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OFFICE CONSOLIDATIONS

June 2022,
July 2022,
March 2023,
May 2023



BANKVIEW

AREA REDEVELOPMENT PLAN

Bylaw 13P81
Approved 1981 December 7



THE CITY OF
CALGARY

Note: This office consolidation includes the following amending Bylaws:

Amendment	Bylaw	Date	Description
1	6P84	1984 April 09	<ul style="list-style-type: none"> a. Section 3.1.2 Medium Density Redevelopment b. Section 3.1.3 Medium Density Redevelopment Direct Control Districts c. Section 3.1.4 Parking Specific Design Considerations d. Figure 2 (Superceded by Bylaws 9P86, 13P95, 7P2000, 12P2001, 13P2002, 22P2003) e. Figure 3 (Superceded by Bylaws 8P95, 9P86, 13P95)
2	8P85	1995 September 09	<ul style="list-style-type: none"> a. Section 3.2.3 Commercial Land Use Districts b. Figure 3 (Superceded by Bylaws 9P86, 13P95)
3	9P86	1986 April 14	<ul style="list-style-type: none"> a. Figure 2 (Superceded by Bylaws 13P95, 7P2000, 12P2001, 13P2002, 22P2003) b. Figure 3 (Superceded by Bylaw 13P95)
4	13P95	1995 April 18	<ul style="list-style-type: none"> a. Section 3.1.3 Residential Land Use Districts b. Figure 2 (Superceded by Bylaws 7P2000, 12P2001, 13P2002, 22P2003) c. Figure 3 deleted
5	7P2000	2000 April 10	<ul style="list-style-type: none"> a. Section 3.2.3 Commercial Land Use Districts b. Figure 2 (Superceded by Bylaws 12P2001, 13P2002, 22P2003)
6	12P2001	2001 June 04	<ul style="list-style-type: none"> a. Figure 2 (Superceded by Bylaws 13P2002, 22P2003) b. Change text in Section 5.2)b)
7	13P2002	2002 July 15	<ul style="list-style-type: none"> a. Figure 2
8	22P2003	2004 February 23	<ul style="list-style-type: none"> a. Figure 2 b. Change Table in Section 3.1.3 c. Add text to District Control Descriptions in Section 3.1.3
9	27P2007	2007 September	<ul style="list-style-type: none"> a. Section 3.1.3 "Residential Land Use Districts" delete and replace text 2007 September
10	23P2008	2008 June 01	<ul style="list-style-type: none"> a. Add note paragraph text at the end of the "Preface." 2008 June 01 b. Delete text in Section 3.1.4 Residential Redevelopment Guidelines. c. Delete and replace text in Section 3.1.4 Residential Redevelopment Guidelines. d. Delete text in Section 3.2.4 Commercial Development Guidelines. e. Delete text in Section 3.4.1 Implementation.
11	34P2011	2011 October 03	<ul style="list-style-type: none"> a. Delete and replace Figure 2.
12	33P2014	2014 November 03	<ul style="list-style-type: none"> a. Delete and replace Figure 2.
13	36P2015	2015 December 08	<ul style="list-style-type: none"> a. Delete and replace Figure 2. b. Section 3.3, under Heritage, delete and replace first sentence. c. Section 3.3, under Heritage, after first paragraph, insert new sections (3.3.1 to 3.3.7.5)
14	44P2016	2016 December 05	<ul style="list-style-type: none"> a. Delete and replace Figure 2.
15	45P2016	2016 December 05 <i>Signed: 2016 December 12</i>	<ul style="list-style-type: none"> a. Delete and replace Figure 2.
16	1P2017	2017 January 17	<ul style="list-style-type: none"> a. Delete and replace Figure 2.
17	12P2017	2017 March 13	<ul style="list-style-type: none"> a. Delete and replace Figure 2.
18	40P2017	2017 July 31	<ul style="list-style-type: none"> a. Subsection 3.1.2 insert new policy area. b. Delete and replace Figure 2. c. Subsection 3.1.2 insert "Neighbourhood Mid-Rise" section. d. Subsection 3.1.2 amend title of paragraph 3. e. Subsection 3.1.3, insert new row at bottom of table. f. Delete and replace Figure 6.

Amendment	Bylaw	Date	Description
19	62P2017	2017 November 20	a. Delete and replace Figure 2.
20	88P2018	2018 December 10	a. Delete and replace Figure 2.
21	6P2019	2019 January 14	a. Delete and replace Figure 2.
22	25P2019	2019 April 8	a. Amend Figure 2 entitled 'Land Use Policy': i. 0.14 hectares \pm (0.34 acres \pm) located at 2604, 2608, 2610 – 17A Street SW (Plan 1717FW, Block 10, Lots 4 to 6) from 'Medium Low Density' to 'Neighbourhood Mid-Rise'; and ii. 0.24 hectares \pm (0.60 acres \pm) located at 2614, 2618, 2624 – 17A Street SW and 1816 – 26 Avenue SW (Plan 1717FW, Block 10, Lots 1 to 3; Plan 1310901, Block 9, Lot 9) from 'Medium Density' to 'Neighbourhood Mid-Rise'.
23	27P2019	2019 April 29	a. Amend Figure 2 entitled 'Land Use Policy', by changing 0.05 hectares \pm (0.12 acres \pm) located at 2140 – 16 Street SW (Plan 261L, Block 1, Lots 22 and 23) from 'Conservation' to 'Medium Low Density'
24	36P2019	2019 May 27	a. Amend Figure 2 entitled 'Land Use Policy', by changing 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 'Medium Density' to 'Neighbourhood Mid-Rise'
25	8P2020	2020 February 3	a. Amend Figure 2 entitled 'Land Use Policy'
26	27P2020	2020 JUNE 15	a. Amend Figure 2 entitled 'Land Use Policy'
27	31P2022	2022 JUNE 07	a. Amend Figure 2 entitled Land Use Policy by changing 0.06 hectares \pm (0.14 acres \pm) located at 1923 – 26 Avenue SW (Plan 4479P, Block 5, Lots 29 and 30) from 'Conservation' to 'Conservation and Infill'
28	39P2022	2022 July 26	a. Amend Figure 2 titled 'Land Use Policy' by changing 0.06 hectares \pm (0.15 acres \pm) located at 2101 – 17A Street SW (Plan 3076AB, Block 7, Lots 1 and 2) from 'Conservation' to 'Medium Low Density'
29	16P2023	2023 March 7	a. Amend Figure 2 entitled 'Land Use Policy' by changing 0.11 hectares \pm (0.26 acres \pm) located at 2203 and 2207 – 17A Street SW (Plan 8997GC, Block 22, Lots 8 and a portion of Lot 7) from 'Conservation' to 'Medium Low Density'
30	25P2023	2023 May 16	a. Amend Figure 2 entitled 'Land Use Policy' by changing 0.04 hectares \pm (0.09 acres \pm) located at 1625 – 23 Avenue SW (Plan 2714P, Block 2, Lot 1) from 'Conservation' to 'Medium Low Density'

Amended portions of the text are printed in *italics* and the specific amending Bylaw is noted. Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and all amendments are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.

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BANKVIEW AREA REDEVELOPMENT PLAN

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PREFACE

Area Redevelopment Plans are planning documents for distinct areas within the City and are to be considered in conjunction with other statutory plans, bylaws and policy documents that apply to any proposed development of a site. These Plans are the most specific in the hierarchy of statutory planning controls. They are intended to supplement the Land use Bylaw by providing more detailed parameters within which the latitude of discretion of the approving authority under the Land Use Bylaw should be exercised in a particular area of the City. Districts under the Land Use Bylaw apply uniformly throughout the City and this Plan is intended to inject a community orientation to the district uses and rules.

This document is not intended to have only one interpretation but, in the context of a specific proposal may bear more than one reasonable interpretation, leading to a variety of solutions of which the best is to be desired.

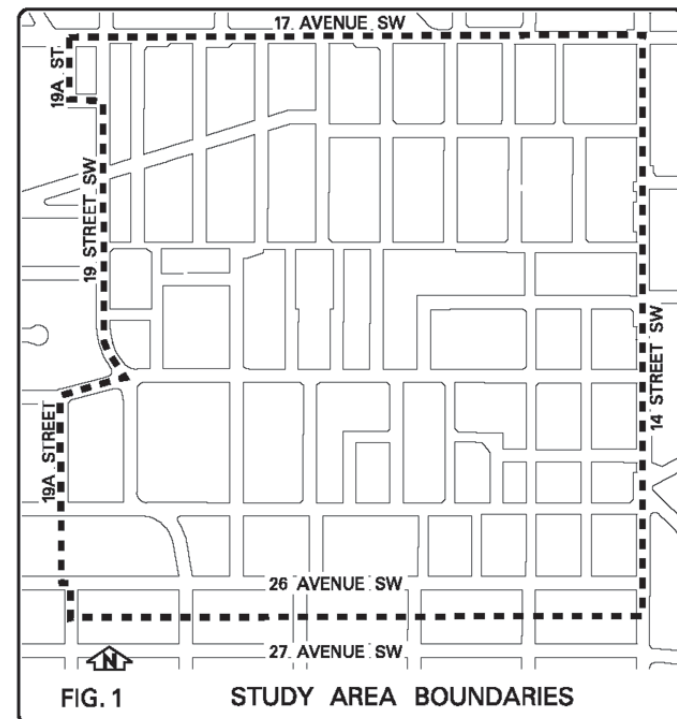
The life expectancy of the Bankview Area Redevelopment Plan is ten to fifteen years. This will allow time for full implementation of all City Initiated improvements and for reasonable implementation of the land use and development policies. However, an evaluation of the Area Development Plan should be undertaken to judge the effectiveness of the plan in meeting its objectives. This evaluation should occur within five years of the plan's approval, although the exact timing would be dependent upon the availability of staff and the urgency of the local situation. The evaluation should include input from community and other interest groups.

Note: This ARP was adopted by Council when the City of Calgary Land Use Bylaw 2P80 ("2P80") was in effect. As a result, the ARP references land use districts both in its text and its maps which are no longer current. New land use districts have been applied to all parcels in the City, pursuant to the City of Calgary Land Use Bylaw 1P2007 ("1P2007"),

effective June 1, 2008, which transitioned 2P80 districts to the most similar 1P2007 district. Therefore, it is important for the user of this ARP to consult the new land use maps associated with 1P2007 to determine what the actual land use designation of a general area or specific site would be. Any development permit applications will be processed pursuant to the districts and development rules set out in 1P2007.

Notwithstanding the foregoing, the user should be aware that where the ARP guidelines and policies reference a 2P80 district in the ARP, the same guidelines and policies will be applicable to those lands identified by the district on an ongoing basis and must be considered by the approving authority in its decision making, notwithstanding that the 2P80 districts, strictly speaking have no further force and effect.

Bylaw 23P2008



1.0 STUDY BOUNDARIES

Study boundaries of the Bankview Area Redevelopment Plan are shown in Figure 1, and may be summarized as follows:

North - 17 Avenue SW
South - the lane south of 26 Avenue SW
East - 14 Street SW
West - 19 and 19A Streets SW

The Area Redevelopment Plan covers a total of 70 hectares (174 acres).

2.0 GOALS

The goals of the Bankview Area Redevelopment Plan are:

- 1) To implement the policies of the Calgary General Municipal Plan and the Inner City Plan which pertain to Bankview.
- 2) To resolve local planning issues and concerns identified through the participation and planning process.
- 3) To stabilize land use and densities within the community.
- 4) To improve the physical environment within the community.
- 5) To recommend appropriate action so that the transportation system better serves the needs of the community.

- 6) To review parking problems and recommend appropriate action.
- 7) To provide a greater variety of accessible recreational amenities.
- 8) To assess the current and potential social environment through specific actions.

3.0 LAND USE POLICY

3.1 Residential Land Use

3.1.1 Residential Land Use Objectives

Residential land use policies recommended in this Area Redevelopment Plan are based upon the following objectives:

- 1) To identify areas where the preservation and rehabilitation of existing viable housing should be encouraged; and recommend land use policies which achieve this objective.
- 2) To identify areas where redevelopment may be accommodated, specify the form it should take; and recommend land use policies which achieve these objectives.
- 3) To preserve and enhance the appearance of the residential aspects of the community.
- 4) To identify where topography and views should be considered when redevelopment occurs.

3.1.2. Residential Policy Areas (See Figure 2)

Five residential land use policy areas are proposed. These are:

- 1) conservation;
- 2) conservation and infill;
- 3) medium low density redevelopment;
- 4) medium density redevelopment;
- 5) *Neighbourhood Mid-Rise*. **41P2017**

The criteria used for application of these policies is described in Section 2.4 of The Supporting Information.

Conservation (R-2)

The intent within conservation areas is to retain existing neighbourhood quality and character.

Conservation areas may be generally divided into two distinguishable character areas although there are situations where characteristics from both areas are present:

- 1) in the southwest portion of the community, conservation areas are characterized by 15 metre (50 foot) lot subdivision and stucco bungalow construction indicative of 1940s/1950s development; and
- 2) in the remainder of the community, conservation areas are characterized by a predominance of 7.5 metre (25 foot) lot subdivision and construction indicative of early 1900s development.

Common elements from the early 1900s development include:

- larger houses on small lots;
- a predominance of one and two storey houses with evidence of additional half-storey development;
- varied and sloping rooflines;
- a predominance of elevated front porches and entries, often enclosed with outside access to a second storey porch;
- a high degree of door and window detail;
- wall face treatment involving a high degree of articulation;
- finish materials which include a mixture of wood shingles and narrow clapboard, stucco with painted wood detail, or brick.

Conservation areas should function as stable residential areas, thereby encouraging preservation and enhancement of existing dwellings. Redevelopment should be limited to one and two family dwellings which reflect surrounding structures.

Conservation and Infill (RM-2)










The intent within these areas is to improve existing neighbourhood quality and character as described

Bankview Area Redevelopment Plan

Fig. 2

Land Use Policy

Legend

-  Conservation
-  Conservation and Infill
-  Medium Low Density
-  Medium Density
-  Neighbourhood - Mid-Rise
-  Nimmons Residence Site
-  Medium Density Residential With Office Use
-  Local Commercial
-  General Commercial
-  Institutional
-  Park School and Recreation

 Study Area Boundary



This map is conceptual only. No measurements of distances or areas should be taken from this map.

Approved: 13P81
Amended: 31P2022, 39P2022,
 16P2023, 25P2023



in the conservation policy, while permitting limited low profile redevelopment to occur. Housing may be preserved and enhanced through maintenance and renovation. As an encouragement to retain existing structures, conversion to two units on lots less than 15 metres (50 feet) is permitted. Alternately, housing may be replaced by developments which relate to surrounding dwellings and enhance the character of the street. Acceptable redevelopment would include single and two family dwellings and small multi-dwelling infill projects. Maximum density in new developments should not exceed 75 units per net hectare (30 units per net acre).

Medium-Low Density Redevelopment (RM-3)

The intent within medium-low density areas is to encourage redevelopment using a variety of housing types which provide immediate access to grade or landscaped area, and which may provide an option for family accommodation. Townhousing and stacked townhousing would be particularly appropriate. Maximum density should not exceed 111 units per net hectare (45 units per net acre).

Medium Density Redevelopment (RM-4, RM-5)

The intent with medium density residential areas is to encourage apartment redevelopment which does not exceed 148 units per net hectare (60 units per net acre) in the case of RM-4 and 210 units per net hectare (85 units per net acre) in the case of RM-5. Redevelopment should relate to topography and respect adjacent residential development.

6P84, 40P2017

Neighbourhood Mid-Rise

The intent with Neighbourhood Mid-Rise areas is to provide a transition between existing low-rise residential and more intense residential or mixed-use areas along Neighbourhood Corridors, as well as to accommodate increased density through mid-rise residential buildings four to six storeys in height that provide a sensitive interface between higher and lower intensity areas.

Where such redevelopment occurs on identified sites, application of a Direct Control land use district is encouraged to ensure appropriate transition and form.

40P2017

3.1.3. Residential Land Use Districts

Residential land use districts are assigned which reflect the general intent of the residential land use policies. These are shown in Figure 3. The residential districts assigned are as follows:

Residential Land Use Policy	Residential Land Use District
Conservation	R-2
Conservation and Infill	RM-2
Medium Low Density Redevelopment	RM-3
Medium Density Redevelopment	RM-4, RM-5 DC 6P84, 22P2003
Neighbourhood Mid-Rise	M-C1, M-C2, M-H1, M-X1, DC

Direct Control (DC) districts therefore are recommended for specific parcels within Bankview.

6P84, 13P95, 40P2017

In each case these special districts are designed to meet specific needs, which are not in conflict with the intent of the recommended residential land use policy.

- *The parcel located at 1909 - 17 Avenue has special guidelines which permit office, live-work and residential uses in the existing structure.* **27P2007**
- *Deleted* **13P95**
- The parcels located at 1919 - 17 Avenue and 1810 - 18A Street should be assigned to a Direct Control District subject to RM-5 guidelines and other appropriate guidelines which ensure consideration of the topography of the site and the impact of redevelopment on the surrounding conservation area. This was approved by Council on November 17, 1981 (AM81/206/LUB 229Z81).
- *The parcels located at 2605 - 17 Street and 2613 - 17 Street shall retain their existing Direct Control Districts (AM83/71(8)/ LUB 135Z83 and AM83/71(9)/LUB 135Z83) respectively). Each district is subject to RM-4 guidelines and an additional guideline requiring a minimum of 25 percent of the residential units having direct access to grade or to an onsite landscaped area. They were approved by Council on December 05 and 06, 1983.* **6P84**
- *The parcel located at 2101 - 16 Street shall retain its existing Direct Control District (AM83/ 71(3)/LUB 139Z83). This district is subject to R-2 guidelines, with additional*

guidelines concerning lot width, lot area, and lot coverage, and permits a single-family, duplex or semi-detached dwelling use. It was approved by Council on December 05 and 06, 1983. **6P84**

- *The parcels located at 1823 and 1825 - 18A Street shall retain their existing Direct Control Districts (AM84/5/LUB 25Z84). The district has special guidelines which permit one duplex and one tri-plex in their existing structures. It was approved by Council on April 09. 1984.* **6P84**
- *The parcel located at 1830 - 17 Street SW should be designated Direct Control with RM-5 guidelines having a maximum of four units.* **22P2003**

Potential Population and Density

The residential land use policies provide for an expected maximum population in the order of 7,000 persons. This projection is derived using 1978 Bankview's occupancy rates and adjusts for sites where maximum development potential is not likely to be obtained. *The projection assumes that an overall population increase will occur only in the RM-3, RM-4, and RM-5 areas.* Population density within the community could increase to a maximum in the range of 115 persons per net hectare (46 persons per net acre). **6P84**

3.1.4. Residential Redevelopment Guidelines

In order to reflect the intent of the residential land use policies recommended in this Area Redevelopment Plan, the following redevelopment

guidelines shall be considered by the Approving Authority in the review of discretionary use development applications in Bankview. These guidelines may be used in attaching conditions of development to discretionary use applications, as provided for under the Land Use Bylaw.

Bylaw 23P2008

1) Landscaping

In order to ensure the retention of an attractive streetscape, the Approving Authority:

- a) should encourage the retention of existing mature trees on site, particularly when located in front yards;
- b) should encourage the planting of hardy vegetation types;
- c) should encourage the use of front yards as landscaped areas, and should discourage their use as parking areas;
- d) should encourage the planting of trees and shrubs to screen parking areas from view along the street.

2) Landscaped Decks

In order to encourage the design of functional communal landscaped decks the Approving Authority:

- a) should encourage a combination of hard and soft landscaping;

- b) should encourage the provision of useable facilities (such as seating areas, picnic tables, barbecue stands, sunbathing areas and heat traps, childrens' play equipment, or solariums).

3) Parking

In order to discourage additional on-street parking congestion through the adequate provision of on-site parking, the Approving Authority:

- a) *should require in the order of 1.00 resident spaces and 0.15 visitor spaces per dwelling unit in RM-4 and RM-5 developments.* **6P84**
- b) should require in the order of 1.25 resident spaces and 0.15 visitor spaces per dwelling unit in RM-2 and RM-3 developments.

4) Parking Structures

In order to ensure sensitive treatment of parking structures adjacent to adjoining properties, the Approving Authority:

- a) where setback is provided, should encourage adequate natural screening; or
- b) where setback is not provided, should encourage finished treatment of the structure's wallface.

