

Applicant's Submission

Summary

QuantumPlace Developments Ltd. (QPD), on behalf of the property owners of 2140 16 Street SW, are applying for a land use redesignation from Residential – Contextual Two Dwellings (R-C2) to Multi-Residential – Context Grade-Oriented (M-CG) to facilitate the development of a 5 unit row-house. The subject lot, occupies the northeast corner of 16 Street SW and 21 Avenue SW in the community of Bankview. To the east are townhomes on a parcel designated M-CG and an apartment on a parcel designated M-C2 to the west. To the north are semi-detached dwellings within a R-C2 district. Directly south of the site is Buckmaster Park.

There is an existing non-conforming 6-unit apartment building on the parcel. The R-C2 land use was likely a result of the district transition from Bylaw 2P80 to 1P2007. The purpose of the proposed land use redesignation to M-CG is to allow for an increase in density and uses in keeping with the objectives of the Bankview Community Association (BCA) and the ARP, to realize increased family style housing.

Application History

The application went before Calgary Planning Commission (CPC) on August 23, 2018. CPC referred the application back to Administration so that a joint Land Use and Development Permit application could be submitted and for the Applicant to further engage with the BCA. The land owner representative was present but did not understand the CPC process or request. It was only after the CPC meeting that the request was understood. The land owner cannot pursue the concurrent Land Use and Development Permit application due to market conditions and financing. Upon discussion with Administration and the Ward Councillor it was agreed that the BCA should be better consulted and further engagement conducted.

Engagement

Since the initial CPC meeting, the Applicant has met with the BCA twice, with the intention to meet once again before the second CPC meeting. At the first meeting with the BCA, the land owner listened to what the BCA would like to see on the parcel. The BCA provided examples of good development within their community and discussed community concerns related to pedestrian realm, creation of family-style units, and community oriented development with engagement with the street and/or eyes on the street for community building and safe streets.

In the second meeting the Applicant sat down with the BCA to go over several different site plans to develop an understanding of the site constraints and discuss aspects the BCA likes and doesn't like for the subject parcel. Five units, four with driveways and one with a garage accessed off the lane was the preferred site plan. The Applicant is committed to help create safer streets while working with City Administration to get their input/approval for rolled curbs, and encourage the installation of a traffic bulb to facilitate a better pedestrian connection to the park across 21 Avenue SW. These details will be considered at the Development Permit stage, in discussion with Transportation. The Applicant intends to meet a third time with the BCA to get feedback on the conceptual elevations. The Applicant also commits to working with the BCA during the Development Permit application process.

We kindly request both CPC and Council support for this land use redesignation.