact details to surrounding neighbours within a 200 metre radius.

The Applicant Outreach Summary is included under Attachment 4.

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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.

Administration received 12 letters of opposition and four letters of support from the public. The letters of opposition included the following areas of concern regarding the proposal:

- densification of the site causing traffic congestion concerns in the laneway and additional parking of vehicles on surrounding roads;
- overdevelopment of the site creating privacy issues, waste generation and storage concerns and inability to preserve mature trees and replant additional trees;
- pressure on existing utility and service infrastructure; and
- violation of the existing restrictive covenants.

The Bankview Community Association (CA) was circulated the application material on 2024 June 27 and again on 2025 April 2. Administration did not receive a response.

Administration considered the relevant planning issues raised by the community, though the concerns raised in terms of parking, traffic congestion, privacy impacts, waste storage, preservation of trees, landscaping and pressures on utility are all matters that would be investigated during the review of the development permit application. The proposed DC maintains the existing R-CG District and therefore does not create an intensification of the site, consequently, would not exacerbate or introduce additional risks beyond what is permitted on surrounding properties. The proposed land use amendment and the purpose for the proposed DC is consistent with the direction under approved planning policies applicable to the site.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the proposal 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 proposal would contribute to the supply of diverse housing options that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

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Economic

The proposal would provide for increased housing choice and diversity in the community and allow for a more efficient use of land, services and existing infrastructure.

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. **Proposed Bylaw 117D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform