

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0512

**Land Use Amendment in Bankview (Ward 8) at 2307 - 16 Street SW,
LOC2019-0009**

EXECUTIVE SUMMARY

This land use amendment application was submitted by N2H Design, on behalf of the landowner Qicai Lin, on 2019 January 15. This application proposes to change the designation of the subject parcel from Multi-Residential – Contextual Grade Orientated (M-CGd72) District to Multi-Residential – Contextual Grade Orientated (M-CG) District to allow for:

- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit) based on a maximum density of 111 dwelling units per hectare.

This proposal is compatible with the applicable policies identified in the *Municipal Development Plan* and the *Bankview Area Redevelopment 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 redesignation of 0.02 hectares \pm (0.05 acres \pm) located at 2307 - 16 Street SW (Plan 5228AF, Block 4, Lot 9) from Multi-Residential – Contextual Grade Orientated (M-CGd72) District to Multi-Residential – Contextual Grade Orientated (M-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

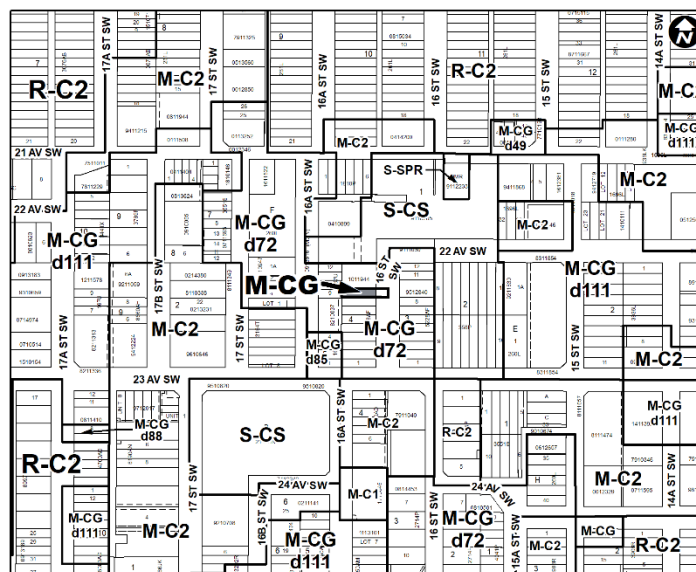
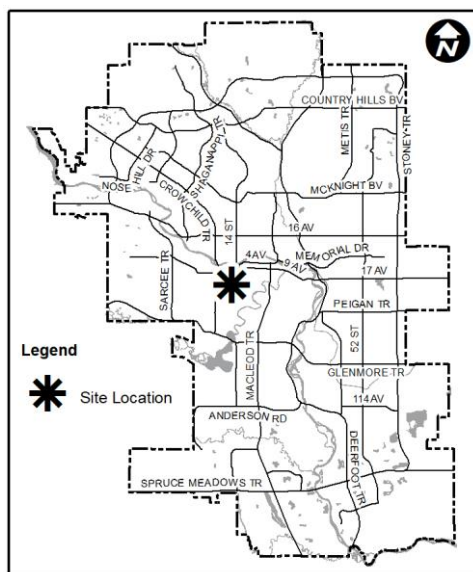
On 2019 January 15, a land use amendment application was submitted by N2H Design, see Applicant's Submission (Attachment 1), on behalf of the landowner, Qicai Lin. This parcel was subdivided in 1987 from the parcel to the north located at 2303 - 16 Street SW. Since then the parcel has remained undeveloped. There have been two previous approvals, in 2008 and 2013, by other applicants for a single detached dwelling on the subject site, but neither of them came to fruition. The applicant has identified their intent to pursue a development permit application for a front to back semi-detached dwelling on the subject site in the near future.

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Location Maps



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Site Context

The subject site, which is approximately 7.6 metres by 30 metres, is located in the community of Bankview, south of 22 Avenue SW and east of 16 Street SW. To the north is a bi-level six-unit condominium apartment. To the south is a raised bungalow style semi-detached dwelling. The site is surrounded by parcels designated Multi-Residential – Contextual Grade Orientated District, with a density modifier of 72 (M-CGd72). Buckmaster Park and Bankview Community Garden are located to the north and east of the site, designated as Special Purpose – Community Service (S-CS) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The subject site is currently undeveloped and is relatively flat with no rear lane.

