

Planning & Development Report to  
Calgary Planning Commission  
2019 April 04

ISC: UNRESTRICTED  
CPC2019-0380

## Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069

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### EXECUTIVE SUMMARY

This application was submitted by Seika Architecture on 2018 March 27, on behalf of Anne and Guy Lear. The application proposes the redesignation of three residential parcels from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f3.8h20.8) District in the community of Bankview. The application is intended to provide for comprehensive mixed-use development, and increased height and density for a site located along 14 Street SW.

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 the applicable policies of the *Municipal Development Plan*.

#### 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 2);
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 1437 – 19 Avenue SW and 2103 and 2107 – 14 Street SW (Plan 261L, Block 13, Lots 1 to 4) from Multi-Residential – Contextual Medium Profile (M-C2) District **to** Mixed Use – General (MU-1f3.8h20.8) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

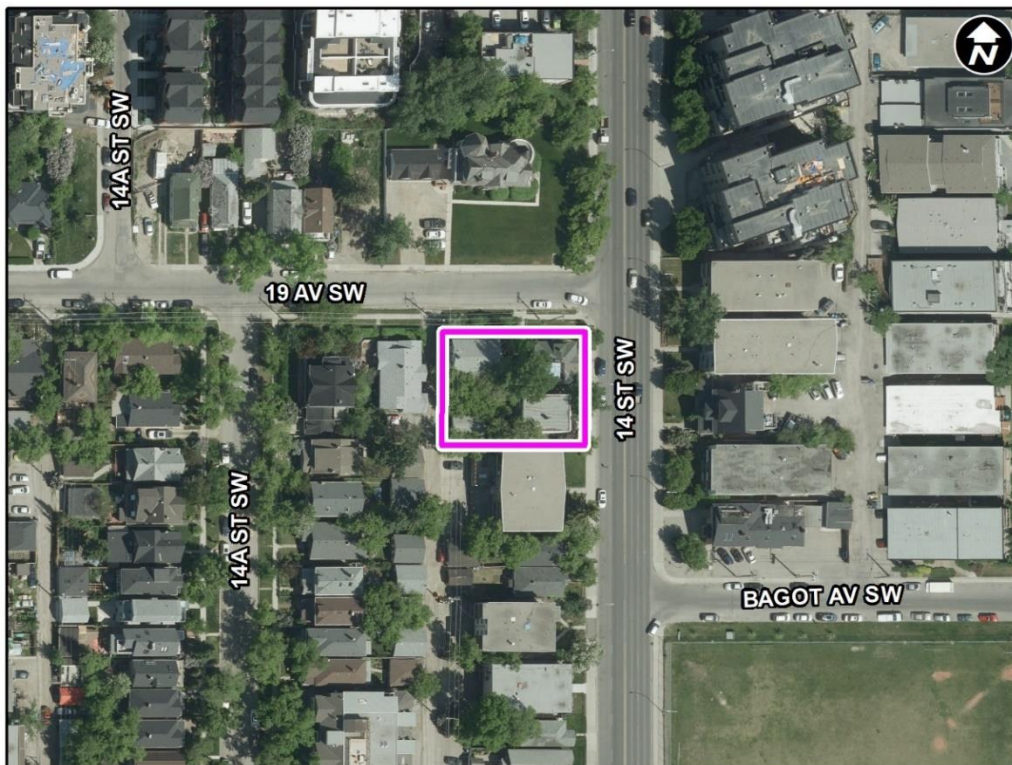
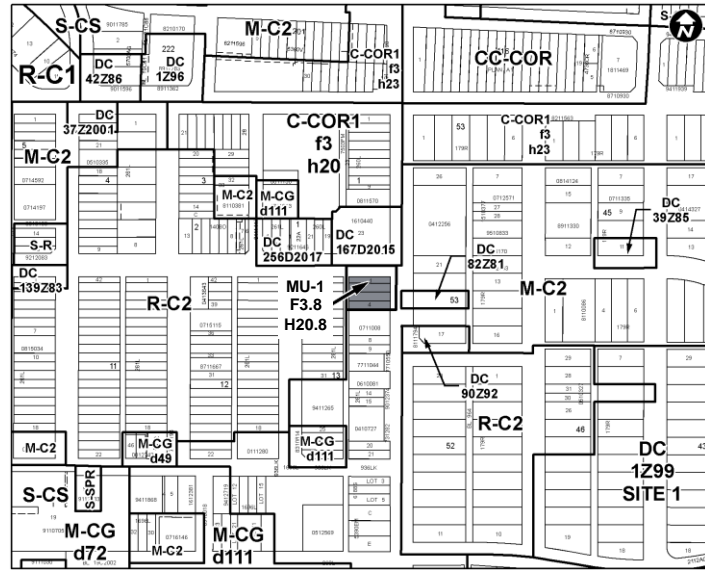
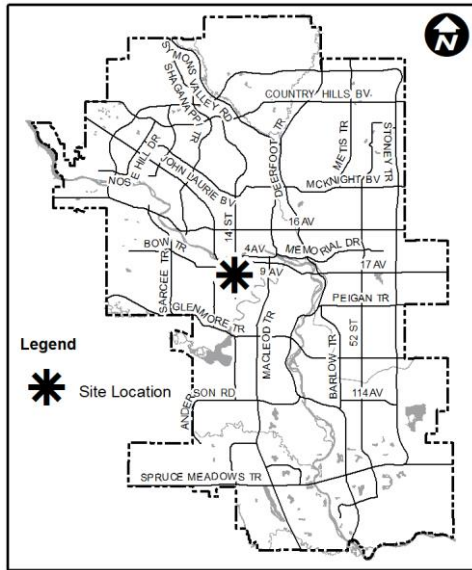
On 2019 January 03, a development permit for a mixed use development consisting of five at-grade retail and consumer service bays, 1,340 square metres of office use, and 16 dwelling units was submitted by Seika Architecture. The development application is currently under review. A decision on the development permit is contingent on the outcome of the proposed policy amendment and land use redesignation. This application, as submitted, is expected to result in an increase to the density and intensity for the area, see Attachment 1.

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Location Maps



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### Site Context

Three parcels comprise the overall site, located at the southwest corner of 14 Street SW and 19 Avenue SW and measuring 20.46 metres in width by 35.97 metres in length. Two of the three parcels front on to 14 Street SW, which is identified as being a Neighbourhood Main Street on the Urban Structure Map within the *Municipal Development Plan* (MDP). The development site is two blocks south of another prominent Main Street, being 17 Avenue SW. Three separate buildings with a total of 15 dwelling units currently occupy the site with vehicular access provided from an unpaved back lane.

The immediate surrounding area consists entirely of lower density dwellings to the west. Multi-residential apartments are located to the south and east along 14 Street SW, and the historic Nimmons House is located north of the development site across from 19 Avenue SW. Mount Royal Junior High School is located approximately 60 metres, on the south side of Bagot Avenue SW.

*Figure 1: Community Peak Population*

<b>Bankview</b>	
Peak Population Year	1981
Peak Population	5,590
2018 Current Population	5,211
Difference in Population (Number)	-379
Difference in Population (Percent)	-7%

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

### *Planning Consideration*

The following section highlights the scope of technical planning analysis conducted by Administration.

### *Land Use*

The existing Multi-Residential – Contextual Medium Profile (M-C2) District only allows for multi-residential development as a discretionary use and limits the overall height to 16 metres. The proposed Mixed Use – General (MU-1f3.8h20.8) District with modifiers is intended to be located along commercial streets where both residential and commercial uses are supported facing the street. The proposal, as submitted, will enable the developer to proceed with a comprehensive

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mixed-use development that offers at-grade commercial uses, offices at the second storey, and up to 16 residential units.

### ***Development and Site Design***

The location of the site responds to immediate context and local area by establishing uses that relate to the commercial street interface and are sensitive to the surrounding lower density residential uses located primarily to the west. The subject site is large enough and offers adequate vehicular access to accommodate the proposed mix of uses with an underground parkade providing on-site parking off the backlane.

### ***Environmental***

An environmental site assessment was not required for this application.

### ***Transportation***

The subject site has an interface with 14 Street SW, which is classified as being a Neighbourhood Boulevard with approximately 12,000 vehicle trips per day, and 19 Avenue SW which is a residential class road with less than 5,000 vehicle trips per day.

The application site is located approximately 135 metres from the northbound and southbound 7 Marda Loop bus stops. The northbound route provides service to the Downtown core, and other LRT (Primary Transit route, 2 kilometres away) and bus routes. The southbound route provides service through Bankview, South Calgary, and Altadore, ending up at a bus loop on 54 Avenue SW just east of Crowchild Trail SW, which provides access to other bus routes 18, 20, 63, 182, and 306 BRT.

The site is located within a residential parking zone with on-street parking restrictions on 14 Street SW between 15:30-18:00 Monday to Friday. Parking on 19 Avenue SW is by permit only.

### ***Utilities and Servicing***

Public water, sanitary and storm exist within the adjacent public right-of-ways. Development servicing will be determined at the development permit and development site servicing plan (DSSP) review stage.

### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's practices, this application was circulated to internal and external stakeholders, and the site was notice posted. Notification letters were sent to adjacent landowners and the application was advertised online. No formal comments were received from the external notification. The Main Streets team responded to the internal circulation by identifying the site as being a Neighbourhood Main Street on the Urban Structure Map within the *Municipal Development Plan* (MDP). Comments from the Main Streets team did not provide a specific timeline on when the 14 Street SW corridor will be further evaluated as part of the

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broader project, but acknowledged that the proposed amendment was in alignment with the future vision for 14 Street SW.

Upon submission of the application, Seika Architecture also made efforts to engage the surrounding community through on-site placement of their own signage and delivering nearly 500 postcards to nearby residents and businesses. The intent of the distribution was to build awareness of the application and to establish the vision for the site. The developer's engagement did not result in any formal comments from neighbours and adjacent property owners.

The Bankview Community Association was also formally circulated the application upon submission. The Bankview Community Association Development Committee (BCADC) submitted an opposition letter on 2018 April 23, see Attachment 3. Concerns cited by the committee included:

- change of height from 16 metres to 21 metres;
- increase to the Floor Area Ratio;
- zero lot line setbacks permitted in the MU-1 District; and
- a number of incompatible uses allowed in the MU-1 District that may negatively affect neighbouring residential properties.

Upon reviewing the comments, the applicant along with property owners attended a regularly scheduled BCADC meeting on 2018 August 28 to discuss the project. Planning staff also attended the meeting to understand the issues. The committee meeting concluded with the applicant understanding that a concurrent development permit submission would provide the necessary details to the BCADC and assurances that the overall development vision was in alignment with the community's transition as an inner-city community.

Based on the design process for the development permit drawing submission, the applicant was able to reduce the proposed Floor Area Ratio from 5.0 to 3.8. Consideration was also given to the setbacks west from the back lane, and incompatible uses that can generate higher traffic and odour, such as restaurants, which were excluded as uses from the development permit submission. The applicant's resubmission of the policy and land use amendment responded to the community comments on the height. As referenced within Attachment 1, the need to accommodate underground parking resulted in the maximum allowable height of 20.8 metres.

Administration found the changes made to the land use application that adjusted the modifiers to be entirely reasonable and acceptable. Following the resubmission of the land use amendment application in 2019 January, the BCADC was requested to provide updated comments on the application. A number of attempts were made and five extensions were provided to receive updated comments from the committee. Unfortunately, at the time of writing Administration did not have updated comments from BCADC.

Following the Calgary Planning Commission meeting 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.

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### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (2014)***

This plan establishes a vision for the region using a cumulative effects management approach that requires alignment of local land use decisions with Alberta's long-term economic, environmental and social goals. The proposed redesignation complies with the overall goals of the provincial plan including the Land Use Patterns policies (subsection 8.14).

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan* and builds on its principles by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

#### ***Municipal Development Plan (Statutory - 2009)***

The site is located within areas shown as Neighbourhood Main Street on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Main Street policies (subsection 3.4.3), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

The proposed MU-1f3.8h20.8 District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is located on a corner parcel, and will allow for a mixed use retail building in the area. For this reason, the proposed redesignation is found to comply with the general goals of the MDP while providing sound rationale to accommodate the minor amendment to the *Bankview Area Redevelopment Plan*.

#### ***Bankview Area Redevelopment Plan (Statutory - 1981)***

This application was reviewed against the applicable policies of the *Bankview Area Redevelopment Plan*, being the applicable Local Area Plan. The Land Use Policy map of the ARP identifies the parcel as being Medium Density.

The redesignation of the parcel to MU-1f3.8h20.8 District requires a site specific minor amendment to Map 2 of the ARP, see Attachment 2. The ARP amendment to change the classification from Medium Density to Neighbourhood Mid-Rise ensuring alignment with the policy framework. The proposed classification is intended to provide for a comprehensive redevelopment that includes a mix of uses and compact development offering variety in the type of units available in the community. Further, the new typology allows for buildings up to six storeys in height to be developed with a sensitive interface between higher and lower intensity areas.

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### **Social, Environmental, Economic (External)**

The recommended land use allows for an increase in the density, realization of compact development, and a wider range of housing types, and as such, the proposed change accommodates varying 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 proposed land use amendment is in keeping with the relevant goals and policies of the *Municipal Development Plan* that reinforce a more compact urban form for Calgary by locating a portion of new housing and jobs within higher intensity, and mixed-use areas that are well connected. Such areas along Main Streets will offer a greater variety of housing choices near existing residential communities, allow for higher density residential and employment concentration, and ensure walkable destinations and local gathering places adjacent to communities.

### **ATTACHMENT(S)**

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