*Figure 3 Proposed Land Use Districts
deleted*

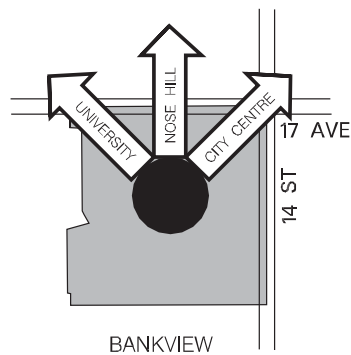
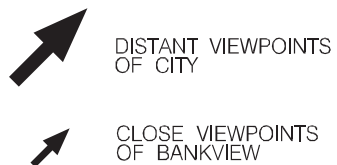
13P95

FIG.
4

BANKVIEW

VIEWPOINTS
(from street level)

LEGEND

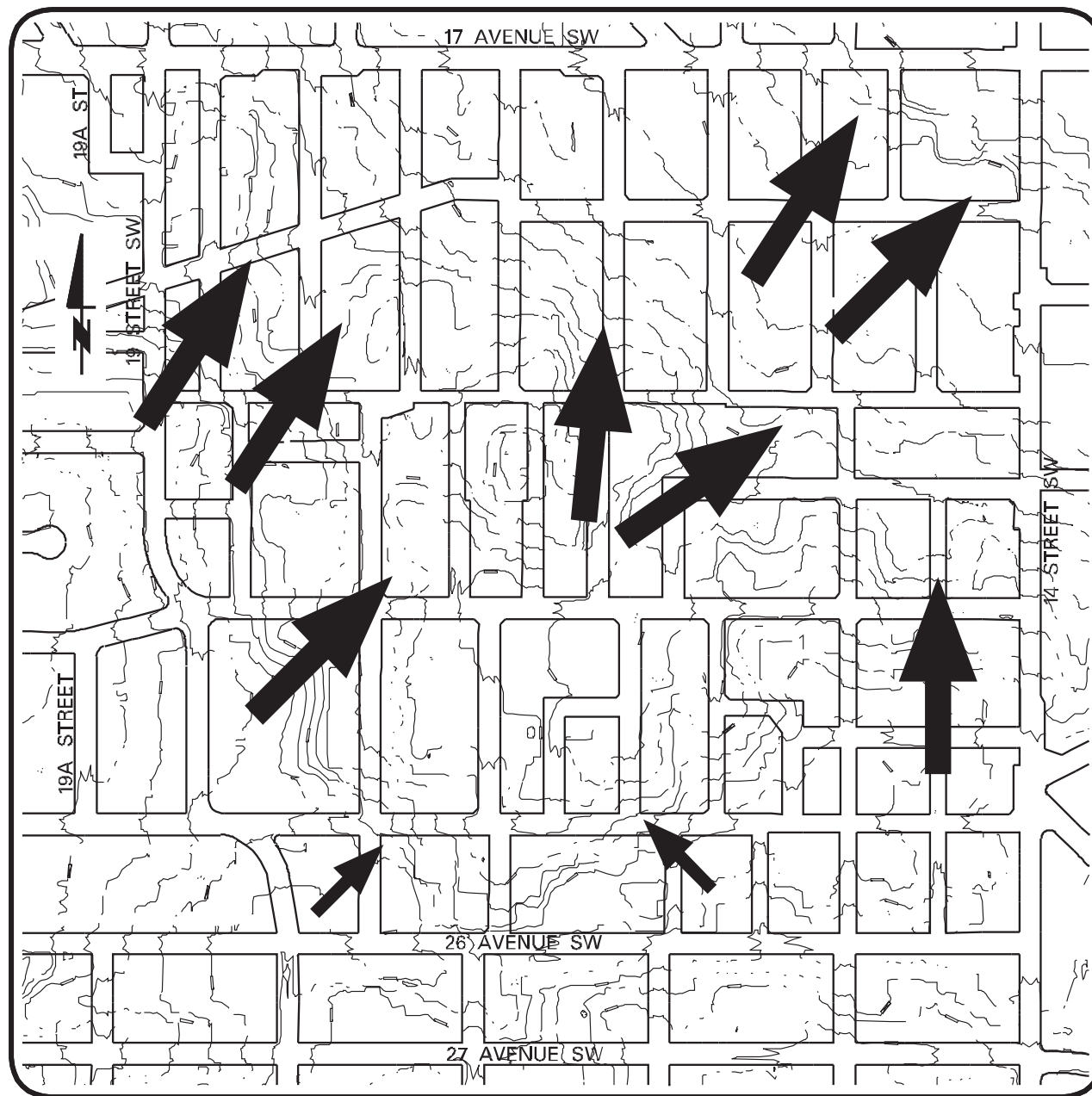


Plot Date: 31-AUG-2001 Draw No. BANKviewpts

December 1981



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5) Private Amenity Areas

Private amenities areas (e.g. balconies and patios) should be designed in a manner which provides privacy and screening from public view.

6) View and Urban Design Considerations

a) In order to maximize the use of view potential, the Approving Authority:

- should require information on how the building responds to potential views. Figure 4 shows all sites in Bankview which have a view potential.

b) In order to ensure enhancement of the community character, the Approving Authority:

- should direct special attention to the architectural form and finish materials employed on sites which are focal points. Figure 5 shows potential focal points within Bankview.

c) In order to minimize the visual impact of redevelopment in low-lying parts of the community, the Approving Authority:

- should carefully review the treatment of all roof tops and roof decks where they are visible from other

developments to ensure proper treatment. Figure 5 shows all low-lying areas in the community.

d) In order to understand the impact of all developments, the Approving Authority:

- should require information on how the building design caters to the sensitive interface with the existing buildings (e.g. view, sunlight, privacy, etc.).

7) Energy Conservation

In order to encourage energy conservation, the Approving Authority:

a) should give consideration to energy conservation measures in the design of developments substantial enough to require development permits.

8) Specific Design Considerations

a) R-2 and RM-2 Districts

In order to enhance the character and quality of the street, using elements with an emphasis upon original character as described in the conservation and conservation/infill policies, the Approving Authority:

i) should require in development applications statistical, written, or

FIG.
5

BANKVIEW

FOCAL POINTS AND LOW LYING AREAS

LEGEND

--- STUDY AREA BOUNDARY

PROMINENT
UPLAND FOCAL
POINTS

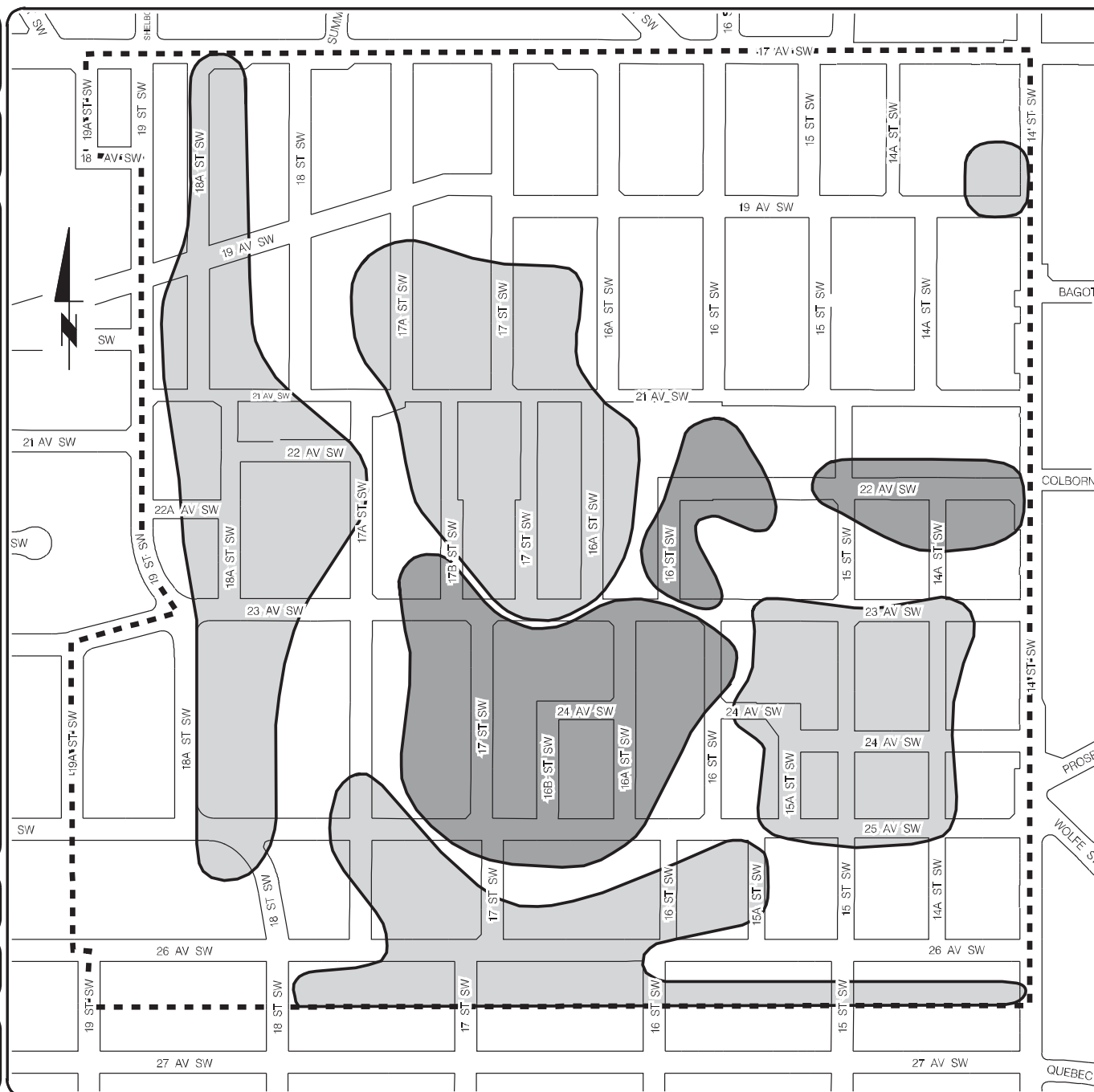
LOW LYING AREAS

Plot Date: 18-SEP-2001 Draw No. BANK:focals

December 1981



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photographic information concerning the following elements of the block face:

- front yard landscaping and setback
- building height and scale
- roofline orientation and slope
- building finish materials
- design details (e.g. windows, porch and entries).

- ii) shall review the merits of all development applications in light of the information supplied and in response to the intent of the conservation and conservation/infill policies.

b) *RM-3, RM-4, and RM-5 Districts* **6P84**

In order to ensure that the building design be compatible with the surrounding area and to meet the objectives of the residential land use policies, the Approving Authority:

- i) should encourage building finish materials which relate in colour and type to the surrounding area;
- ii) should encourage wall face and roofline articulation and building detail which is partially reflective of the original community character;

- iii) should encourage building design which responds to major changes in slope;
- iv) should encourage a building form which respects adjacent conservation and conservation/infill areas;
- v) should require that, in RM-3 apartment developments, at least 50 percent of the dwelling units have direct access to grade or landscaped area.

3.2 Commercial Land Use

3.2.1. Commercial Land Use Objectives

Commercial land use policies recommended in this Area Redevelopment Plan are based upon the following objectives:

- 1) To examine and make recommendations concerning the future role and function of existing commercial areas within Bankview.
- 2) To identify areas where the pedestrian street environment should be improved and recommend policies which encourage these improvements.
- 3) To ensure that redevelopment does not detract from the quality and character of surrounding residential areas.

3.2.2. Role and Function of Commercial Areas

Two commercial land use policy areas are appropriate for use in the community. These are:

- a) local commercial
- b) general commercial

The criteria used for application of these policies is described in Section 2.4 of the Supporting Information.

Local Commercial Areas (CC, C-1)

The intent within local commercial areas is to provide for goods and services which cater to the needs of surrounding neighbourhoods (for example, retail food stores, banks, dry-cleaners, hardware stores, and small shops and restaurants). Automobile service establishments may be acceptable uses in local commercial areas located along major streets. Along residential streets, commercial uses should be restricted to corner grocery stores. Building scale should be low profile.

General Commercial [(C-3(20))]

The intent with general commercial areas is to provide for goods and services which cater to the needs of a broad population base (for example, speciality shops and services, boutiques, and restaurants). Redevelopment in general commercial areas should attempt to minimize any negative affects (e.g. on-street parking congestion, overshadowing, etc.) upon adjacent residential areas. Maximum density should not exceed a floor area ratio of 3.

3.2.3. Commercial Land Use Districts

Commercial land use districts are assigned which reflect the intent of the commercial land use policies. These are shown in Figure 3. The assignment of residential districts may be described as follows:

Commercial Land Use Policy	Commercial Land Use District
Local Commercial (located on residential streets)	C.C. (Convenience Commercial)
Local Commercial (located on major streets)	C-1 (Local Commercial)
General Commercial	C-3(20) (General Commercial)

- Deleted **7P2000**
- The site located at 2619 - 14 Street SW is designated Direct Control (DC) District (AM#84/76, DC 38Z85) with guidelines for a convenience store/gas bar. **8P85**

3.2.4 Commercial Development Guidelines

In order to reflect the intent of the commercial land use policies recommended in this Area Redevelopment Plan, the following redevelopment guidelines shall be considered by the Approving Authority in the review of development applications in Bankview. *These guidelines may be used in attaching conditions of development to discretionary use applications, as provided for under the Land Use Bylaw.* **Bylaw 23P2008**

C-3(20) Districts

In order to ensure that commercial development does not detract from adjacent residential areas, and enhances the pedestrian street environment the Approving Authority:

- 1) should require a maximum building height of 20 metres (66 feet);
- 2) should require that parking be covered and oriented to the interior of the site;
- 3) should require street landscaping and furniture which reflects a pedestrian street environment;
- 4) should encourage the location of retail, restaurant, and personal services uses on the first floor;
- 5) should require that dwelling units be generally oriented away from major thoroughfares.

3.3 Other Land Uses

Parks and Open space

All City-owned parcels intended for use as public parks and open space shall be assigned to the PE (Park and Education) District. Development policies for these parcels are contained in Section 3.4.

Institutional Uses

The parcel located on 17 Avenue, between 19 and 19A Streets shall retain its existing Direct Control (DC) District (AM# 2527/LUCG# 278). This site has special guidelines which permit the development of a church office building. It was approved by Council on April 07, 1975.

Heritage

The Nimmons Residence at 1827 - 14 Street SW was registered provincially in 1979 as a Registered Historic Resource. There may, however, be other potential heritage sites or areas. Heritage policy as it is developed will apply in Bankview as elsewhere in the city.

Bylaw 36P2015

3.3.1 Nimmons Residence Site

3.3.2 Historical Significance

The Nimmons Residence is a two-storey Victorian Queen Anne Revival style house built around 1898. The rectangular red-brick building has a hipped and cross-gable roof, asymmetrical facade, polygonal corner tower, broad wrap-around veranda and numerous small stained glass windows. The property exists at a prominent corner location at 14 Street SW and 19 Avenue SW.

The Nimmons Residence possesses symbolic value for its associations with Calgary's golden age of ranching (c1886-1906), an activity which was vital to the city's settlement. It is also significant for its association with its builders and first owners William Nimmons (c1826-1919) and wife Isabella (c1851-1936) who were important pioneer ranchers and contributors in Calgary's early development.

For the communities of Bankview and Richmond/ Knob Hill, the Nimmons Residence holds particular symbolic importance as it was the first house in the area. In 1905, the surrounding lands were surveyed for Nimmons and later annexed in 1907 eventually becoming Bankview and part of Richmond/ Knob Hill with Nimmons acting as a real estate agent for his lots.



Figure A. Historic photographs of the Nimmons Residence - Glenbow Museum Archives.

3.3.3 Context

The site is approximately 0.21 hectares \pm in size, located prominently at the northwest corner of 14 Street SW and 19 Avenue SW. 14 Street SW which is adjacent to the site's eastern frontage slopes downward from 19 Avenue SW to the north with an approximate five (5) metre difference in elevation from 19 Avenue SW to the site's northern property line.

The Nimmons Residence is situated centrally on the site with large setbacks from the adjacent parcels to the north and west and from 14 Street SW and 19 Avenue SW respectively. A public lane with access to 17 Avenue SW abuts the northwest portion of the site. However, at this time, there is no vehicular access to or from the site to the lane due to significant on-site slope conditions on the northwest portion of the site.



Figure B. Existing condition photographs of the Nimmons Residence site.

3.3.4 Objective

To facilitate the preservation and legal protection (designation) of the Nimmons Residence as a Municipal Historic Resource by allowing for adaptive reuse of the Nimmons Residence with commercial or residential uses and multi-residential or mixed-use multi-residential and commercial development on the balance of the site.

3.3.5 Redevelopment Concept

The redevelopment concept for adaptive reuse of the Nimmons Residence involves relocation from its existing location to a location within the southeast portion of the site thereby allowing for additional multi-residential or mixed-use (multi-residential and commercial) development on the balance of the site.

In the event that relocation of the Nimmons Residence or additional on site development is not feasible, adaptive reuse of the Residence for commercial, residential or mixed use purposes in its existing location is also appropriate.

3.3.5.1 Key Elements

(a) Nimmons Residence

Relocation of the Nimmons Residence within the southeast portion of the site is anticipated. While the exact relocation location is not specified in this policy, the southeast portion of the site is the preferred relocation location. This location will enable the Nimmons Residence to retain prominence on the site and be located in closer proximity to the public realm along 14 Street SW and 19 Avenue SW respectively. In a relocation scenario, the orientation of the Nimmons Residence is expected to remain consistent (e.g. the existing original east facing façade would remain east facing).

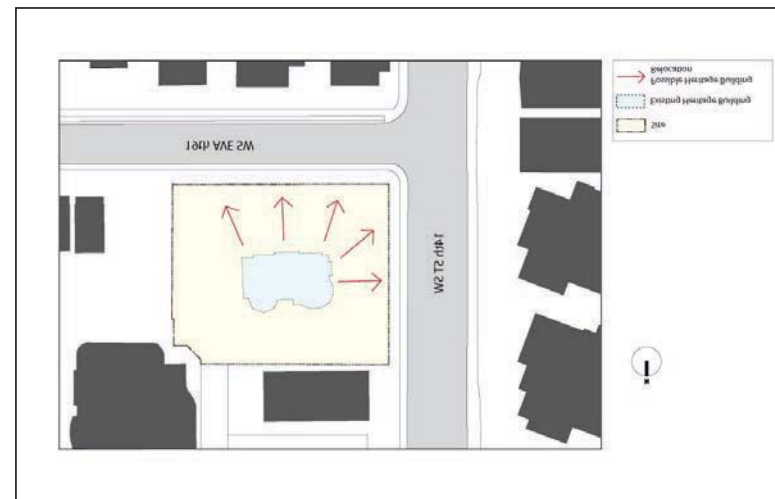


Figure C. Conceptual relocation location for the Nimmons Residence.

Flexibility with respect to adaptive reuse of the Nimmons Residence is appropriate. Residential, commercial or a mix of these uses may take place with flexibility in terms of the range, size and type of uses allowed. Complementary outdoor uses or ancillary outdoor activities associated with internal uses may also be appropriate.

Additions to the Nimmons Residence may also be allowed. Any additions should be compliant with provisions set out within the Municipal Historic Resource Designation and Compensation Agreement and Municipal Historic Resource Designation Bylaw and deemed to be in keeping with The Standards and Guidelines for the Conservation of Historic Places in Canada by the Development Authority. Modification, alteration or repair of Non-Regulated Portions of the Nimmons Residence may also be allowed provided they do not negatively impact any Regulated Portions and all necessary permitting is obtained.

(b) Multi-Residential – High Density Low Rise or Multi-Residential – High Density Low Rise with commercial uses (mixed-use)

Relocation of the Nimmons Residence to an area within the southeast portion of the site is intended to create a developable area on the balance of the site for multi-residential or mixed-use development. Any additional on-site development should be of an intensity, built form and overall design that is responsive to the immediate setting and compatible with the Nimmons Residence and its uses.

In response to the site's prominent elevation and sloping topography, there may be opportunities for unique building design and development on-site. One unique development concept in response to these conditions may include, but is not necessarily limited to: development of an underground parkade that serves all future development, that is accessed via the abutting lane at the northwest portion of the site and that incorporates commercial or residential spaces that front directly onto and are easily accessible from the pedestrian realm along 14 Street SW.

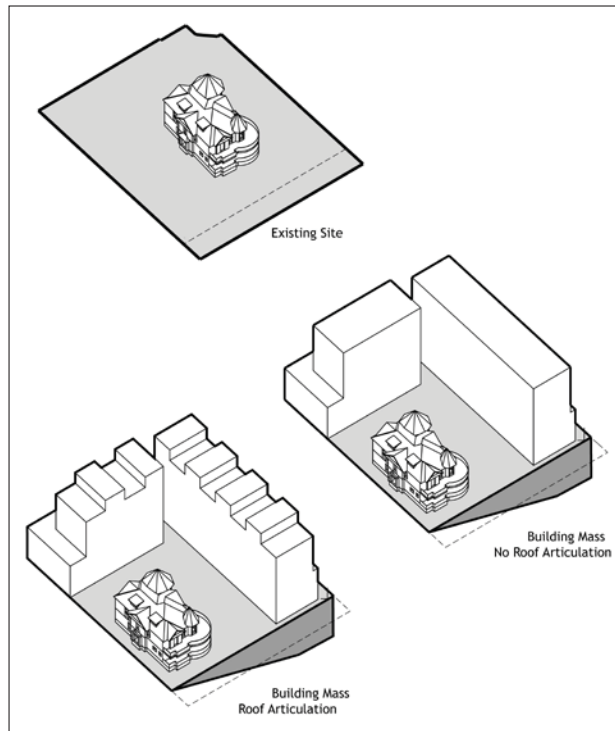


Figure D. Site development massing concept.

(c) **Building Separation – On-Site Open Space**

A minimum building separation distance between the Nimmons Residence and any additional on site development is required. The intent of this minimum building separation distance is to preserve the heritage character of the Nimmons Residence as a landmark building and site defining element by precluding certain structural forms of

development in proximity to the Residence that could negatively affect its heritage character or the viability of various uses within the Residence.

A range of outdoor oriented uses and programming may take place and are encouraged within the minimum building separation area including, but not limited to: hard or soft landscaping, outdoor amenity areas and outdoor spaces associated with various uses.

3.3.6. Interpretation and Implementation

3.3.6.1 Figures and Numerics

Unless otherwise specified, the boundaries or locations of any symbols or areas shown on a Figure associated with the Nimmons Residence policies are approximate and conceptual only, not absolute and shall be interpreted as such. Figures are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or road and utility rights-of-way.

