

Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2133 and 2135 – 18 Street SW, LOC2018-0214

EXECUTIVE SUMMARY

This application was submitted by the landowner Daniel Alejandro Quiroga-Rivera on 2018 September 21. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 5 dwelling units (an increase from the current maximum of 3 dwelling units); and
- the uses listed in the proposed R-CG designation.

A minor map amendment to the *Bankview Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the Municipal Development Plan.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 2133 and 2135 – 18 Street SW (Plan 3076AB, Block 6, Lots 14 to 16) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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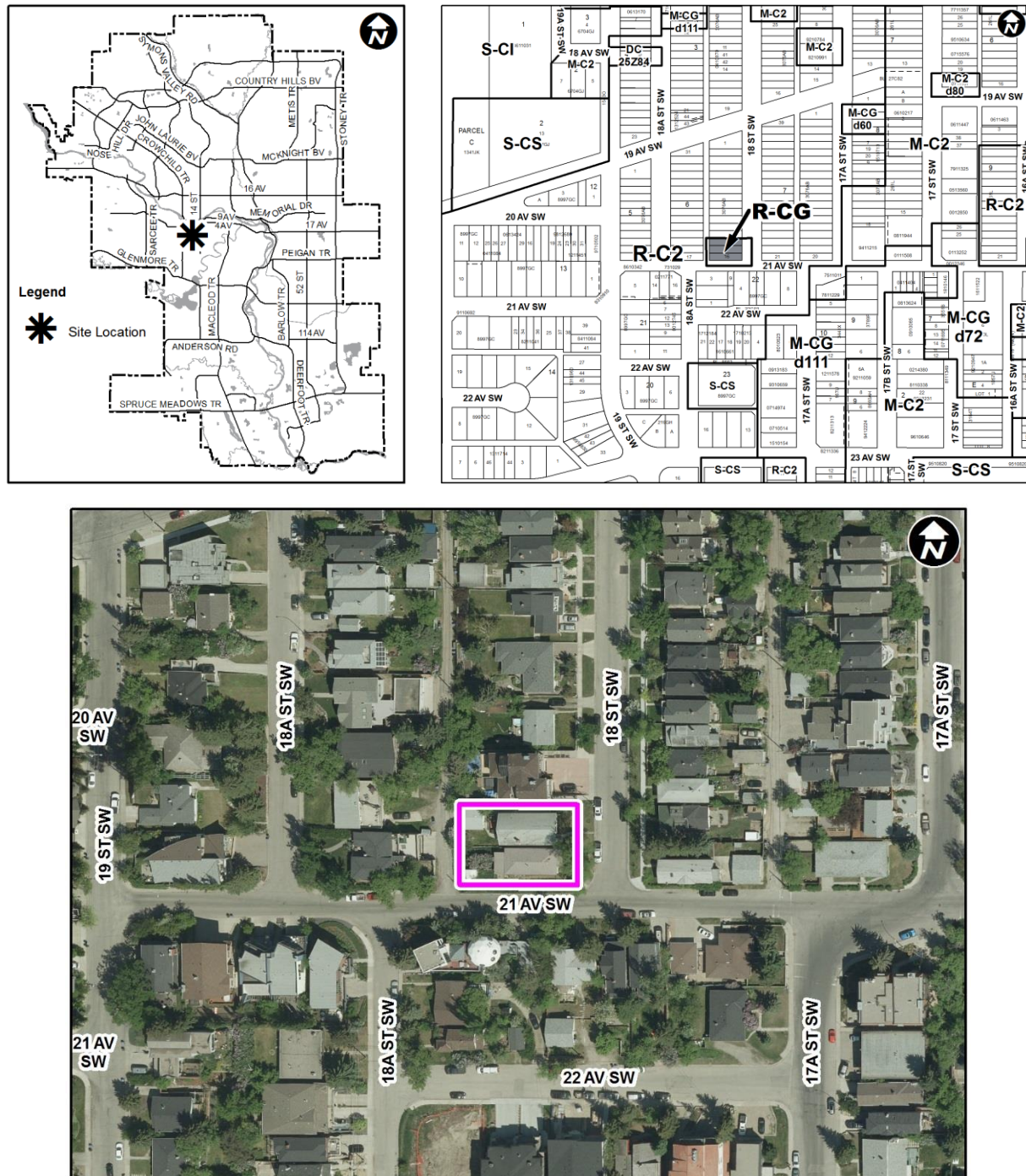
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2135 - 18 Street SW, LOC2018-0214**

BACKGROUND

This application was submitted by the landowner Daniel Quiroga-Rivera on 2018 September 21. No development permit application has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to develop three to four rowhouse dwelling units.

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Location Maps



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Site Context

The subject site is located in the community of Bankview at the southwest corner of 21 Avenue SW and 18 Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in the immediate area is Residential – Contextual One / Two Dwelling (R-C2) District.

The site is approximately 0.08 hectares in size with approximate dimensions of 23 metres by 34 metres. The site slopes down from the southwest corner towards the northeast corner of the site. A rear lane exists along the west edge of the site. The property is currently developed with two one-storey single detached dwellings and a detached garage accessed from the lane.

As identified in *Figure 1*, the community of Bankview has seen a slight decline in population since 1981.

Figure 1: Community Peak Population

Bankview	
Peak Population Year	1981
Peak Population	5,590
2017 Current Population	5,090
Difference in Population (Number)	-500
Difference in Population (Percent)	-8.9%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Subject to the minor amendment to the ARP proposed in this report, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to five dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG district provided the suites are below 45 square metres in size, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar.

Development and Site Design

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

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian and vehicular access to the site is available from 21 Avenue SW, 18 Street SW and the rear lane. The area is served by Calgary Transit bus service with stops located within 100 metres of the site on 17a Street SW and providing service to Westbrook LRT and downtown. The site is also within 200 metres of the Primary Transit Network along 17 Avenue SW. On-street parking is non-restricted on 18 Street SW and no parking is permitted on the north side of 21 Avenue SW. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

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Administration received a letter of no objection to the application from the Bankview Community Association (Attachment 2).

Administration received four letters in support and two letters in opposition to the application. Reasons stated for opposition are summarized below:

- Increase in traffic, and parking issues; and
- Reduced privacy on neighbouring property.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

Bankview Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation area as identified on Figure 2: Land Use Policy in the ARP. The Land Use Policy area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Figure 2 is required to change the land use category of the subject site to Conservation and Infill (Attachment 3).

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Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the Bankview Area Redevelopment Plan