As identified in Figure 1, the community of Bankview has experienced a population decline from its peak in 1981.

Figure 1: Community Peak Population

Bankview	
Peak Population Year	1981
Peak Population	5590
2018 Current Population	5211
Difference in Population (Number)	-379
Difference in Population (Percent)	-6.8%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

On 2019 January 15, this land use amendment application was submitted, proposing to change the designation through the removal of the density modifier in the same M-CG District. During the review, Administration determined that this application aligned with the *Municipal Development Plan* (MDP). The existing local area plan, the *Bankview Area Redevelopment Plan* (ARP), identifies this parcel as part of the Conservation and Infill land use area, in which a two family dwelling is acceptable. The Location Criteria for Multi-Residential Infill was not applied in the evaluation, as what is being proposed is not a multi-residential building.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

This application proposes to remove the density modifier to allow for two dwelling units on the small parcel. There is no change to height and setbacks to the existing land use designation. The proposed change is appropriate for this area as it is located in close proximity to a number of important amenities and to 14 Street SW, which is identified in the MDP as a Neighborhood Main Street corridor.

Development and Site Design

If this application is approved by City Council, the rules of the proposed Multi-Residential – Contextual Grade Oriented (M-CG) District will provide basic guidance for the future site development. The building design, size and site layout details such as parking, landscaping, and site access will be determined during the development permit application review.

Environmental

No environmental issues have been identified at this time.

Transportation

Neither a Traffic Impact Assessment nor a Parking Study were required as part of this land use application. Access is to be from the access easement on title, shared with the parcel to the north, and will be reviewed at the development permit stage. The site is located approximately 306 metres from the nearest transit stop servicing Route 6 to the Westbrook LRT station, and 390 metres from the transit stop servicing Route 7 to the Downtown core. The site is 390 metres from the Primary Transit network on 14 Street SW, and approximately 1.10 kilometre walking distance from the Sunalta LRT.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

The Bankview Community Association was circulated as part of Administration's standard. Comments of non-support were received, see Bankview email (Attachment 3). The applicant has since contacted the Bankview representative and clarify the intent of this application (see Applicant Response Email - Attachment 3).

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One citizen comment letter was received. The following is a summary of concerns:

- development would negatively affect property value;
- sunlight and view will be affected by developing a double unit;
- development would impede on the existing parking area;
- how additional parking will be provided on a narrow shared access;
- street parking is very limited with driveways and fire hydrant restrictions;
- construction will affect their building access and parking lot; and
- about the timeline and duration allowed for the construction process.

The applicant and the owner have met with the adjacent owner to discuss the concerns, see Applicant Response to Concerns (Attachment 2).

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

Engagement

Administration encouraged the applicant to contact the Bankview Community Association, the Councillor and neighbours. No additional City led engagement was undertaken as part of this application.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory - 2009)

The subject site is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure 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 regarding intensification, maintaining stable neighborhood and general developed residential areas policy.

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Bankview Area Redevelopment Plan (Statutory - 1986)

The subject site is identified as a Conservation Infill land use area, which allows for single and two family dwellings and small multi-dwelling infill projects. Although the policy does suggest that “new developments should not exceed 75 units per hectare,” the preface does allow reasonable interpretation in the context of a site specific proposal. This application does not require amendment to the local area plan.

Social, Environmental, Economic (External)

The recommended land use amendment will provide for a moderate increase in residential density, allowing for a more efficient use of existing public infrastructure. In addition, this proposal would encourage an increase in socio-economic diversity within the area by providing a variety of housing types and forms.

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 consistent with the applicable policies of the *Municipal Development Plan* and the *Bankview Area Redevelopment Plan*, and is consistent with the intent of the Multi-Residential – Contextual Grade Oriented (M-CG) District of Land Use Bylaw 1P2007.

ATTACHMENT(S)

1. Applicant Submission
2. Applicant Response to Concerns from adjacent owner
3. Community Association Email and Applicant response