Unless otherwise specified, where actual quantities or numerical standards are contained within a Figure, these quantities or standards shall be interpreted as conceptual only and ultimately should be determined at the detailed design stage.

3.3.6.2 Implementation - Powers and Duties of the Development Authority

The Development Authority may relax any rules or requirements for the site set out in the governing Direct Control District, Land Use Bylaw 1P2007 or policies contained herewith in recognition of the key objectives of preservation, adaptive reuse and protection of the Nimmons Residence as a Municipal Historic Resource. In granting any relaxation(s) or varying from guiding policy, the Development Authority shall exercise due consideration that future development either with or without relaxations would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties.

Relaxation or variance from the following Direct Control District rules or site specific policies may include, but are not only limited to:

- *Permitted and discretionary use definitions and their associated rules and requirements including parking requirements;*
- *Site landscaping requirements;*
- *Minimum unit per hectare density requirements;*
- *Building setback requirements;*
- *Building step back requirements;*
- *Slope adaptive building policies;*
- *Rules for Commercial Multi-Residential uses, including the maximum use area rules; and*
- *Any other applicable policies in the Bankview ARP.*

3.3.7 Policy

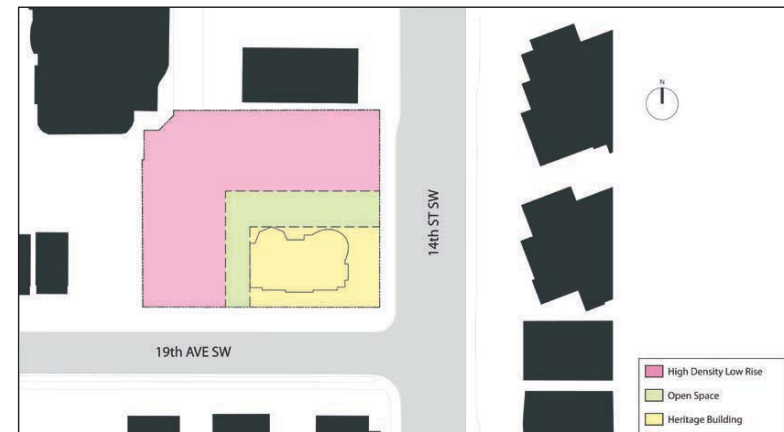


Figure E. Site land use concept.

3.3.7.1 Nimmons Residence

- Preservation and adaptive reuse of the Nimmons Residence is encouraged and flexibility in the manner in which adaptive reuse occurs is appropriate.*
- The Nimmons Residence may be utilised for any residential purposes including as a single detached dwelling, duplex dwelling, multi-residential dwelling units or amenity or common space associated with multi- residential development on site or a combination thereof.*
- The Nimmons residence may also be utilised for commercial purposes. Commercial configurations may include, but are not limited to: one individual use, multiple uses or a mix of commercial and residential uses.*

- (d) *The maximum use area rules for commercial multi-residential uses within the Nimmons Residence are not applicable.*
- (e) *The location of specific uses and interior programming within the Nimmons Residence which incorporates uses that are animated, generate pedestrian activity and that may have complementary outdoor uses, components or activities is encouraged. Specific use programming on the main floor of the Nimmons Residence in closest proximity to outdoor areas and adjacent public streets is paramount.*
- (f) *Any rehabilitation of existing portions of the Nimmons Residence, demolition of later (Non- Regulated) portions of the Nimmons Residence or proposed new additions should be conducted to the satisfaction of the Development Authority and be in accordance with best practices in heritage conservation, as per the Standards and Guidelines for the Conservation of Historic Places in Canada.*
- (g) *Any new additions to the Nimmons Residence should be relatively consistent in massing and height with the existing Nimmons Residence.*
- (h) *While the Nimmons Residence may be relocated on the site, effort to retain the historic landmark character of the Nimmons Residence should be maintained in any redevelopment scenario. If relocated, the existing orientation of the Nimmons Residence is not anticipated to change (e.g. the existing east facing facade will remain east facing).*
- (i) *Minimum building separation distances between the Nimmons Residence and new buildings on site should be respected.*
- (j) *Opportunities to further reflect the history of the site should be explored.*
- (k) *Motor vehicle parking and loading requirements for uses within the Nimmons Residence may be relaxed. Any required parking should be located within a building or be integrated within an underground parkade structure that serves overall future development on site. If surface parking is proposed, it should only be allowed if it is located or screened in a manner that minimizes its visibility from surrounding public streets.*
- (l) *A report from a qualified Engineer (or similar qualified professional) detailing construction management plan associated with relocating the Nimmons Residence or any redevelopment of the site shall be required at the Development Permit stage. The purpose of this report is to ensure reasonable care is taken in relocating the Nimmons Residence. It is not intended to preclude the relocation within the site, as contemplated in paragraph 3.3.5.1 (a) and Figure C of this policy.*

3.3.7.2 Multi-Residential - High Density Low Rise or mixed-use Multi- Residential - High Density Low Rise with Commercial (Additional on-site development not within the Nimmons Residence)

- (a) *New development on site should not mimic or copy the historical architecture of the existing Nimmons Residence and should be of high quality design worthy to be of heritage value in its own right in the future.*
- (b) *New development should be multi-residential - high density low rise and may incorporate commercial uses.*
- (c) *New multi-residential development is encouraged to provide a range of dwelling unit sizes to meet the needs of different income levels, ages and lifestyles.*
- (d) *New multi-residential development is encouraged to be street oriented where the floor closest to grade facing a street is either comprised by dwelling units with individual exterior accesses and pedestrian connections to the street or by commercial units with public entrances, pedestrian connections to the street and building design that allows for views into the commercial units.*
- (e) *Building facades should emphasize individual at-grade dwelling units as well as any units that are on floors closest to and facing the main floor of the Nimmons Residence. These units should include features such as front doors, doorbells and unit numbers. Building*

faces should be modulated in finishing materials to visually break up large building facades.

- (f) *Outdoor amenity spaces may be provided at or above grade. Front yards and outdoor amenity spaces may incorporate a range of features including, but not limited to: low fences, hedges or any other similar elements to define private areas, common shared space or publicly oriented areas.*
- (g) *New development should be complementary in scale and character with adjacent land uses and development in the area. While slope adaptive development is encouraged, it is not necessarily required.*
- (h) *In order to reduce the visual impact of building massing, the uppermost floor of buildings shall have an articulated roofline. A building stepback or reduced floor plate on the uppermost floor should also be considered as depicted in the following figure:*

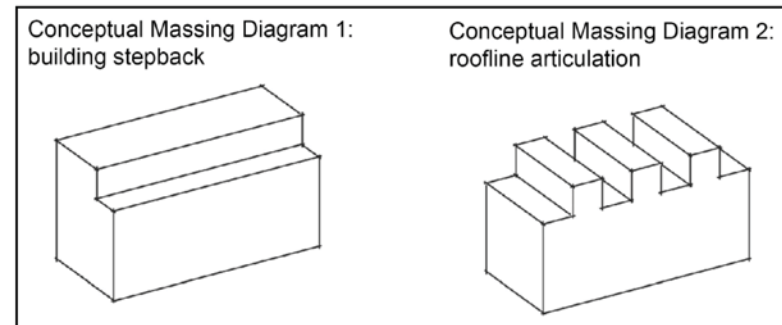


Figure H. Conceptual development cross-section with underground parkade.

- (i) *Motor vehicle parking should be accommodated within an underground parkade or be visibly screened from adjacent public streets.*
- (j) *Commercial uses in any new building on site that are located at or above the main floor of the Nimmons Residence may be allowed, provided that the use and associated building design to accommodate the use are not believed to unduly impact the viability of uses within the Nimmons Residence.*
- (k) *A shadow study which accurately depicts shadow impacts associated with proposed on site developments between the hours of 10:00 AM and 4:00 PM measured at various times of the year (specifically between March 21 and September 21) is required at the Development Permit stage.*
- (l) *A comprehensive illumination (site lighting) plan should be submitted at the Development Permit stage. This plan should contain the following information:*
 - *All outdoor lighting standards and light fixture specifications.*
 - *A site plan which identifies lighting locations and measured illumination intensity.*
 - *Evening renderings which depict illumination of key outdoor areas and prominent building facades.*

3.3.7.3 Building Separation – On Site Open Space

- (a) *The minimum building separation distance requirements between the Nimmons Residence and new on site development may be relaxed if the intent of the minimum building separation distance to preserve the heritage character of the Nimmons Residence as a landmark building is maintained.*
- (b) *Where outdoor amenity spaces are located within the minimum building separation areas, certain elements or features including: low fences, hedges or other similar features to define private amenity areas, common shared space or publicly oriented areas may be appropriate.*
- (c) *Outdoor oriented uses, such as an outdoor cafe may be allowed within the minimum building separation areas as well as any outdoor furniture that may be associated with outdoor uses or amenity areas.*

3.3.7.4 Circulation and Access

(a) *Pedestrian mobility is to be given high priority in the overall design of the site. The following design aspects should be considered:*

- *All internal pedestrian routes or walkways should aspire to be direct, convenient, safe and comfortable.*
- *Internal pedestrian connections should be provided between buildings and should connect buildings to public sidewalks.*
- *Design solutions which effectively address the changing grade along 14 Street SW and allow for active building interface conditions with the public realm are encouraged.*
- *Where possible, design solutions should incorporate universal /barrier free design.*



Figure G - 1.



Figure G - 2.

- (b) *Vehicular access and egress points to/from the site should be minimized to reduce potential pedestrian/vehicle conflict points. Preferred vehicular access and egress to/from the site should be from the abutting lane.*

3.3.7.5 Parking and Loading Requirements

- (a) *Motor vehicle parking and loading stalls associated with additional development on-site should be provided within an underground parkade with access and egress to/from the abutting lane as the preferred design condition.*
- (b) *Any significant relaxations for parking or loading should be supported by appropriate rationale contained within a Transportation Impact Assessment, parking study or any other form of information deemed acceptable by the Development Authority.*

Bylaw 36P2015

3.4 Implementation

- 1) *That the land use policies and redevelopment guidelines recommended in this section be given due regard in development applications as provided for in the Land Use Bylaw.*
Bylaw 23P2008
- 2) That upon approval of the Area Redevelopment Plan, Bankview be considered as a potential area for any jointly funded (i.e. federal/provincial/municipal) improvement programs. Example of such programs include the former Neighbourhood Improvement program, Community Service Grants Program, and Residential Rehabilitation Assistance Program.

4.0 OPEN SPACE AND RECREATION FACILITIES

Objectives

- 1) To create an open space system that will more adequately serve the needs of the community's users.

About 60 percent of the residents are tenants of apartment units with little private open space. In higher density residential areas, more space for passive recreational activities is required. The most prominent age group in the community is the 20 - 29 years of age group. More active and passive space is required to serve this group.

- 2) To create an open space system which is more accessible to the greatest number of people.

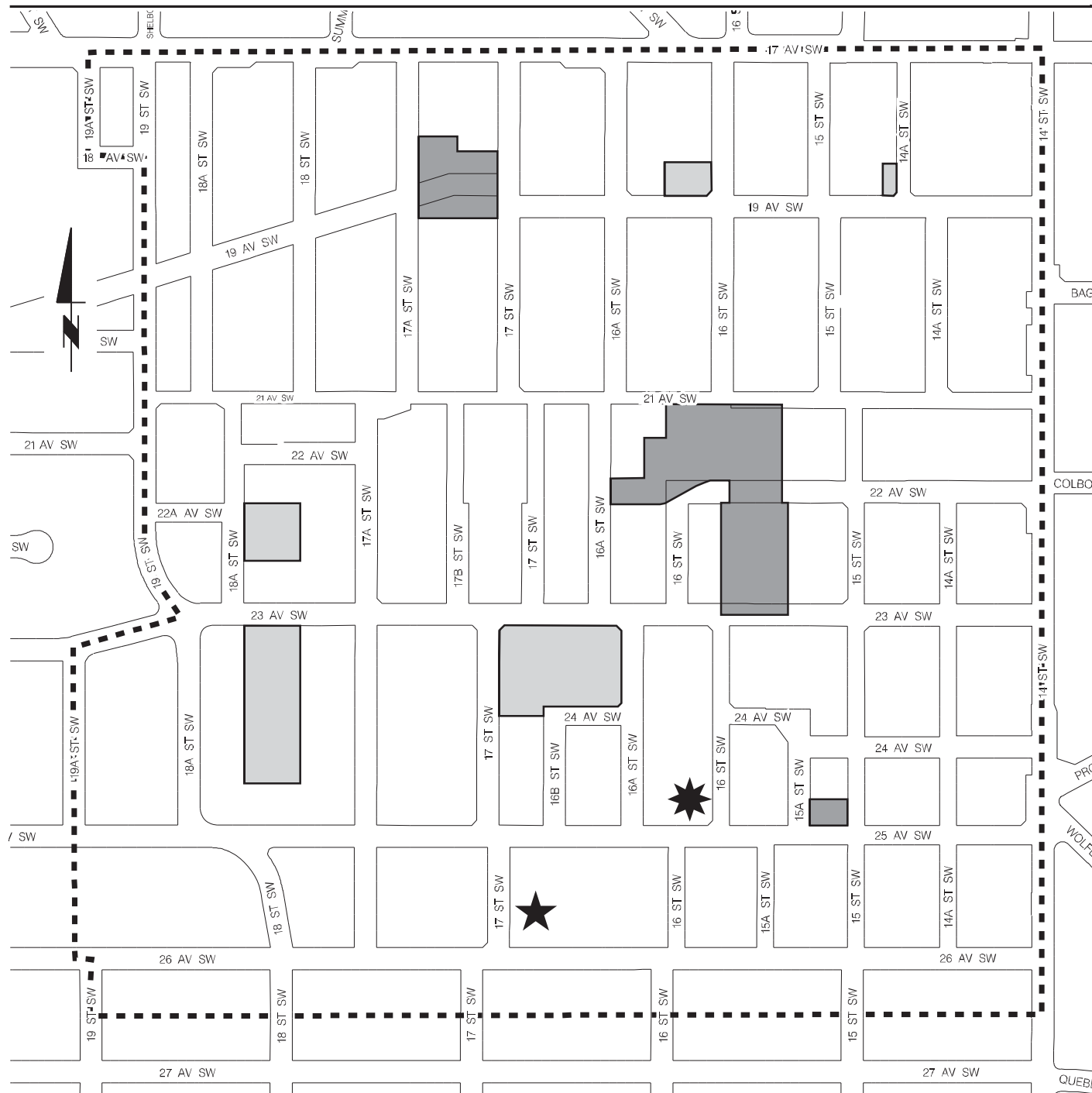
Bankview is situated upon hilly terrain. The existing parks are located in the southwest part of the community. Park space should be more equally distributed across the community.

- 3) To create an open space system which will provide community focal points and which will contribute to the creation of an improved physical environment.

4.1 Proposed Open Space

Specific initiatives are proposed to improve the provision of parks and open space within Bankview. These initiatives include the improvements to two of four existing park areas, as well as the acquisition and development of new parks and open spaces. (See Figure 6)

The proposed improvements would increase park space in bankview from the existing 2.2 hectares (5.5 acres) to 4.4 hectares (11.00 acres). With the increase, approximately 6.3 percent of all land in Bankview will be used for parks and open space.



BANKVIEW

FIG.
6

PROPOSED OPEN SPACE

LEGEND

- STUDY AREA BOUNDARY
- EXISTING PARKS
- PROPOSED PARK SPACE
- ★ LANDSCAPING IMPROVEMENTS
- ★ SPECIAL IMPROVEMENT AREA

Approved: 13P81
Amended: 40P2017

Plot Date: 18-SEP-2001 Draw No. BANK:opensp

December 1981



THE CITY OF CALGARY
PLANNING DEPARTMENT



4.1.1 Improvements to Existing Parks

1) Bankview Park

This park should retain its function as a location for unorganized active recreation, although passive recreational activities should also be accommodated.

Existing play structures are inadequate, and replacement apparatus should be installed. Natural viewpoints should also be exploited for passive recreation with park furniture such as benches, and picnic tables provided. In addition, steps should be taken to ensure the safety of tobogganers using the slope adjacent to 23 Avenue.

2) 18A Street Playground

This park should remain child-oriented, although passive recreational activities should also be provided for.

The steep slope and existing landscaping along the west side of the park, decreases surveillance of the existing play facilities from along 18A Street. Installation of a passive sitting area and relandscaping of this western section of the park would take advantage of potential views and provide additional public surveillance.

4.1.2 Development of New Parks

The development of four new parks is proposed. The parks are located in portions of the community least served by the existing park and open space system. The parcels indicated are considered desirable for future park uses subject to availability, acquisition procedures and funding policies.

Options for funding of park and open space improvements exist as follows. Any one option or a combination of the options may ultimately be used in Bankview.





- a) Acquisition by the City of Calgary using appropriate capital budgets;
- b) Acquisition using funding obtained through the application of a redevelopment levy as prescribed on section 64 of the Planning Act, 1977;
- c) Acquisition using funding obtained through the application of a local improvement levy as prescribed in Section 8 of the Recreation Development Act.

BANKVIEW

FIG.
7

16 STREET PARK

LEGEND

-  PROPOSED PARK AREA
-  PROPOSED ROAD CLOSURE
-  CURRENT CITY OWNERSHIP
-  HIGH PRIORITY ACQUISITION

Plot Date: 20-SEP-2001 Draw No. BANK:streetpk

December 1981



THE CITY OF CALGARY
PLANNING DEPARTMENT



1) 16 Street / 22 Avenue Park

The establishment of a park at 16 Street, and 22 Avenue is proposed. (See Figure 7) The City of Calgary currently owns a large parcel of land west of 16 Street. The amalgamation of these lands with properties east of 16 Street, the closure of 16 Street, the acquisition of properties south of 22 Avenue and the closure of 22 Avenue would provide 1.3 hectares (3.3 acres) of parkland.

The site contains rolling topography west of 16 Street which is suitable for passive and unorganized active recreation. At 16 Street and to the east, the terrain is relatively flat and more suitable for organized active recreation.

This park would provide sufficient land for sports activities requiring large areas (e.g. softball, soccer, outdoor hockey, etc.) and will provide a reserve for any future community facility. The park would have additional access provided from an unused street right-of-way to the west and a utility easement to the south.

The site is located amongst one of the higher density residential areas within the community.

2) 19 Avenue Between 17 and 17A Streets

The establishment of a park along 19 Avenue, between 17 and 17A Streets, is proposed. (See Figure 8). The City of Calgary currently owns a small landscaped parcel on the

south side of 19 Avenue in this location. The amalgamation of this parcel with properties north of 19 Avenue and the closure of 19 Avenue would provide 0.4 hectares (1.1 acres) of parkland.

The site is located on relatively flat land and could provide for either passive or active recreational opportunities.

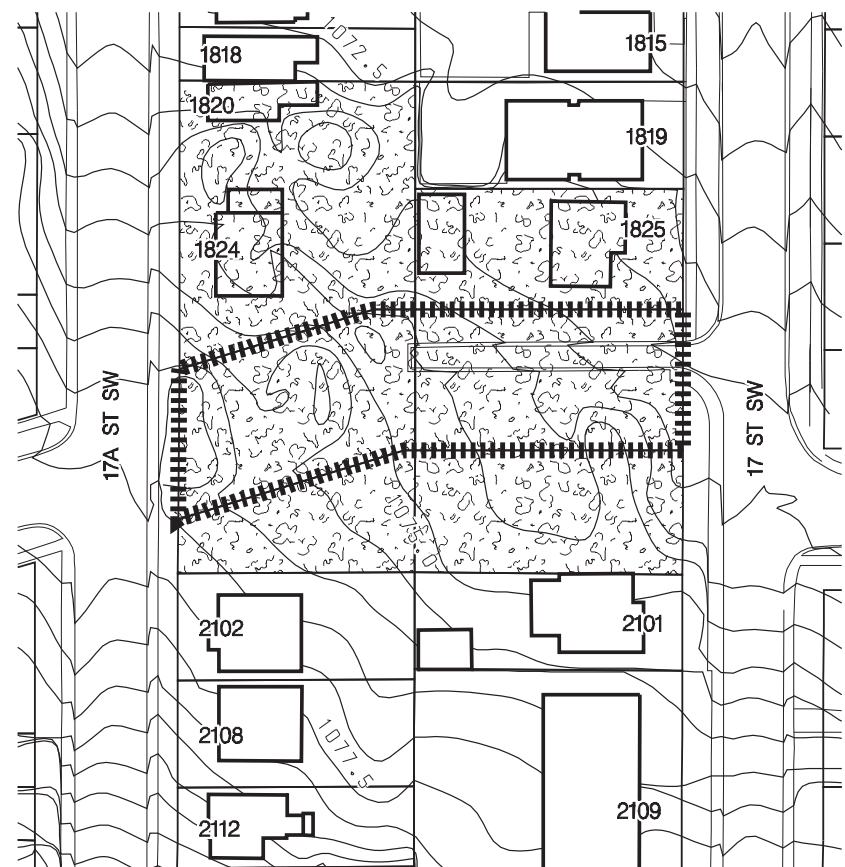
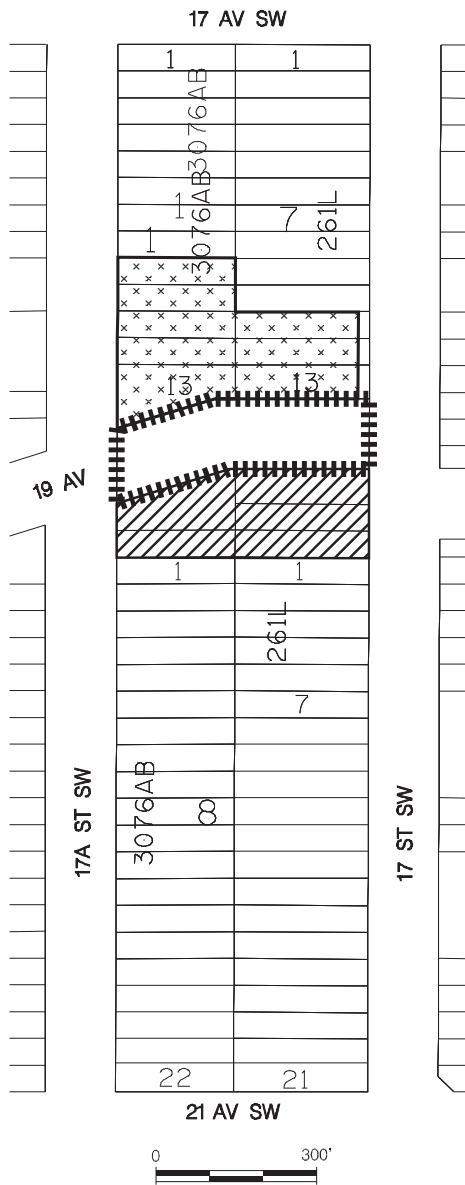
The Bankview Community Association has received provincial funding for the acquisition and development of this park through the Alberta 75th Anniversary Grants Program.

3) 25 Avenue Between 15 and 15A Streets

A small area of approximately 0.1 hectares (0.2 acres) is proposed on the north side of 25 Avenue between 15 and 15A Streets. The park would provide accessible open space for residents, visual relief from the extensively developed area, and, possibly space for childrens' play facilities.

4) 19 Avenue at 14A Street

The development of a park comprising approximately 0.4 hectares (0.9 acres) is proposed for lands at the northwest corner of 19 Avenue and 14A Street.



BANKVIEW

FIG.
8

19 AVENUE PARK

LEGEND

- Proposed Park Area
- Proposed Road Closure
- Current City Ownership
- High Priority Acquisition

Plot Date: 20-SEP-2001 Draw No. BANK: 19avpark

December 1981



4.1.3 Other Related Initiatives

Landscaping improvements to an existing city-owned parcel is proposed. The parcel is located at 16 Street and 25 Avenue. The parcel is under the jurisdiction of the Engineering Department. Low maintenance landscaping is recommended for this location.

At 17 Street and 26 Avenue, it is recommended that the Engineering Department undertake improvements to stabilize the eroding embankment and provide stairs and a ramp for pedestrians/cyclists.

4.2 Pedestrian/Cycle Routes

Calgary has a bikeway system established for the suburban areas, however the Downtown and the Inner City remain as missing links of a comprehensive system.

Appropriate bikeway routes for the community should serve the following groups:

- a) Commuters - Persons travelling by bicycle to work.
- b) Community travellers - Persons travelling within the community from the home to an activity centre (community hall, park, local store, etc.).
- c) Recreational Cyclists - as strictly a recreational pastime, cyclists tour portions of the city. In this regard, any route should provide for Bankview access to regional recreation amenities.

The need, location and form of bicycle connection in the Bankview Area will be addressed as part of a comprehensive Downtown-Inner City bicycle route network plan to be undertaken by the Transportation Department. Upon approval of such a plan, appropriate steps will be taken to include bicycle routes in the Bankview area through the normal implementation procedures.

4.3 Implementation

It is recommended:

- 1) That the Parks/Recreation Department prepare development plans, in consultation with the Bankview Community Association, for Bankview Park and the 18A Street playground, and apply to Council for funds to implement those plans within their specified time frames.
- 2) That the Parks/Recreation Department prepare development plans for the new parks proposed and apply to Council for funds to implement those plans within their specified time frames.
- 3) That the Parks/Recreation Department undertake proposed landscaping improvements to the existing City-owned parcel at 16 Street and 25 Avenue.
- 4) That the Engineering Department undertake improvements to the embankment at 17 Street and 26 Avenue along with construction of the ramp and stairs.

-
- 5) That the Transportation Department review Bankview in the context of the Downtown-Inner City Bicycle route and implement the system as it relates to Bankview.

Priorities:

Priorities are established for the development of parks, open space, and recreational facilities in bankview. Implementation of high priority projects should begin immediately, and project completion should occur within a five year time frame. Long term priority projects should be completed within a ten year time frame.

The recommended priorities are as follows:

1. Bankview Park - High Priority
2. 18A Street Playground - High Priority
3. 19 Avenue/17 Street Park - High Priority
(excluding 1825 - 17 Street)
4. 16 Street/22 Avenue Park - High Priority
5. 25 Avenue/15A Street - High Priority
6. Other Initiatives - High Priority
7. 19 Avenue/14A Street Park - Long Term
Priority
8. 19 Avenue/17 Street Park - Long Term Priority
(1825 - 17 Street Only)

Parks may be developed in increments as new parcels are acquired. Should acquisition of certain parcels prove difficult, park proposals or priorities may be adjusted. Lands for parks should be acquired by the City on an opportunity basis only.

5.0 TRANSPORTATION

Having analyzed the proposed land use plan and assuming a maximum potential population in the order of 7,000 persons in Bankview, the following may be concluded.

This proposal could potentially increase vehicle trips within Bankview by approximately 20 percent. This will not precipitate any major changes (e.g. road widening) to the transportation system within Bankview, although intersection improvements at 14 Street and 17 Avenue may be necessary.

The internal road system will experience increased traffic related to additional development. The east/west avenues (particularly 19, 23, and 25 Avenues) will receive the greatest increase in traffic, as these avenues serve internal collector functions. As development occurs some minor remedial action (e.g. removal of parking) may be required to improve the operation of these streets.

5.1 Transportation Policy

Bankview's streets should retain their existing designation. These are: (See Figure 9)

- 1) Major roads - 14 Street and 17 Avenue;
- 2) Collectors - 26 Avenue, 17A Street, 19 Street (north of 19 Avenue), 19 Avenue (west of 19 Street);
- 3) Local Roads - All other community streets.

Major roads expedite the movement of high volumes of traffic between various areas of the city. Collectors distribute traffic between the major and local roads. Local roads provide access to properties within the community. Local roads may be considered for closure, in order to create usable open space or control particular traffic problems.

The Southwest Roads Study and the Strathcona Design Brief have established the right-of-way for the proposed West Light Rail Transit system west of 37 Street SW. At present the right-of-way has not been established between 37 Street SW and the terminus of the first leg of LRT at 9 Street and 7 Avenue. This will be the subject of the West LRT Corridor Study. At present, options have been identified for the West LRT alignment. These are:

- 1) The Bow Trail corridor;
- 2) The 11 Street/17 Avenue corridor.

Other options may be reviewed as a part of the study.

A minor review of the Bankview Area Redevelopment Plan may be required depending upon the alignment selected for West LRT.

5.2 Implementation

It is recommended that:

- 1) The Transportation Department undertake a study of internal traffic-oriented problems in conjunction with local residents which will focus on items identified under 2.1.3 of the Supporting Information.

In general, the study will address the following issues:

- a) intersection control mechanisms;
- b) use of a one-way street system;
- c) on-street parking congestion;
- d) control of short-cutting traffic through the community.

It is not intended that the study consider any significant changes to the local transportation system such as altering street designations, widening, or major reconstruction. The present transportation system is adequate for future demand related to the proposed land uses.

The Transportation Department is to work closely with the community throughout the study and during the monitoring stage. Completion of the study should occur no later than one year following the approval of the Area Redevelopment Plan.

- 2) The proposed road closures at:
 - a) 19 Avenue between 17 and 17A Street; and
 - b) 16 Street between 21 and 22 Avenues and 22 Avenue at 16 Street be implemented as outlined in *4.1.2 - Development of New Parks* **12P2001**
- 3) The traffic volumes on 19, 21, 23 and 25 Avenues be monitored in order to assess the need for remedial action resulting from further redevelopment.

6.0 PUBLIC WORKS AND UTILITIES

The poor condition of the roads and sidewalks in Bankview is in part attributable to their age as well as the amount of redevelopment which has taken place. During the redevelopment phase the use of heavy equipment, excavation and construction often damage the roads, sidewalks, and curbs. In addition, many cuts are made through sidewalks and roadways in order to access new development sites to the utilities. Replacement to a satisfactory standard is the responsibility of the developer on a site-by-site basis.

Local Improvements Initiated by Property Owners

Any upgrading of the facilities would be conducted under the Local Improvement Program. This program allows residents to petition the City of Calgary Engineering Department to improve the roads, sidewalks, curbs, and rear lane improvements in their areas. All costs of improvement are amortized over 20 or 25 year period (depending upon the improvement involved), and charged to the adjacent owners.

Petition forms are available from the City Clerk or the Engineering Department. If the petition for improvements has the approval of 2/3 of the adjacent owners representing at least 1/2 of the assessed value of the properties, the petition can be forwarded to City Council for its consideration. The petition should be considered in light of the existing condition of the roadway and the amount of redevelopment which is anticipated in the future. If the amount of redevelopment anticipated is substantial, City Council may not approve the petition on the basis that the

subsequent redevelopment would only destroy the improvements, and that the improvements should be considered for a later date. It should be noted by property owners that the reconstruction of facilities cannot occur if payments for previous improvements under a Local Improvement Program have not been completed.

Improvements to street lighting can also be petitioned for under a Local Improvement Program and will be installed by the City Electric System.

Local Improvements Initiated by City

The Engineering Department also inventories the city's existing roadways upon a complaint basis, and under an annual review. The purpose of these measures is to identify and correct serious problems which impinge upon the safety of the facilities. All reconstruction under these situations is charged to the adjacent owners as a Local Improvement initiated by City Council.

Implementation

- 1) That the ENGINEERING DEPARTMENT review on an on-going bases road, sidewalk, and curb conditions in Bankview within the context of its annual review of Calgary streets and budget any necessary improvements on any annual basis.
- 2) That the ENGINEERING DEPARTMENT monitor closely the replacement of roads, sidewalks and curbs as a result of redevelopment to ensure that all improvements are to a satisfactory standard.

7.0 SOCIAL PLANNING POLICY

7.1 Social Planning Objectives

- 1) To access the current and potential social environment within the community.
- 2) To improve the social environment within the community by:
 - a) maximizing positive features which increase stability and community pride in Bankview.
 - b) minimizing negative features which contribute to the overall deterioration of the area.
- 3) To encourage the provision of non-profit housing within the community.

7.2 Social Plan

It is recommended that:

- 1) a community outreach project be undertaken in Bankview;
- 2) the Bankview Community Association use the services of a community development worker;
- 3) the Civic Administration review, in conjunction with Bankview Community Association, possible alternatives for the provision of cooperative and non-profit housing and initiate necessary action, where feasible, to accommodate this.

Objectives of the community outreach project are:

- a) to evaluate the social needs of the current and potential population in Bankview;
- b) to develop appropriate courses of action to meet these social needs; and
- c) to anticipate community issues in order to prevent additional social problems from occurring.

The Social Services Department recommends that this community outreach project be of an ongoing nature, i.e., three to five years, to facilitate long-term changes in the community.

SUPPORTING INFORMATION TO



AREA REDEVELOPMENT PLAN

BANKVIEW AREA REDEVELOPMENT PLAN

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*BCA – Bankview Community Association

PREFACE

This section provides background information to the Bankview Area Redevelopment Plan. Its purpose is to describe the context within which planning proposals are offered, discuss the implication of implementation and record the community response to the proposals. This section is not, however, a part of the Area Redevelopment Plan and, therefore, has no legal status.

FIG.
1

TITLE
LOCATION

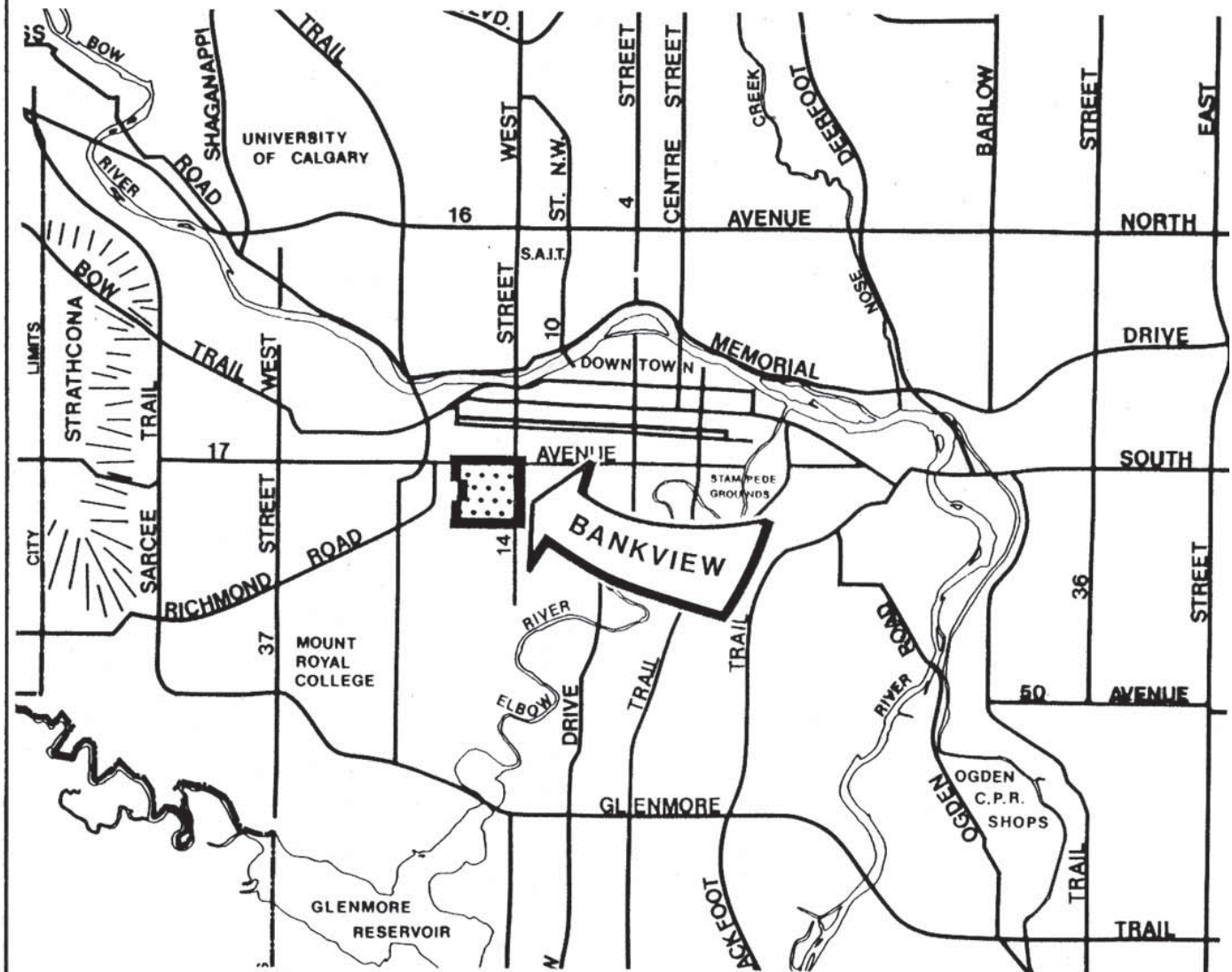
DATE



THE CITY OF CALGARY
PLANNING DEPARTMENT



0' 7500'



Community Profile

1.0 COMMUNITY PROFILE

1.1 COMMUNITY HISTORY

In 1882 William Nimmons, an English immigrant, purchased a half section of land on the present day site of Bankview from for and ranching proposes.

By 1907 Calgary (with a population of well over 20,000) was experiencing an economic boom. The Nimmons' land north of 21st Avenue was subdivided along a traditional grid pattern and housing development began in earnest. Future subdivision extended southward and westward in later years.

By 1910 – 1912 (the time of the first Stampede) Calgary had mushroomed into a city of nearly 30,000, encompassing an area roughly the size of the present Inner City. Bankview, along with many other communities, was becoming an established family neighbourhood linked to the rest of Calgary by 17th Avenue.

During the mid 1920's, development of the land north of 21st Avenue was nearly complete while to the south, many pockets of vacant land still remained.

Development declined with the onset of the depression, and many people who had invested in Bankview lost their property through tax default. Between 1929 and 1950, growth was slow and the community continued to serve as a stable residential neighbourhood.

During the 1950's redevelopment pressure forced a reassessment of Bankview's role as a low density Inner City community. Implementing a strategy which would increase residential densities, much of Bankview and the Inner City was redesignated to R-4 (equivalent of RM-5), permitting walkup apartment buildings. This has resulted in intensive redevelopment, on-street parking congestion, and a general breakdown of the fabric of a once stable residential community.

1.2 TOPOGRAPHY

Bankview slopes upward in a southwesterly direction. The lowest elevation, in the northeast corner of the community, is 1,042 m (3,420 feet). The highest elevation, in the southwest corner is 1,100 m (3,610 feet). Figure 2 illustrates a typical slope using a cross-section taken along a diagonal line running from the northeast to the southwest.

A horseshoe-shaped escarpment north of 26 Avenue divides the upland area to the southeast and southwest from the more level terrain below. Directly north of 23rd Avenue in the central portion of Bankview, a steeply rising hill faces south while the north-facing slope descends gradually until it is met by the Bow Valley escarpment at the far northeast corner of the community.

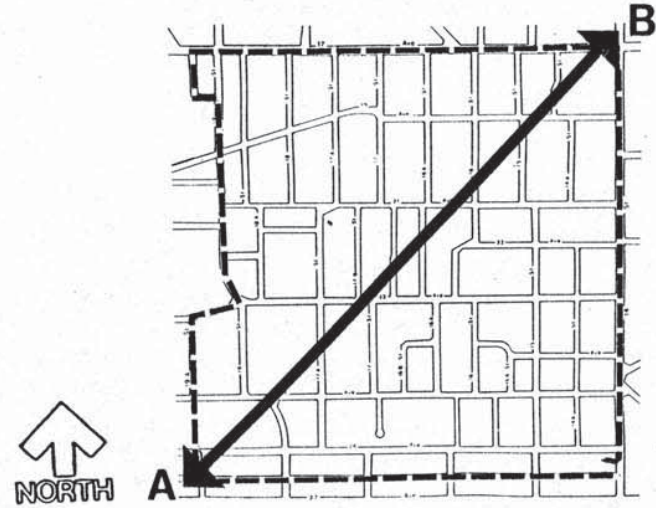


FIG. 2

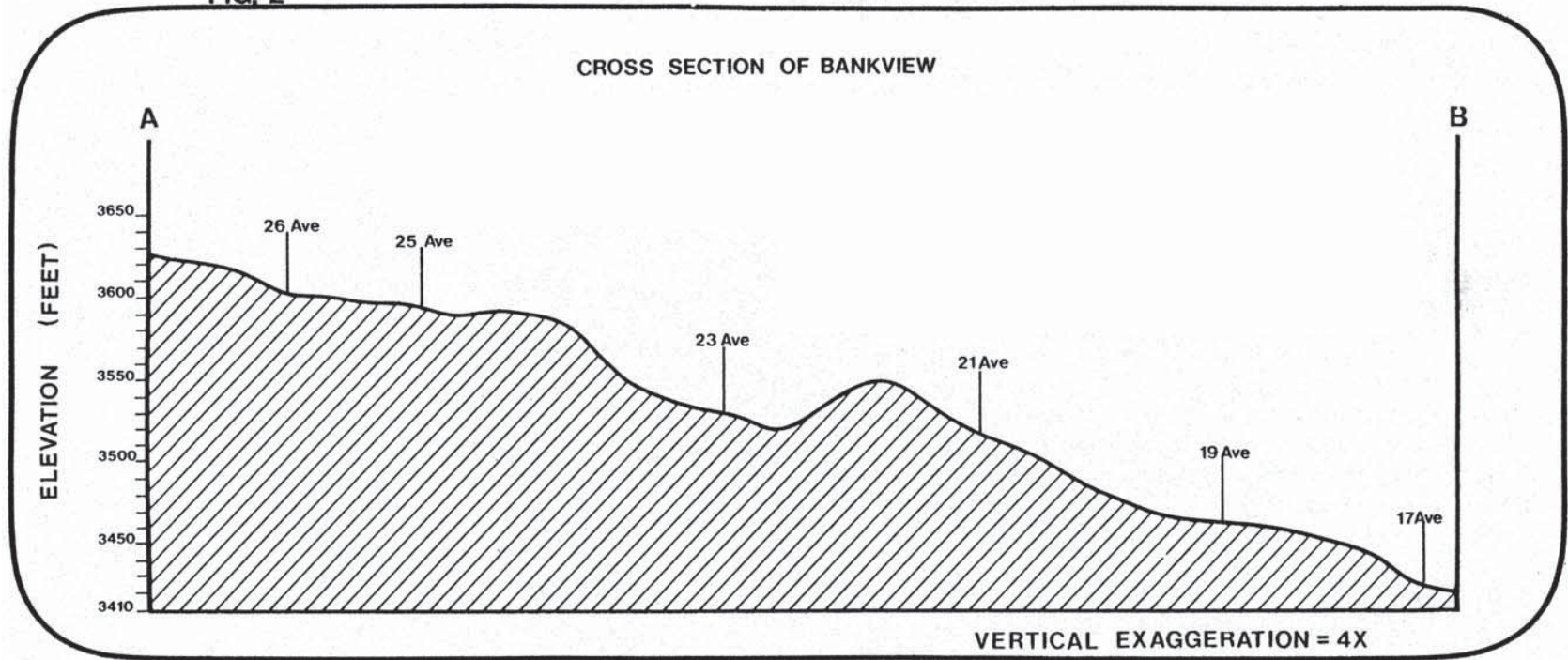
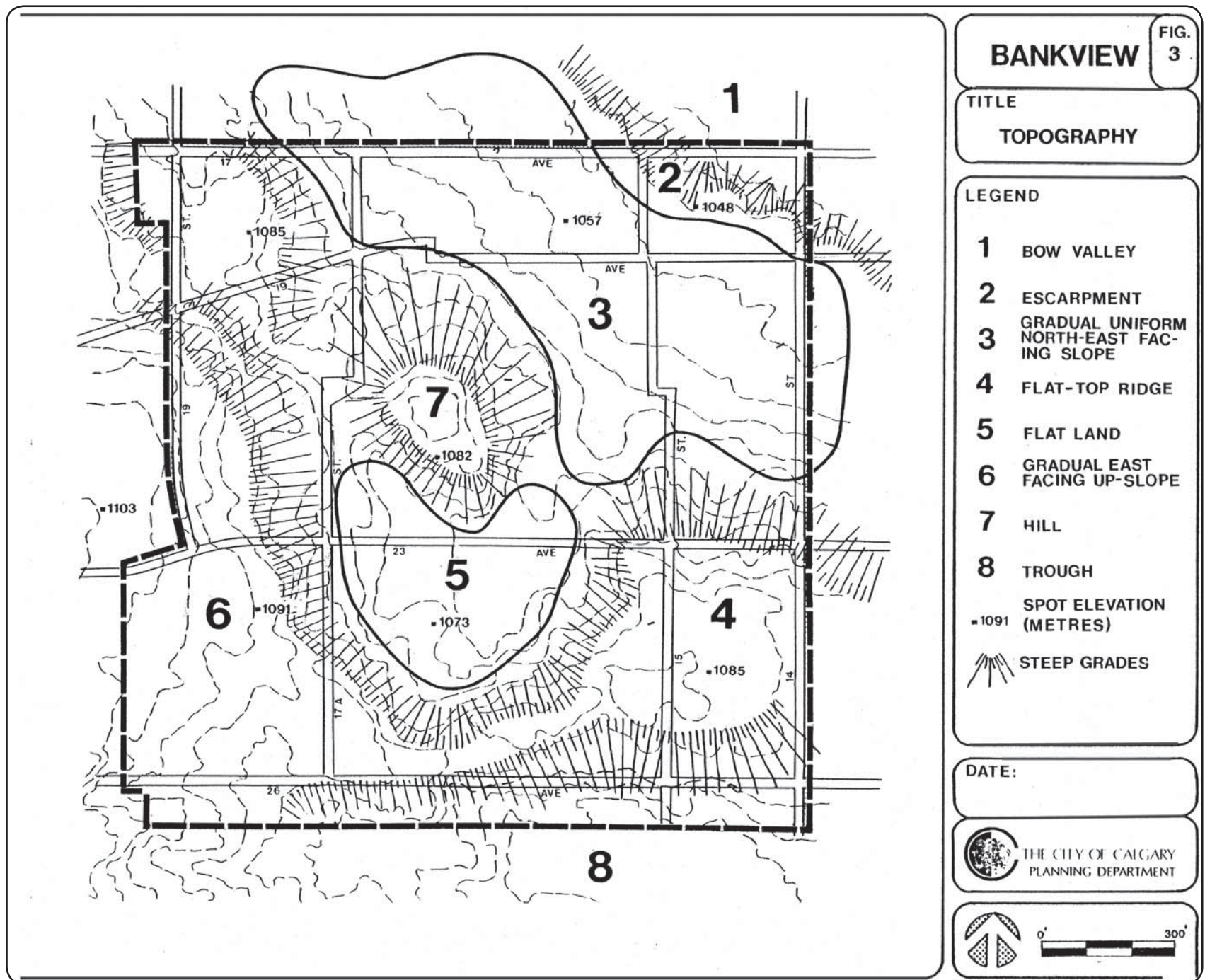


Figure 3 describes the major landscape features evident in the community. The southern limit of the Bow Valley is indicated by Area 1, while Area 2 forms an escarpment dividing the valley floor from the gentle, upward-sloping terrain of Area 3.

Areas 4 and 6 appear to be a discontinuous ridge stretching east and west. They are separated by Area 5 which forms a bowl-like depression surrounded on most sides by steeply rising slopes of 8 – 15 m (25 – 50 feet) in height.

Area 7 is a hill which may have been previously connected to Areas 4 and 6. The vertical drop averages 12 m (40 feet) with slopes of 10% to 20%. To the south of 26th Avenue, Area 8 forms a trough-like depression. South of this trough lies another, more pronounced ridge.

Significant ground water problems have been encountered in many construction projects, particularly in Area 5.



1.3 EXISTING LAND USE DISTRICTS

The western portion of Bankview is designated R-2 and land use within this area is restricted to one and two family dwellings (see Figure 4). Most of the remaining portion of the community is designated RM-5, permitting four storey walkup apartment buildings.

Commercial land use districts, C-1 (Local Commercial) and C-3 (General Commercial) are located along parts of 17th Avenue and 14th Street. Four D.C. (Direct Control) sites are located in the area and have little impact on the surrounding community.

Two parks are designated as P.E. (Park and Educational) in the southwest portion of the community.

1.4 EXISTING LAND USE

While the housing mix in Bankview varies from block to block, certain general land use patterns are evident (see Figure 5).

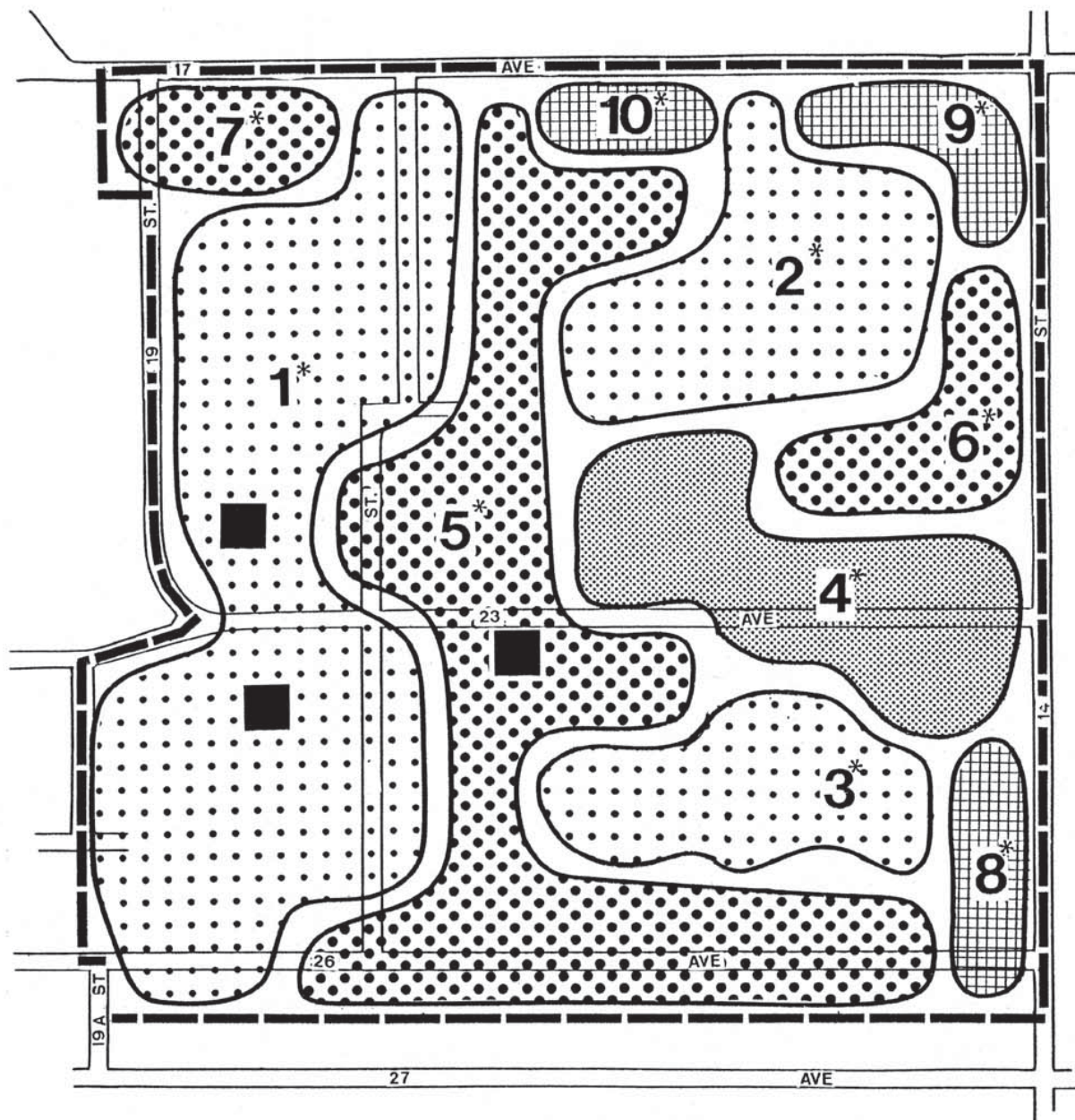
Since redevelopment began thirty years ago, apartment construction has concentrated along the major transportation routes on the periphery as well as the central portion of the community (Areas 5, 6, and 7).

Area 4 is a mixture of houses and apartments; while Areas 1, 2, and 3 are primarily one and two-family dwellings.

Property north of 23rd Avenue was subdivided into lots with 7.5 m (25 foot) frontages, and developed with two-storey, wood-frame houses. Property south of 23rd Avenue was subdivided at a later date into a mixture of 7.5 m (25 feet) and 15 m (50 foot) lots and developed with one and two storey, stucco bungalows:

Commercial activities front along portions of major roads on the perimeter of the community. Areas 8 and 10 serve local commercial land uses; Area 9 is adjacent to the 17th Avenue commercial strip, and serves regional commercial uses.

Open space is clustered in the southwest portion of Bankview along 23rd Avenue, although other potential park and open space sites exist in the central and northern portions.








BANKVIEW

FIG.
5

TITLE
EXISTING
LAND USE

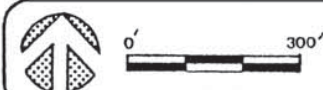
LEGEND

-  HOUSES
-  APARTMENTS
-  HOUSES & APARTMENTS
-  COMMERCIAL
-  PARK

* See Text

DATE:

 THE CITY OF CALGARY
PLANNING DEPARTMENT

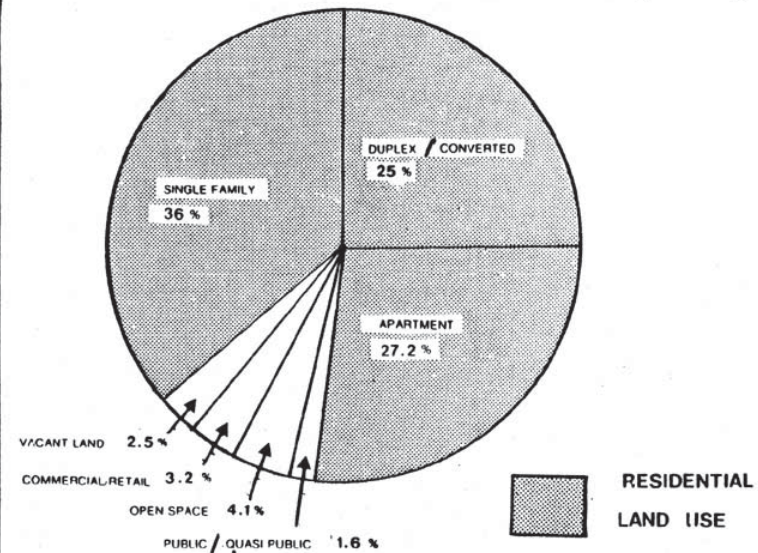


Bankview comprises approximately 70 ha (174 acres); of which 61 ha (150 acres) are used for residential purposes. Within the residential area 5,400 persons live in 3,000 dwelling units. Bankview's density within the residential area amounts to approximately 89 persons/ ha (36 persons per acre).

The distribution of land use in Bankview is shown in Figure 6.

Since apartment buildings were first permitted in Bankview 30 years ago, the community has witnessed a steady transformation from an area of one and two family houses to a mix of houses and apartments of widely varying age and structure type. In 1969, low density housing and apartment units were equal in number. By 1978, there were approximately two apartment dwelling units for every low density unit (see Figure 7).

FIG. 6
BANKVIEW LAND USE DISTRIBUTION (1979)



BANKVIEW LAND USE DISTRIBUTION (1979)

Total Gross Acres* = 174 acres (70.3 ha)
Total Net Acres** = 151 acres (62.6 ha)
Gross Density = 30.9 P.P.A.
Net Density = 35.7 P.P.A.

Land Use Type	Total Net Acres (Hectares)	Percent of Total Net Area
Single Family	54.3 (22 ha)	36.0%
Duplex/Converted	38.3 (15.5 ha)	25.4%
Apartments	41.0 (16.5 ha)	27.2%
Public/Quasi Public	2.5 (1.0 ha)	1.6%
Open Space	6.2 (2.5 ha)	4.1%
Commercial/Retail	4.8 (1.9 ha)	3.2%
Vacant Land	3.9 (1.6 ha)	2.5%
Totals	151.0 (61.0 ha)	100%

Source: City of Calgary Planning Department 1979

*Total Gross Acres refers to the land area including roads and lanes

**Total Net Area refers to the land area including lanes but not including roads

1.5 POPULATION, FAMILY, AND OWNERSHIP CHARACTERISTICS

The main elements shaping the community's social structure include:

- the dominance of apartment dwelling units as the most significant residential component.
- a very large young adult population.
- a rapidly declining pre-school age group component.
- a declining average household size in all structure types.

Population Distribution

The most distinct demographic features of Bankview are the age structure and the declining average household size. Figure 9 shows the 20 to 29 year age group comprising 49% of the total community population, compared to the Calgary average of 19%. This difference is common in most communities adjacent to the downtown.

Between 1969 and 1978, a 29% increase in dwelling units (mostly apartments) was accompanied by a 1.6% decrease in total population (see Figures 7 and 8). This can be accounted for by the national trend towards smaller household size.

FIG. 7 BANKVIEW DWELLING UNITS
by density type (1969 - 1978)

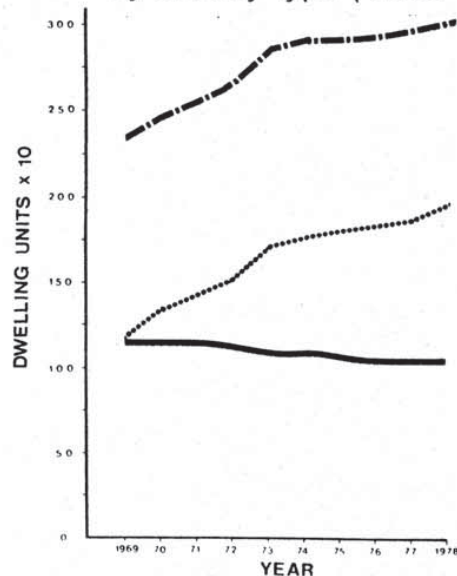


FIG. 8 BANKVIEW POPULATION
by residential density type (1969 - 1978)

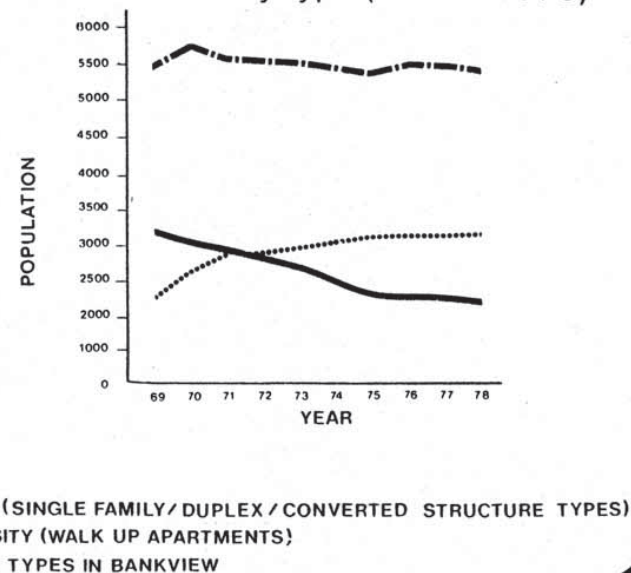


FIG.9 AGE/SEX PYRAMID (1976)

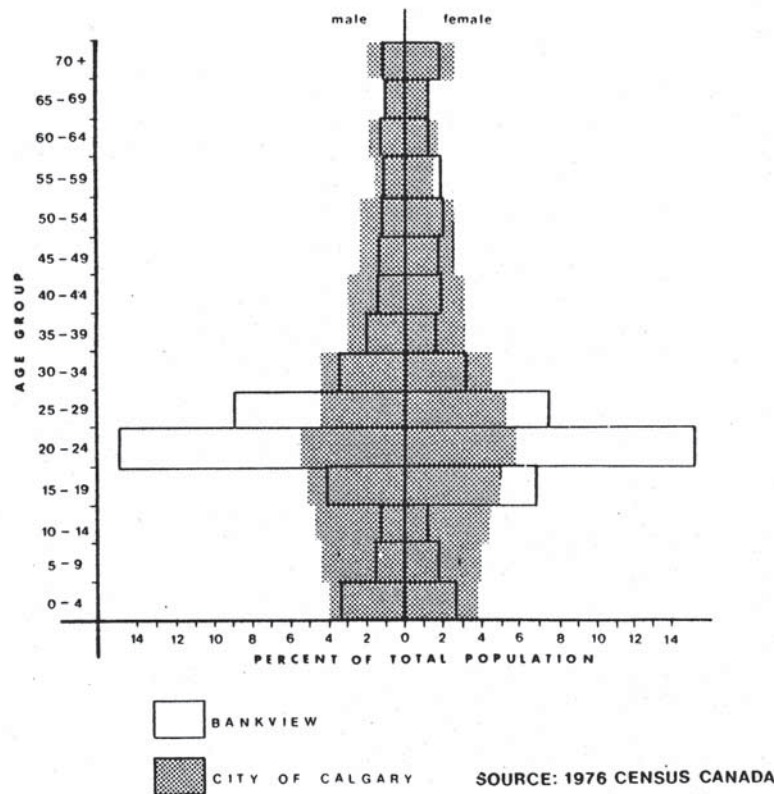


Figure 10 compares the decline in the average household size in Calgary and Bankview from 1969 to 1978. The accompanying table of household size shows this trend for all structure types in Bankview. While a substantial decline was experienced between 1969-1978, occupancy rates after 1974 have levelled off.

Family Structure

The 1976 Canada Census indicated that 44 of every 100 private households in Bankview were family-oriented. By Census definition, “family” refers to married couples with or without children, or single parents with children. Another indicator of family structure is the pre-school population. Over the period 1969 – 1978, the number of children in the community less than 6 years of age decreased 56%.

Home Ownership

Approximately 15% of all dwelling units in Bankview are owner-occupied. When compared by structure type, 56% of all single family houses and 32% of all converted and duplex dwellings are owner-occupied. While currently a low percentage of Bankview's total dwelling units, condominiums are becoming increasingly common in new apartment and townhouse developments within the community.

1.6 EXISTING PARK AND OPEN SPACE

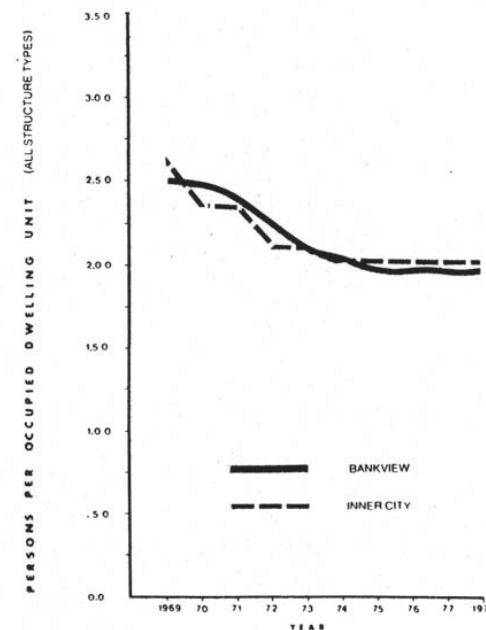
Bankview has four developed parks totaling 2.3 ha (5.5 acres). In addition, three major vacant City-owned parcels exist. Figure 11 indicates the location and size of each park and City-owned property, as well as two public school yards immediately outside the study boundaries.

Local Open Space

Site 1:

This park is located on level terrain and serves as the focus of organized activities in the community. It contains a softball diamond with some bleachers, a seasonal ice rink, some playground equipment, and a community hall. Tennis courts were developed in 1980 using Community Service Grant (i.e., joint Federal/Provincial/Municipal) funds. The perimeter is well fenced and lined with mature trees. The park comprises 1.0 ha (2.5 acres).

**FIG.10 AVERAGE HOUSEHOLD SIZE
(1969 - 1978)**



BANKVIEW AVERAGE HOUSEHOLD SIZE (1969 - 1978)

Structure Type	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	% change 1969-78
Single Family	3.25	3.15	3.05	2.99	2.91	2.74	2.66	2.64	2.61	2.61	-19.7
Duplex	2.64	2.68	2.64	2.65	2.85	2.28	2.36	2.47	2.40	2.09	-20.8
Converted Structure	2.58	2.49	2.29	2.22	2.13	1.99	1.96	1.94	2.03	1.98	-23.3
Apartment	2.11	2.14	2.15	2.01	1.98	1.88	1.78	1.80	1.75	1.74	-17.5
Other	2.87	2.50	1.40	1.60	2.20	2.25	1.50	1.20	2.00	3.00	+4.5
ALL STRUCTURE TYPES	2.50	2.45	2.37	2.25	2.20	2.05	1.97	1.97	1.95	1.92	-23.2

Source: 1978 Civic Census

Families/1,000 Private Households = 443/1,000*

*Source: 1976 Canada Census

Site 2:

Bankview Park is a sparsely landscaped site on the interior of the block and is bounded on the west and south by a back lane. A major slope runs down to the northeast with an average drop of 12 m (40 feet) and some grades are in excess of 40%, making it popular as a tobogganing slope but unsuitable for most team activities. The crest of the hill has some playground equipment and affords panoramic views of Calgary to the north and to the east. The park comprises 0.8 ha (2.0 acres).

Site 3:

This park serves as a children's playground with play equipment distributed throughout the site. The park is bounded on three sides by residential properties; and one side (i.e., the west) by 18A Street. A steep east-facing slope and dense vegetation are located along the western boundary, effectively screening the park from view along 18A Street. The park comprises 0.2 ha (0.5 acres).

Site 4:

This park is designed as a passive, open space site surrounded by mature trees and was developed during 1980 using Community Services Grant (i.e., joint Federal/Provincial/Municipal) funds. It is located adjacent to a 55 unit senior citizens apartment building. The property is bounded on two sides by roads, and by an apartment building and a lane. It was part of the former Bankview School site. The park comprises 0.2 ha (0.5 acres).

Vacant City-Owned Parcels

Site 5

This vacant parcel is located along 19th Avenue, between 17th and 17A Streets. Although not used for this purpose, it is currently designated as road right-of-way. The site is well landscaped and relatively flat. It comprises 0.1 ha (0.2 acres).

Site 6

This vacant parcel is located west of 16th Street between 21st and 22nd Avenues. Portions of the site are currently designated as road right-of-way. The parcel has a steep east-facing slope with gradients in excess of 20%. It comprises 0.5 ha (1.3 acres).

Site 7

This vacant parcel is located at 16th Street and 25th Avenue. It has a steep north-facing slope with grades in excess of 15%. The parcel comprises 0.1 ha (0.25 acres).

Adjacent School Yards and Local Open Space

Two school yards are located outside the study area, but within short walking distance of Bankview. Sites A (Knob Hill Elementary School) and B (Mount Royal Junior High School) have fairly large fenced fields. However, Site B is separated from the community by 14th Street; thus making access to its facilities more difficult and dangerous.

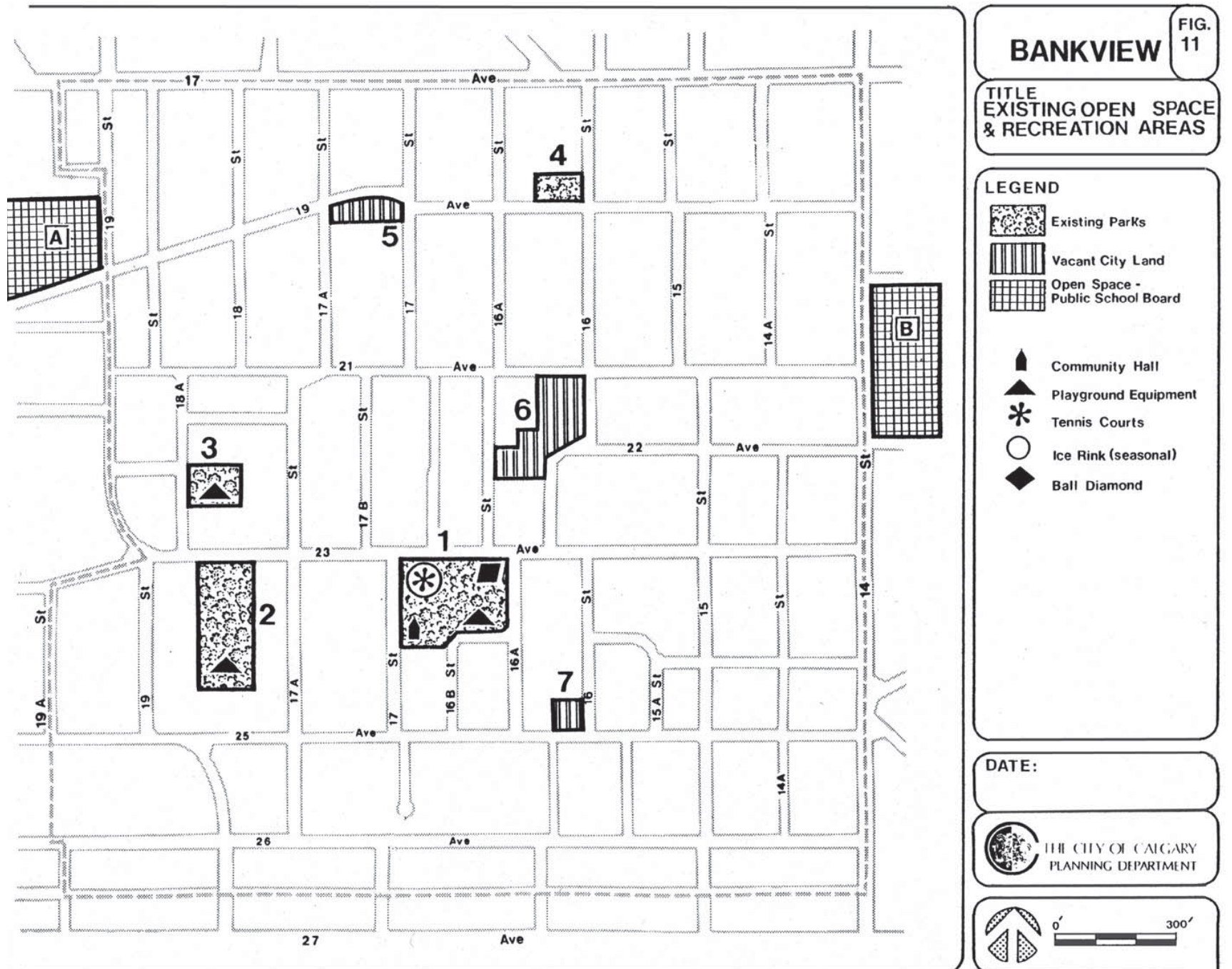
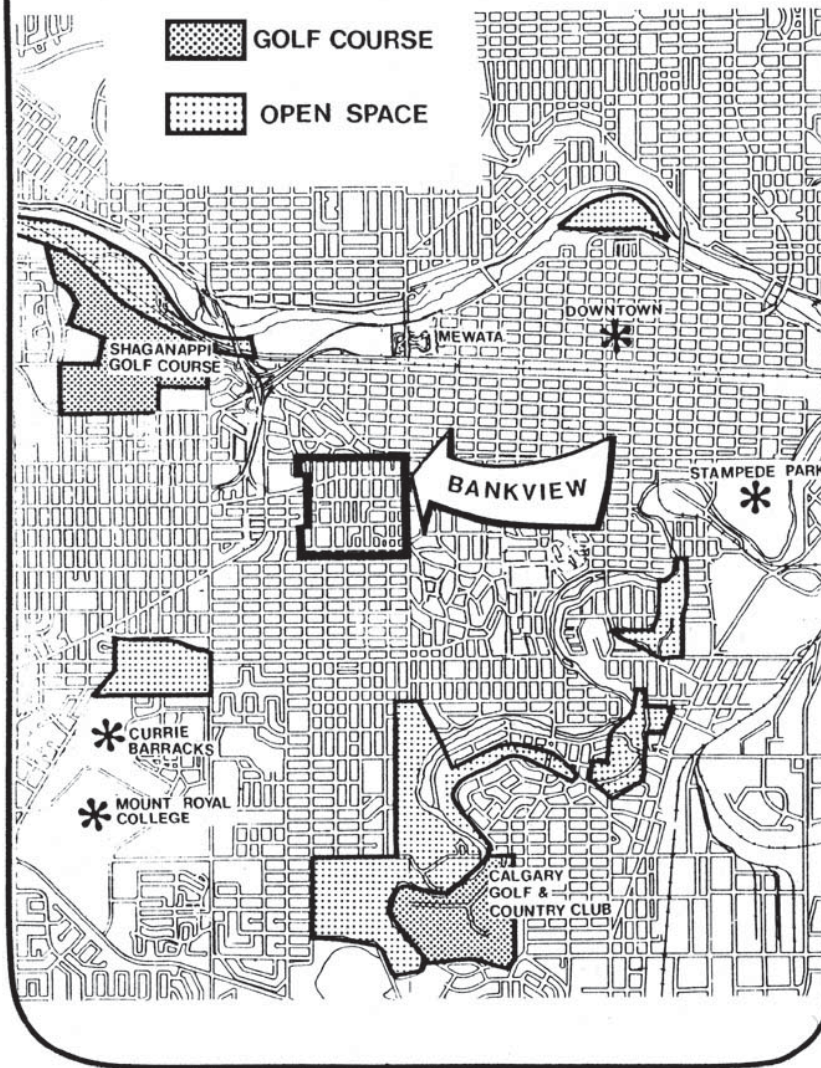


FIG.12 REGIONAL OPEN SPACE



In addition, a small park is located at 20th Street and 16th Avenue. While the park may serve local open space needs for the extreme southwest portion of Bankview, both distance and topography separate it from the remainder of the community.

Regional Open Space

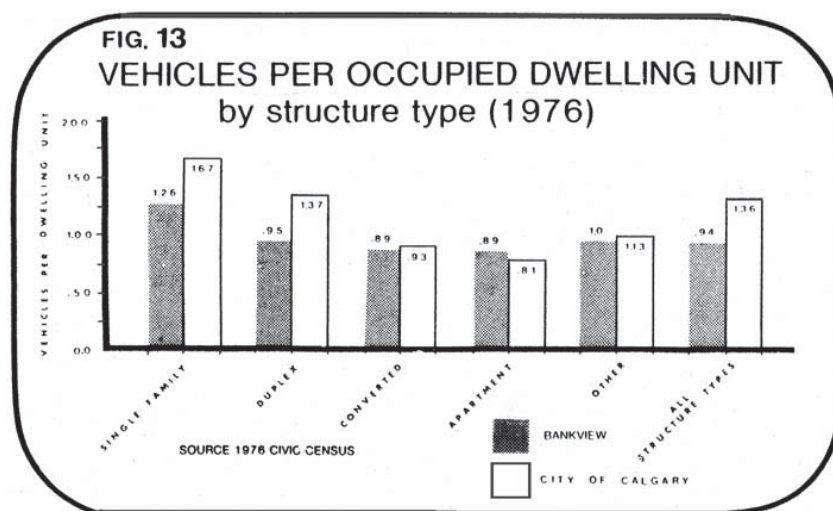
Regional open spaces within 3 km (2 miles) of Bankview are shown in Figure 12. These include three riverside parks (River Park, Stanley Park, and Prince's Island Park); two golf courses; and the Stampede Grounds. As well regional recreation facilities are to be developed in the Lindsay Park – Erlton area; these include an aquatics centre and mini-field house.

1.7

EXISTING TRANSPORTATION SYSTEM

Bankview is bounded on three sides by transportation corridors (Figure 13). Under the Inner City Plan, 17th Avenue and 14th Street are designated as primary thoroughfares; while 26th Avenue is designated as a secondary thoroughfare. All other roads are designated as local streets.

The overall street system is a standard grid pattern, with some minor adjustments due to topographic features.



Vehicle Ownership

Figure 13 compares the average number of vehicles per dwelling unit in both Bankview and Calgary during 1976. The Bankview rate is (with the exception of apartment units) slightly lower than Calgary's.

While a breakdown by structure type is unavailable for 1979, the Civic Census reports that overall vehicle ownership in Bankview has increased from .94 vehicles per dwelling unit in 1976 to 1.01 vehicles per dwelling in 1979.

Transit Service

Bankview is served by four Calgary Transit bus routes (#2, #6, #7 and #15) as shown in Figure 14. Route #6 provides transit service to the centre of the community (17A Street) while the remaining routes are on the periphery of the community.

1.8 SOCIAL/COMMUNITY FACILITIES

Elementary School age children in Bankview are served through the Public School Board by Knob Hill Elementary School and King Edward Elementary School. Sacred Heart School, located north of 17th Avenue serves the elementary Catholic student population. In addition, the Sunalta Logos School is located in nearby Scarborough. Each of these schools are located outside of the study area.




Police and Fire services are located in nearby Glengarry and South Calgary respectively. The Alberta Children's Hospital, located to the northwest of Bankview, serves the Calgary area and is undergoing a major expansion program.


Within the community there is one religious organization (The Jehovah's Witnesses) with a Kingdom Hall located on 1814 – 15th Street S.W. United and Catholic churches are located north, and a Church of Jesus Christ of the Latter Day Saints located west, of the study area.

The Bankview Community Hall located at 2418 – 17th Street S.W. forms the only focal point of community activity.

Bankview has four daycare sites within walking distance with an overall capacity to handle approximately 130 children. Two sites are located on 17th Avenue north of the community while the other two serve the south portion of Bankview (1705 – 25th Avenue S.W. and 1638 – 30th Avenue S.W.).

LEGEND

 LANE ACCESS
 PRIMARY THOROUGHFARE
 SECONDARY THOROUGHFARE

 BUS ROUTE
 6 BUS ROUTE NUMBER

DATE _____



THE CITY OF CALGARY
PLANNING DEPARTMENT



A horizontal scale bar with alternating black and white segments. The left end is labeled '0'' and the right end is labeled '300''.



Background to Policy Formulation

2. BACKGROUND TO POLICY FORMULATION

2.1 ISSUES & CONCERNS

Issues and concerns discussed in this section are the result of the Participation Program conducted by the Planning Department, block meetings held by the Community Association, and a review of existing statistical information. This section is designed to serve as a summary and more detailed information is available from either the Planning Department or the Community Association Executive.

2.1.1 LAND USE

Generally, issues relating to land use are concentrated on the residential component. Few concerns have been raised with respect to commercial development. Most commercial development is located on the periphery of the community where the impact is minimized and people appear to be satisfied with the existing level of commercial facilities provided. Thus, there appears to be no reason to alter the amount of land designated for commercial uses based on local concerns.

Residential land use issues and concerns were broken into the following categories: the impact in terms of quality and quantity of redevelopment, a deteriorating housing stock, and neighbourhood

instability. These issues are all inter-connected and relate to the present RM-5 land use district which covers 80% of the study area.

Redevelopment of land for residential purposes under the RM-5 district has had two principal impacts. The total number of new units has put a strain on open space, transportation facilities and has altered the social fabric of the community. Much of the redevelopment has also had a negative impact because of varying quality.

The present land use district has lead to speculation and a holding pattern for redevelopment which has encouraged the deterioration of the existing dwelling structures in anticipation of eventual demolition. Not only has this affected the physical appearance and conditions but also the transitional use of many dwellings awaiting redevelopment has affected the socio-economic makeup of the community.

Neighbourhood instability is a mixed result of a deteriorating housing stock, changes in the socio-economic profile and the impact of redevelopment. There is a general lack of security about what the future may bring to the community. This has in turn, supported the increase in absentee ownership, a decline in resident ownership, fewer families and less interest in the quality and safety of the neighbourhood.

2.1.2 PARKS/OPEN SPACE

Bankview's existing open space system contains two inherent problems: the amount and location of park areas; and park functions.

The three main park areas (Bankview Park, 18A Street Playground, and the Community Hall Park) are grouped together and located generally in the southwestern portion of the community. The northern and eastern portions of the community do not generally have convenient access to local park areas. The problems of pedestrian accessibility for residents living in these areas are amplified by the undulating terrain, prevalent across the community. In addition, the higher density residential areas are generally located in the northern and eastern parts of the community.

The type of housing constructed in Bankview over the past years has produced a population structure that reveals a growing group of persons between the ages 20 and 29 years. The facilities present in the community's parks are often more reflective of children's activities. While these facilities should be retained in many locations in Bankview, additional facilities to serve other age groups are needed.

Some of the observations forwarded from the public concerning parks and open space were that:

- a) Bankview has a terrain well suited to a variety of recreational activities for both summer and winter seasons.

- b) There are a large number of tenants in three and four storey walkup buildings which have little private open space. Balconies which are provided, are more often used for storage space than for leisure activity.
- c) Two features which are unique to Bankview that should remain: mature vegetation; and open view points.

Based upon these ideas, a number of more specific suggestions were submitted from the users of Bankview's open space:

- create small playgrounds on publicly acquired lots in residential areas,
- provide additional space for sports activities (e.g. baseball, soccer, hockey, skating, etc.)
- save the hillsides for open space,
- provide more park benches for passive recreation purposes,
- develop tennis courts and allocate funds for a community indoor swimming pool,
- develop a community park on the southwest corner of 21st Avenue and 16th Street; include such items as benches at observation points, winter activities, a playground, and more landscaping,
- consider the needs of all age groups in the community when planning for future facilities.

2.1.3 TRANSPORTATION

A number of transportation related concerns have been identified during the plan preparation period. Among these are:

- Topographic conditions
- Parking
- Narrow Streets
- Off-Set Intersections
- Short-cutting

Examples of locations where these problems are evident have been included. (Figure 15)

Topographic Conditions

The hilly terrain of the community while giving it so much of its character, views and unusual landscape, also contributes to its problems. Winter conditions make driving through and parking on some streets (e.g. 24th Avenue and 15A Street) in the community problematic. Community residents have identified some more difficult intersections (e.g. 23rd Avenue and 19th Street, and 19th Avenue and 19th Street). These are located on a slope, making stop and go movements difficult for vehicular and pedestrian traffic.

Parking

Vehicular parking is a particular problem in the Bankview Community due to a number of specific circumstances. These include:

a) Laneless Blocks

Approximately 50% of the residential blocks in Bankview are laneless meaning that vehicles must park on the street where there are no front driveways. This is particularly an issue with existing converted dwellings on 7.5 m (25 foot) lots.

b) Lack of or Limited Provision of Parking for Tenants and Visitors in Apartments

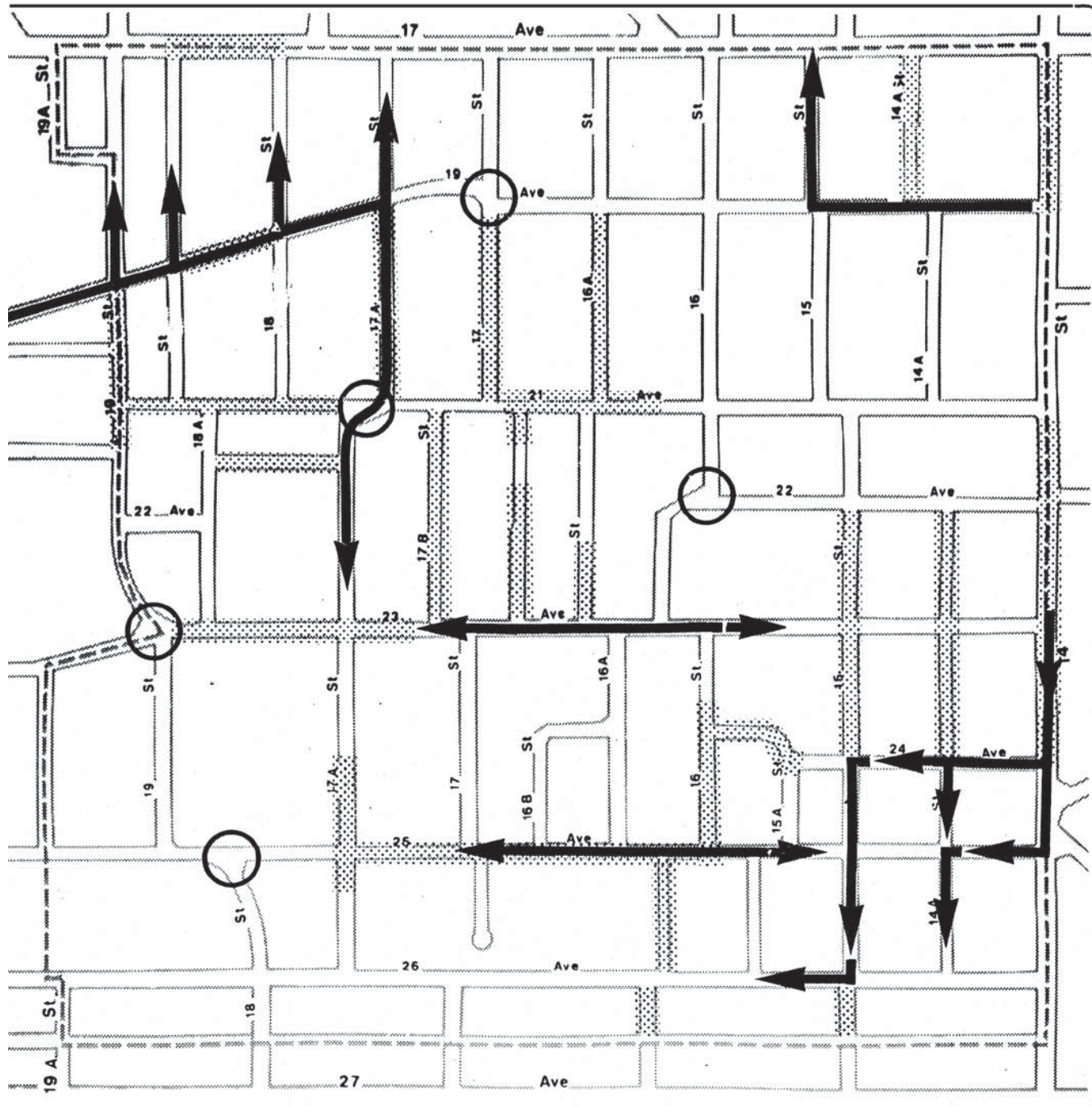
Some older apartment buildings provide either no on-site, or insufficient, parking stalls. Some new apartments while providing parking for tenants, have not provided visitor parking.

c) Difficult Access to Parking

Ramp slope in some parking structures is too steep for easy entry or egress, particularly in winter conditions. Furthermore, lane access to parking areas in winter, can be difficult due to lane width and slope. Lanes frequently become one-way during these conditions.

d) Poorly-Illuminated Parking Areas

Some parking areas are so poorly illuminated that tenants may prefer to park on the street where it is considered safer.



BANKVIEW FIG. 15

TITLE
TRANSPORTATION
CONCERNS

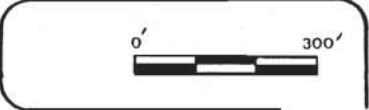
LEGEND

- STEEP GRADE
- SHORTCUTTING
- OFF-SET INTERSECTION

MAP DOES NOT REPRESENT ALL TRANSPORTATION CONCERNS IN THE COMMUNITY

DATE

THE CITY OF CALGARY
PLANNING DEPARTMENT



e) **Parking Fees for Off-Street Parking Stalls:**

Some apartment owners separate rental fees from fees for parking stalls. Tenants frequently choose to park on the street to avoid this extra charge, thereby intensifying the on-street parking problem.

f) **On-Street Parking Adjacent to Intersections:**

The high frequency of on-street parking makes negotiating some intersections difficult due to reduced visibility, particularly at off-set intersections in the apartment areas.

g) **Commercial/Institutional Overflow Parking:**

In certain locations (e.g. the areas adjacent to 14th Street and 17th Avenue, and 14th Street and 24th/25th Avenues), residential streets are used as parking areas by persons visiting nearby commercial and institutional establishments. This additional parking contributes to on-street parking congestion.

Narrow Streets

The parking problem in the community is aggravated by the narrowness of some streets. As an example, 21st Avenue between 17th Street and 17A Street has a 8.5 m (28 foot) carriageway compared to the standard 10 m (32 foot) carriageway in new subdivisions. A number of other streets (e.g. 14A Street between 22nd and 26th Avenues, 16th Street between 25th Avenue and 26th Avenue and 24th Street between 15A Street and 16th Street) have been identified as being too narrow by residents in the community. This situation

is further aggravated during the winter months, when most of these roads can support only one lane of moving traffic.

Off-Set Intersections

There are at present four off-set intersections which are hard to negotiate safely. These are:

21st Avenue and 17A Street
23rd Avenue and 19th Street
19th Avenue and 18th Street
25th Avenue and 18th Street

These intersections are hard to negotiate because of slope conditions, reduced visibility and doubt regarding the right-of-way. There are also other off-set intersections which should be reviewed.

Short-Cutting

Short-cutting of traffic through the community exists as a potential problem. While as yet statistical information has not been collected to determine the extent of this problem, residents believe it is serious enough. In general, it is believed to be related to rush hour traffic (i.e. motorists travelling to and from work) and to the wider streets (e.g. 23rd and 25th Avenues).

a) **19th Avenue and 18th Street**

Motorists wishing to avoid the traffic lights at 17th Avenue and Richmond Road, use 19th Avenue and either 19th, 18A, or 18th, or 17A Streets as a through route. This negatively affects a stable residential component of the community.

- b) 19th Avenue and 15th Street

Northbound traffic on 14th Street cannot turn left to proceed west on 17th Avenue. Some motorists use 19th Avenue, exiting onto 17th Avenue via 15th and 16th Streets, to proceed west.

- c) 24th/25th Avenues Adjacent to 15th Street

Motorists wishing to avoid the traffic lights at 26th Avenue and 14th Street, use 24th and 25th Avenues and the adjoining streets (e.g. 15th Street) as a by-pass route.

- d) 23rd Avenue and 25th Avenue

Residents advise that the above streets are used by through traffic proceeding on an east or west basis particularly between 14th Street and 17A Street.

2.1.4 SOCIAL ISSUES

A major concern of residents addressed indirectly relates to the social environment in the community. Major issues are as follows:

- a) The issue of stability (or perhaps the lack of it) and the impact that this has on both long term and new residents.
- b) Relating to the lack of stability, the transitional stage caused by the existing land use district and random redevelopment has created problems, i.e., deteriorating buildings,

absentee ownership, group occupancy of buildings, “anti-social” behaviour of tenants, impact of redevelopment sites and disturbance relating to redevelopment.

- c) The general lack of amenities, open space and the poor state of existing facilities has had a negative impact on the community.
- d) There has been a deterioration of the image of the community in the eyes of the residents.

2.2 A COMPARISON OF ALTERNATIVES FOR BANKVIEW

For comparative purposes, three general alternatives for Bankview were examined. The first alternative assumed that the Land Use By-law would be amended to reflect all existing land uses. The second alternative assumed full development under the existing land use districts. The third alternative assumed that a variety of land use districts would be used based upon site specific conditions. Alternative three reflects the approach taken in the proposed Area Redevelopment Plan.

2.2.1 AMEND LAND USE BY-LAW TO REFLECT EXISTING USES

This section examines the impact of amending the Land Use By-law to reflect existing uses. Under this alternative remaining undeveloped properties in Bankview would have a land use district which would reflect the existing uses (primarily R-2). As a result, there would be little further development in Bankview.

It would be expected that those areas of housing which are relatively intact and of good quality would stabilize. An upgrading of the housing and, possibly a slight increase in population could be anticipated in these areas. In other areas, where the remaining housing stock is dominated by apartments or in potentially unstable locations, it may not be advisable to encourage the perpetuation of the existing uses.

No substantial further demands would be felt upon existing parks and open space facilities, the transportation system, social services, etc. However, existing demands for improved facilities would remain. Depending upon what remedial action occurred, (e.g. additional parks) certain conditions might improve.

Bankview's population under this alternative would remain in the 5,000-6,000 range, with population change dependent upon vacancy and occupancy fluctuations. Population density would, therefore, range between 82 and 100 persons/net hectare (33 and 40 persons per net acre).

2.2.2 FULL DEVELOPMENT OF EXISTING LAND USE DISTRICTS

This section examines the impact on the community of continuing the existing land use districts.

Under this alternative the existing R-2 and RM-5 districts would be retained and development would be permitted to proceed. Bankview's population would increase to between 12,000 and 13,000 persons. Population density would range between 200 and 215 persons/net hectare (80 and 86 persons/net acre).

Total development under the alternative would produce 6,500 vehicles compared to the current 3,100 vehicles. The Transportation Department indicates that:

- 1) the anticipated population increase would more than double the number of vehicle trips per day on local streets.
- 2) more pressure would be placed upon the internal road system and abutting major roads (i.e. 17th and 14th Street), which could eventually require remedial action (such as removal of parking on some streets, street widening, intersection improvements, etc.) at strategic locations.
- 3) the present internal traffic problems in Bankview (e.g. shortage of parking, narrowness of streets, steep grades, slippery conditions in winter) would be dramatically increased due to the increased number of vehicles and amount of travel.

The most serious impact of full development would occur on the social fabric of the community. Present social services in the general area are over-taxed. The transient nature of the community's population makes it difficult to provide long-term programming. A further increase in one and two-bedroom apartments may increase transiency.

The already "inadequate" complement of open space and recreational amenities would be severely over taxed by doubling of the population. The shift from a mixed population to one geared to the singles and couples with no children would require

changes in the existing open spaces, facilities, and programmes. The provision of recreational facilities to accommodate 12,000-13,000 persons would be extremely difficult, if not impossible.

In conclusion, development under this alternative would further overtax existing open space, recreational and social services in the community. An increasing transient population will only aggravate attempts to reach some level of stability among the population. Finally, transportation problems will be more acute than the present. This suggests that the continuation of the existing land use districts would be undesirable.

2.2.3 AMEND LAND USE BY-LAW BASED UPON SPECIFIC SITE CONDITIONS

This section examines the impact of amending the Land Use By-law based upon specific site conditions. The alternative is a compromise between the two previous alternatives and reflects the proposed Area Redevelopment Plan. In this alternative, site specific criteria would be used to determine the appropriate land use district, and a range of land use districts between R-2 and RM-5 would be used in the Area Redevelopment Plan.

This alternative would provide for some additional development within Bankview; a population between 6,500 and 7,500 might be expected. Population density would therefore range between 110 and 125 persons/net ha (44 and 50 persons/net acre).

It would be expected that those areas of housing which are recommended for conservation would stabilize and rehabilitation would occur. In those areas where a more limited form of redevelopment were provided for, it would be expected that this redevelopment would occur slowly over time and that a greater housing accommodation choice would be provided as well as an improvement in the overall housing stock through redevelopment.

Vehicular traffic could increase under this alternative by as much as 20%. This would not require any major changes to the local road system, although certain east/west avenues (particularly 19th, 23rd, and 25th Avenue) could be expected to receive the greatest increase in traffic.

The need for park and open space improvements would be much less than under the full development alternative, although improvements beyond those necessary to serve the existing population would still be required.

2.3 POLICY DIRECTIONS

2.3.1 THE CALGARY GENERAL MUNICIPAL PLAN

The approved growth strategy outlined in the Calgary General Municipal Plan (1978) gives direction or change within the Inner City. The Plan establishes broad goals related to population growth, community stability, and neighbourhood conservation.

2.3.2 THE INNER CITY PLAN

The Inner City Plan recommends general policies to be used in the formulation of an Area Redevelopment Plan for Bankview. While one of the principle objectives of the Area Redevelopment Plan is to implement those policies, there exists some latitude in their application on a site specific basis provided that the general intent of the policies are adhered to.

Residential Land Use

The Inner City Plan recommends two general residential land use policies for Bankview. These are:

- o Conservation

The intent within areas designated for conservation is to retain the existing character and quality of the area. These areas should function as stable family residential neighbourhoods. Portions of such areas should be preserved (protected from more intensive redevelopment), other parts may accept some new redevelopment so long as it respects and enhances the existing fabric of the Community.

- o Low Density

This density range corresponds roughly to the existing R-2 land use district and would allow for 30 – 74 units/net ha (12 – 30 units per net acre). The intent within these areas is to provide ground-oriented family units. All units should have a minimum of two bedrooms

with immediate access to private open space at grade; building height and form should relate to the character of existing structures. Single family, semi-detached dwellings, and townhouses could be built in these areas.

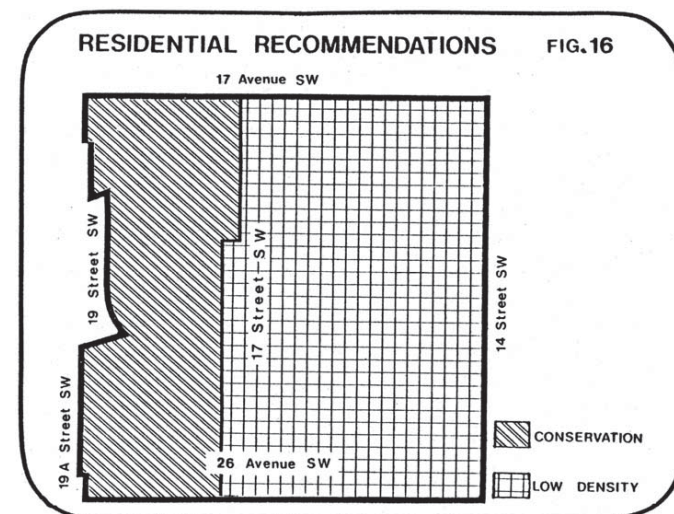
The general location of the “Conservation” and “Low Density” policy areas are shown in Figure 16.

Commercial Land Use

The Inner City Plan designated 17th Avenue as a “Regional Pedestrian Strip” from 14th Street to 5th Street. This designation has certain implications for commercial properties fronting along 17th Avenue between 14th Street and 15th Streets.

Transportation and Open Space

The Inner City Plan designates Bankview roads (see Section 1.7), and identifies a shortage of open space (see Section 1.6) within the community.



2.4 APPROACH TO PLANNING FOR BANKVIEW

In preparing detailed land use recommendations for the Bankview Area Redevelopment Plan, there were a number of considerations.

To fully appreciate the recommendations and the approach to planning taken in the Bankview ARP, it is essential to obtain a feeling for the community in terms of the varied lifestyle of the people who live there and the numerous groups who have an interest in Bankview.

The Bankview Community has been going through a period of change dictated by a number of forces such as decisions respecting the appropriate zoning, the growth of Calgary and the impact on the housing market, the general location within the city, the demand for higher density housing, and the perception of Bankview in relationship to other communities. Such forces have affected the “people” elements – homeowners, renters, investors, developers with conflict being generated.

The planning process has tried to be cognizant of the ‘people’ elements. The recommendations are intended as a step towards a more compatible relationship between these various interest groups. Bankview has the potential to become a community where a number of groups of individuals with quite diverse lifestyles can co-exist. Through the recommendations of the plan, certain areas are being stabilized to allow for a better environment for owner occupied dwellings and potential ‘family’ accommodation. On the other hand, areas are recommended for redevelopment to allow for a

variety of housing accommodation types for either rental or ownership, thus providing reasonable flexibility.

The Inner City Plan establishes a number of residential character types of which conservation and low density were applied to Bankview. The Inner City Plan anticipates a degree of flexibility and interpretation at the Area Redevelopment Plan stage and intends community plans to be much more specific. The combination of conservation and low density applied to Bankview suggests a major review of and change from the currently permitted development potential.

In the process of preparing the Area Redevelopment Plan, the policies of the Inner City Plan were used as a guide and the community was reviewed on a block-by-block basis. The detailed review suggested that a number of different policies were required. As a result, four residential character areas were developed and refined for Bankview based on the Inner City Plan. The use of four residential policies for Bankview maximizes the flexibility of the Bankview Area Redevelopment Plan, and makes it more reflective of the existing conditions while adhering to the overall intent of the Inner City Plan. The Area Redevelopment Plan recommendations must be evaluated and applied on a block-by-block basis.

Based on the residential land use proposals, proposals were developed for the commercial areas and other land uses appropriate in Bankview as well as associated facilities and services.

2.4.1 RESIDENTIAL LAND USE

Four residential land use policy areas are contained in the Area Redevelopment Plan. The criteria for their application on a site specific basis is described as follows.

Criteria for Application of Conservation Policy (R-2)

1. The predominant land use is one and two family housing.
2. The housing is a relatively good quality. There is evidence of recent rehabilitation.
3. The street is viewed as being attractive. Factors which may convey this impression include:
 - o the presence of mature trees and shrubs.
 - o a reasonable consistency of building setbacks.
 - o a general consistency of building form, which may take into consideration building mass, the height and shape of rooflines, architectural detail, and outside finish materials.
4. Generally, the area front onto local streets in the interior of the community.

Criteria for Application of Conservation and Infill Policy (RM-2)

1. The land use in the vicinity consists of a mixture of apartments and houses.

2. The housing stock is generally of good quality.
3. While the attractiveness of the street may vary, sufficient elements (e.g. vegetation, setbacks, building form, original housing stock) are evident to warrant preservation of the street and environment. Apartment development has not unduly affected the street environment.
4. Generally, the area fronts onto local streets in the interior of the community.

Criteria for Application of the Medium-Low Density Policy (RM-3)

1. While the principal land use is one and two family dwellings, the surrounding land use is dominated by apartments.
2. Few elements considered important in the conservation and conservation/infill area are present.
3. Small pockets of medium-low density may be located in areas which are principally developed as apartments but where higher density development is not acceptable.

Criteria for Application of the Medium-High Density Policy (RM-5)

1. The land use is predominantly apartment buildings with occasional remnant parcels, or:
2. The block face fronts onto a major street.

2.4.2 COMMERCIAL LAND USE

Two commercial land use policy areas are contained in the Area Redevelopment Plan. The criteria for their application on a site specific basis is described as follows.

Criteria for Application of Local Commercial Policy (CC, C-1)

Local commercial areas shall be determined on the basis of existing use.

Criteria for Application of General Commercial Policy [C-3(20)].

General Commercial areas are located along 17th Avenue at 14th Street, adjacent to the 17th Avenue 'Regional Pedestrian' strip approved in the Inner City Plan.

Although located adjacent to the 17th Avenue 'Regional Pedestrian' strip, Bankview's General Commercial Area is treated as a special case. Some of the reasons for these are:

1. The principal existing and anticipated short term uses are not pedestrian oriented.
2. The area lends itself to comprehensive redevelopment because of size, location, and ownership pattern.
3. The area is separated from the remainder of 17th Avenue by 14th Street, and experiences particular access constraints due to the unique topography and laneless subdivision.

2.4.3. PARKS AND OPEN SPACE

Within the Inner City, it is difficult to apply any consistent standard for the provision of parks and open space. Inner City Communities offer a different range of opportunities than suburban communities and were developed under different circumstances. Comparable open spaces may not be necessary nor even feasible when considering the cost implications. However, Bankview under any comparison is severely deficient in open space.

The approach taken in Bankview was to increase the open space through maximizing existing opportunities. Advantage has been taken of existing residual road right-of-way, existing vacant city owned parcels, undevelopable land, closure of roads, etc. The greatest amount of additional open space has been provided while minimizing the acquisition of land and removal of existing housing. In addition, a careful review and a plan is proposed for both existing and future parks in order to maximize the utility of the open space.

2.4.4. PHYSICAL/SOCIAL PLANNING

In the physical planning recommendations, it should be appreciated that there are a number of "social planning" assumptions. The direct relationship between physical planning and social planning is difficult to define and defend. However, the following observations can be made:

- a) One principal objective of the land use recommendations is to stabilize the community in terms of the following:

- 1) To help prevent further deterioration of the existing housings stock and associated noise, nuisance and maintenance problems;
 - 2) To prevent further imbalance between high density rental housing units, other potential types of housing accommodation, and the original housing stock;
 - 3) To retain a balance of the population mix which has recently favored the young 20 to 29 age group.
- b) Provide more open space and improved recreation amenities. This action will improve opportunities within the neighborhood for exercise, relaxation, visual relief and provide a greater sense of community.
 - c) Provide, through the intent of the plan and through guidelines, for an improved and more varied future environment.
 - d) Stimulate the creation of a more positive community through the positive changes to the physical environment.

Planning Implications

3.0 PLANNING IMPLICATIONS

3.1 FINANCIAL STATEMENT & IMPLEMENTATION

The following tables describe community improvements and additional studies to be implemented upon approval of the Area Redevelopment Plan. The costs of these projects/studies are estimated in 1980 dollars; their purpose is to provide Council with the financial information necessary to review the recommendations contained in the Area Redevelopment Plan.

ESTIMATED COSTS			
	Acquisition (\$ 1981)	Development (\$ 1981)	Total (\$ 1981)
Total Costs	\$4,920,000	\$664,000	\$5,564,000
Less Alberta '75 Grant	<u>300,00</u>	<u>100,000</u>	<u>400,000</u>
Funds to be Committed by City	4,620,000	544,000	5,164,000
Long Term Funding	<u>1,234,000</u>	<u>104,000</u>	<u>1,338,000</u>
Short Term Funding	<u><u>3,386,000</u></u>	<u><u>440,000</u></u>	<u><u>3,826,000</u></u>

ONGOING STUDIES

TASK	PRIMARY RESPONSIBILITY	COMMENCING	TIME FRAME	ESTIMATED COST
1. Coordination of Implementation Efforts	Planning	1981	On-Going	Not Available
2. Review of Community Transportation Network and Parking Problems	Transportation	1981	One Year	Not Available
3. Community Outreach Program	Social Services	1981	Two Years (Minimum)	\$30,000/Annum (City share \$6000/annum or 20%)
4. Evaluation of Area Redevelopment Plan	Planning	1986	Not Available	Not Available

3.2 URBAN DESIGN CONSIDERATIONS

Improving Bankview's physical environment is the responsibility of both the private and public sectors. The principal area of public responsibility lies in the adequate provision and proper maintenance of parks and open spaces. The principal area of private responsibility lies in the maintenance of existing developments or, in the case of redevelopment, the design of developments which are sensitive to community character.

In this section examples of design treatments which complement community character are shown. These examples meet the specific land use districts and redevelopment guidelines as specified in the Area Redevelopment Plan.

Each of the examples represent one of many conceptual design solutions which will complement community character. The examples are used only for illustrative purposes.



CONSERVATION (R-2)

The intent of the conservation policy is to preserve and enhance the existing streetscape. While very little redevelopment is anticipated within conservation policy areas, occasional infill (e.g. development of vacant lots, replacement of existing structures) may occur.

Figure 17 shows an example of an existing streetscape in a conservation area. Figure 18 shows an infill development which would complement the street. Infill would primarily consist of single-family dwellings on 7.5 m (25') lots.

Fig. 17

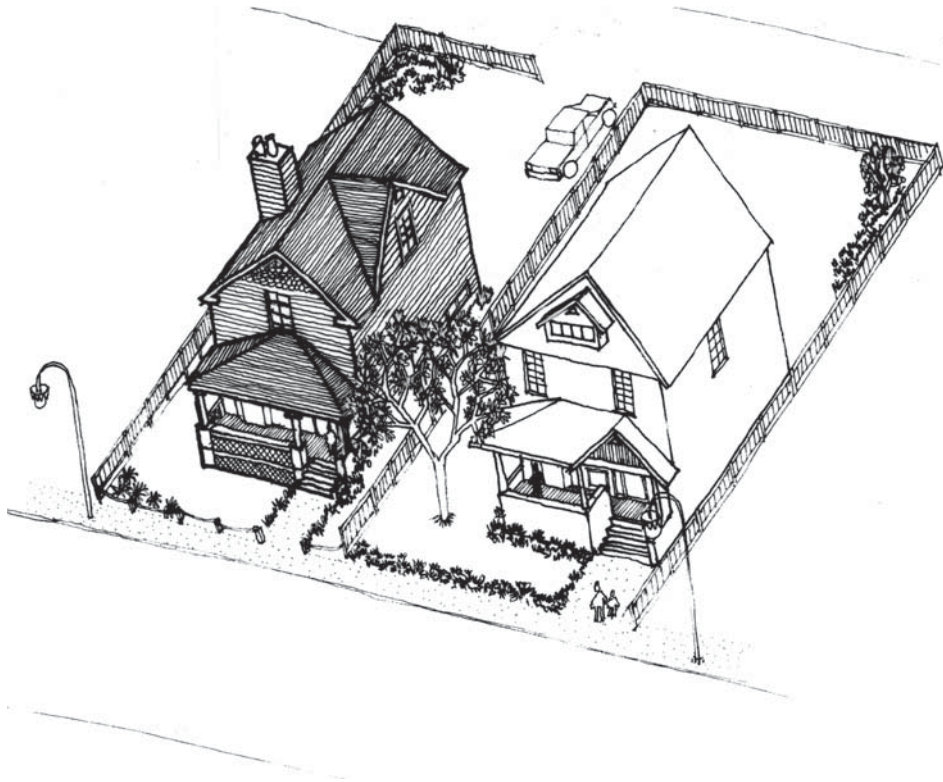


Fig. 18



Use of certain design treatments (e.g. sloping roofs, bay windows, elevated porch and entry) and façade materials (e.g. narrow metal siding) are combined to produce a dwelling which reflects the existing streetscape. A number of dwellings such as these have been built in other inner city communities (e.g. West Hillhurst). In this example, parking is provided at the lane.

Fig. 19



CONSERVATION/INFILL (RM-2)

The intent of the conservation/infill policy is to preserve and enhance the existing streetscape, while providing an option for small multi-dwelling infill projects.

Figure 20 shows an example of an existing streetscape in a conservation/infill area. Figure 21 shows two infill developments; a duplex located on a 7.5 m (25') lot and a four unit apartment located on 15 m (50') lot. In both cases parking is provided at the lane.

Fig. 20

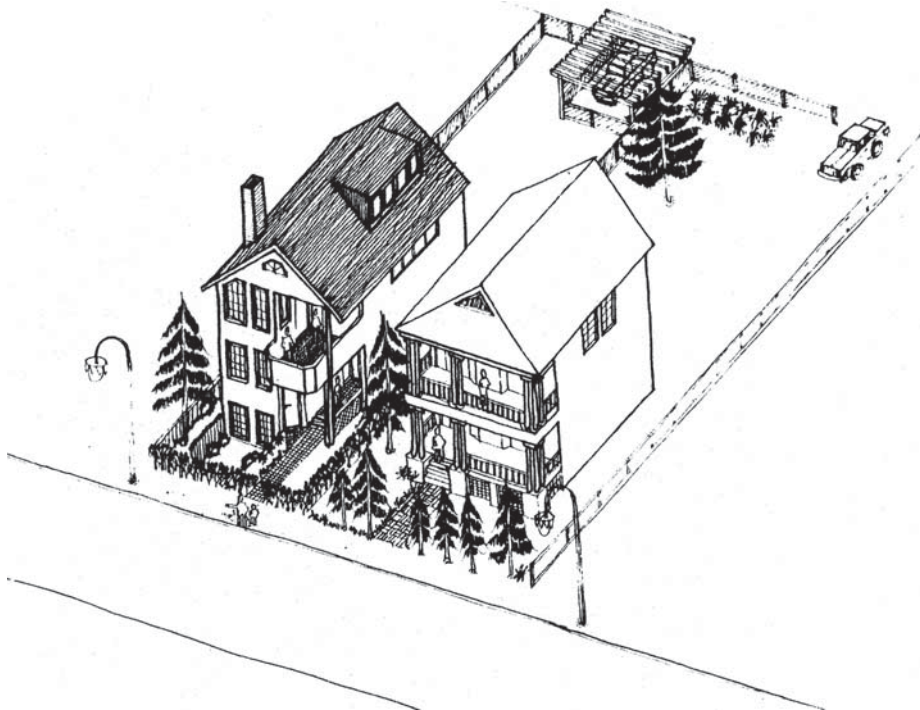


Fig. 21



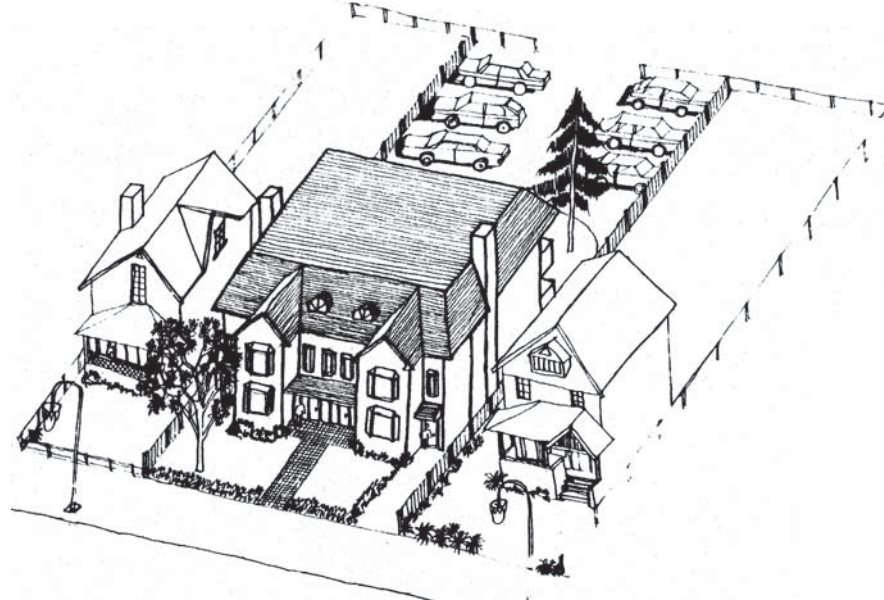
The duplex utilizes sloping rooflines, elevated front porch and entries, and narrow metal siding to complement the existing streetscape.

Fig. 22



The four unit apartment building utilizes sloping rooflines, narrow metal siding, and door and window detail reminiscent of the period of Bankview's original development. In this example, all four units have direct access to grade. Private amenity areas (e.g. patio or balcony) would be provided at the rear of the building.

Fig. 23



MEDIUM-LOW DENSITY REDEVELOPMENT (RM-3)

The intent of the medium-low density policy is to provide for a variety of redevelopment having immediate access to grade or landscape area.

Figure 24 shows a example of an existing streetscape in a medium-low policy area. Figure 25 shows how a nine unit stacked townhouse might be developed on a 22.5 m (75') lot.

Fig. 24



Fig. 25



In this example parking access is not available from the lane. Therefore, a parking structure has been provided behind the building which is accessible from the street. A landscape area is provided above the structure which is accessible from the main entry stairway.

Five of the nine units have separate entries at-grade along the front of the building. The remaining four units have separate entries located on the landscaped deck. Certain elements reminiscent of Bankview's original character are integrated into the design through the use of sloping rooflines, bay windows and unit entry detail.

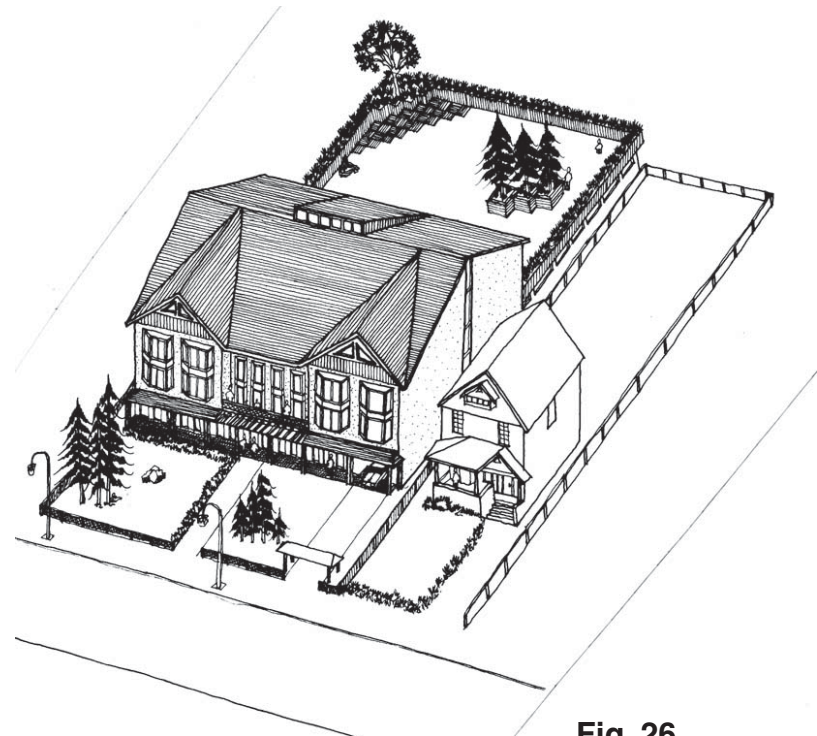


Fig. 26

MEDIUM DENSITY REDEVELOPMENT (RM-5)

The intent of the medium density policy is to provide for apartment redevelopment. In most of the RM-5 areas, apartment redevelopment has already occurred. However, on certain remnant parcels and in areas adjacent to major roads some development opportunities remain. In these areas, building design which is partially reflective of Bankview's character should be encouraged.

Figure 27 shows an example of an existing medium density streetscape. Figure 28 shows how an apartment development may be designed which reflects Bankview's character. Sloping rooflines and an articulated entry are used to achieve this effect.

Fig. 27

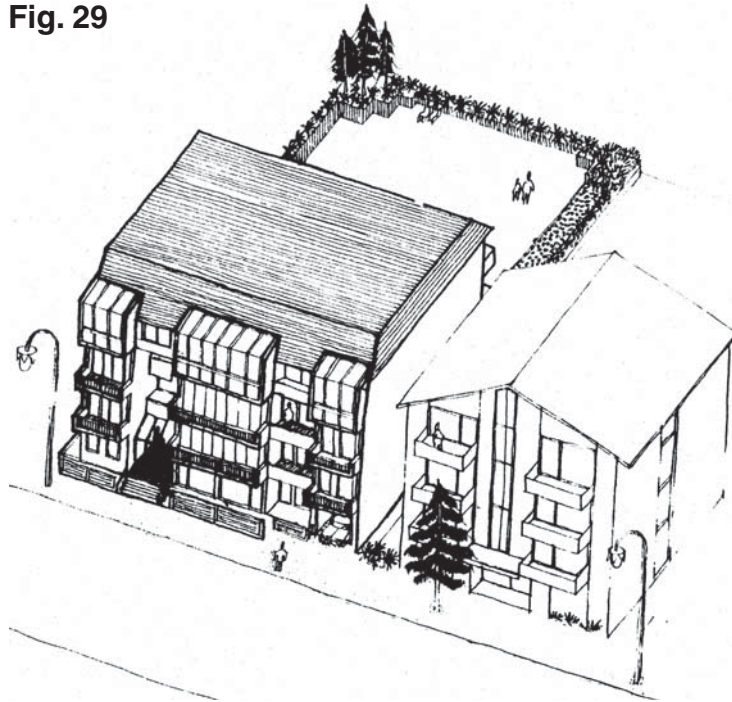


Fig. 28



Parking is provided in a structure located behind the building and accessed from the street. A landscaped area is located above the structure.

Fig. 29



Planning Process & Community Response

4.0 PLANNING PROCESS AND COMMUNITY RESPONSE

4.1 THE PLANNING PROCESS

- o On May 7, 1979 Calgary City Council approved the Inner City Plan. This policy document recommended that the City Planning Department undertake an Area Redevelopment Plan for Bankview and other selected Inner City communities.
- o On May 26, 1979 an Open House meeting was held at the Bankview Community Hall (approximately 75 persons attended). At this meeting citizen issues and concerns were documented and summarized in "THE BANKVIEW ISSUE IDENTIFICATION REPORT".
- o In September 1979, a BANKVIEW EXISTING CONDITIONS REPORT" was prepared as statistical background information for the Area Redevelopment Plan.
- o In November 1979, the Planning Department, in cooperation with the Bankview Community Association, established a Community Planning Advisory Committee (C.P.A.C.). This Committee was made up of a cross-section of persons representing community interest groups and served in an advisory capacity throughout the plan formulation period.
- o In March 1980, a public notification program was conducted by the Planning Department

to inform by mail all Bankview residents and property owners that an Area Redevelopment Plan was under preparation.

- o On March 17, 1980 City Council authorized funding for the Bankview Community Association to hire a part time facilitator to arrange individual block meetings and discuss resident concerns. Block meetings were held throughout the community during the months of March and April.
- o During March – May 1980, a site office was maintained by the Planning Department in close proximity to the community. Regular office hours were established and approximately 125 contacts (by telephone or in-person) were made with interested Bankview residents and property owners.
- o On May 24 and 28, 1980, open house meetings were held within the community. At the meetings the Draft Bankview Area Redevelopment Plan, as well as alternative Community Association proposals, were presented for review. Approximately 200 persons attended the meetings.
- o During the fall of 1980 further consultation between the Planning Department, the Bankview Community Association and other interest groups and Civic Departments occurred. Revision of the Draft Area Redevelopment Plan proceeded from the basis of this consultation and responses from the open houses.

4.2 COMMUNITY RESPONSE

This section is a response written by the Bankview Community Association to the Planning Department's original proposal. City Council amended many of the original land use, parks, and transportation proposals to accommodate community association requests. This section was written prior to those changes being made.

INTRODUCTION

Many interesting people with unique personalities have lived in Bankview and contributed to Calgary during the past seventy-five years. A few examples suffice:

William Nimmons, our first resident, quarried sandstone from a site near the community which was used in the construction of many schools and buildings in the city. He also owned and operated the first and only theatre in the community, the Kinema. John McCloy still lives in his grandfather's house after a professional hockey career in the twenties and thirties.

George Davis came to Calgary in 1912 to play and coach soccer for Hillhurst after playing professionally for Derby County. He owned the Ogden Hotel in the twenties.

Frank Speakman was a much loved and respected teacher and principal at Connaught Public School for many years. He was active in Scarboro United Church and sang in the choir.

Sid and May Jones both taught mathematics at Central High School for more than thirty years. May was one of the first woman engineers in Canada. She recently obtained her M.A. in history as a senior citizen and still resides in the community.

Dr. Stanley, a pioneer doctor, resided in a sandstone landmark on 14 Street that, unfortunately, has been demolished.

Dr. Singleton was an old time doctor who made his calls in a horse and buggy which was stabled next door to his house.

Catherine Jones' father was a pioneer carpenter who built the first two room tar-paper shack in Bankview in 1905. He also built the first church for the Presbyterians in Bankview on 16A Street. It was converted to a four unit dwelling after church union. She only moved from the community three years ago.

Four generations of one family still live in Bankview, and many Calgarians who grew up in Bankview are still contributing to the city.

Bankview has had a history of attracting residents from all walks of life and of various economic, social, religious and ethnic backgrounds. They built a wide variety of housing which has encompassed everything from the early tar-paper shacks and elegant mansions to a contemporary space age geodesic dome. This has given the community much of its unique charm and has led it to have many lifetime residents.

Today, a new generation of inner city residents are moving to Bankview and are lavishing loving care in restoring many of these older houses or are occupying a new generation of infill housing, row housing and condominiums which add a new dimension to the variety. They consider the Bankview A.R.P. to be a very important and positive step toward encouraging a larger number of people to become new resident owners and contribute to the unique living experience that Bankview can offer.

History

The community of Bankview is at the most important turning point in its history since it was created 75 years ago as an outer city suburb. Today, it is full of optimism for the future after surviving some twenty years of increasing agony and demoralization caused by thoughtless planning and a blanket R-4 land use classification which was totally insensitive to the unique topography of the community. The population of Bankview could have been increased with very little negative impact if the R-4 land use classification had been confined to the areas adjacent to major roads. The effect of the blanket R-4 classification was to transform a stable family community into one in which a majority of the population are between twenty and thirty-five, live in rental accommodation for short periods of time and do not contribute to the community.

Topography

The topography of Bankview features is unique in Calgary. It enables many residents to enjoy fantastic

views of the city northwest to the University of Calgary, north to Nose Hill and northeast to the downtown. Unfortunately, its potential has not been maximized during recent years for the reasons discussed above. Nevertheless, it has been an important reason why the community has survived and it can play a critical role in its recovery since it permits R-2 and RM-2 areas to abutt RM-5 developments.

Process

The proposals contained in the Inner City Plan breathed new life and hope into our community and the proposed A.R.P. helps to confirm these expectations.

The Bankview Community Association (BCA) has played an active role in the creation of the proposed A.R.P. It had a number of members on the citizens participation advisory committee. In addition, it held some thirty block meetings during January, February, March and April of 1980 in the areas where the Inner City Plan recommended land use classification changes. The Association was able to hire a facilitator thanks to an A.R.P. assistance grant approved by City Council, who contacted many residents by going door-to-door as well as organizing and attending block meetings. The residents responded to these initiatives and created their own grass-roots community plan (see Map 30). BCA believes that the input of the residents provides a sensitive insight into the aspirations and concerns of those people who care about the future of their community. It also believes that this citizens' plan makes a valuable contribution to

the planning process and its proposals should be treated very seriously. No philosophical differences exist between the proposed A.R.P. and the citizens' plan. These differences arise because of the mode of implementation and emphasize that planning is an art rather than a science. Both aim:

- i) to restore social and economic stability to the community,
- ii) to encourage a larger percentage of resident ownership, and
- iii) to improve the quality of life for all residents.

BCA Land Classification Proposal (See Map 30 & 31)

1. The residents are in strong agreement about the boundaries of the expanded R-2 area in the western third of the community. The only differences arise because our proposals were developed on a block rather than a site basis (Area 10).
2. There is general agreement that the periphery of the community on 14 Street, 17 Avenue and 26 Avenue as well as the interior high density development areas should remain RM-5. These areas are essentially identical in both proposed plans and provide additional areas for high density redevelopment.
3. The residents are satisfied that the existing CC, C-1 and C-3 areas should remain. They look forward to seeing a high quality

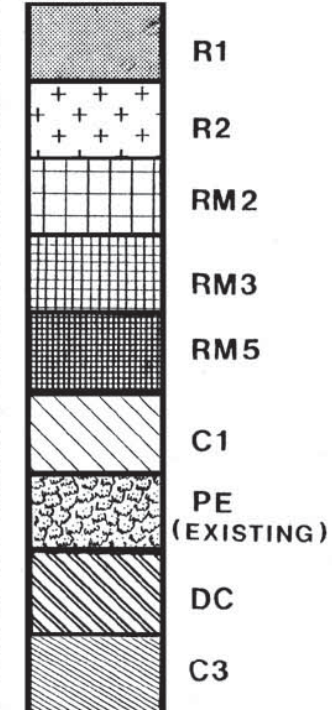
redevelopment of the C-3 area at 14 Street and 17 Avenue and have made a specific open space/park proposal to act as a stimulus for this redevelopment. (See BCA parks proposals for further detail).

4. The area near 14 Street and 19 Avenue is designated R-2 in both proposed plans. The major difference arises because the residents on 14A Street between 19 and 21 Avenue have requested that their street be classified R-1 rather than R-2 because most of the existing housing is single-family units (Area 1).
5. Residents in the proposed RM-2 area north of 21 Avenue on 15, 16 and 16A Streets have requested that their area be classified R-2. The majority of the housing on their blocks is occupied by one or two family units and is in good condition (Area 2).
6. Residents in the proposed RM-2 area in the southeast comprising of all of the single family housing south of 23 Avenue east of both sides of 16 Street have requested that their area be classified R-2. This area contains single-family housing typical of many architectural periods (Area 3).
7. Residents in the central area between 21 and 23 Avenue, and between 14A and 16 Streets, wish to be included in a RM-2 rather than RM-3 classification because they feel that RM-3 developments would be too disruptive and out of character with the adjacent R-2 and RM-2 areas as well as too dense (Area 4).

FIG 30 **BANKVIEW**

TITLE BCA* PROPOSED
LAND USE
DISTRICTS

LEGEND

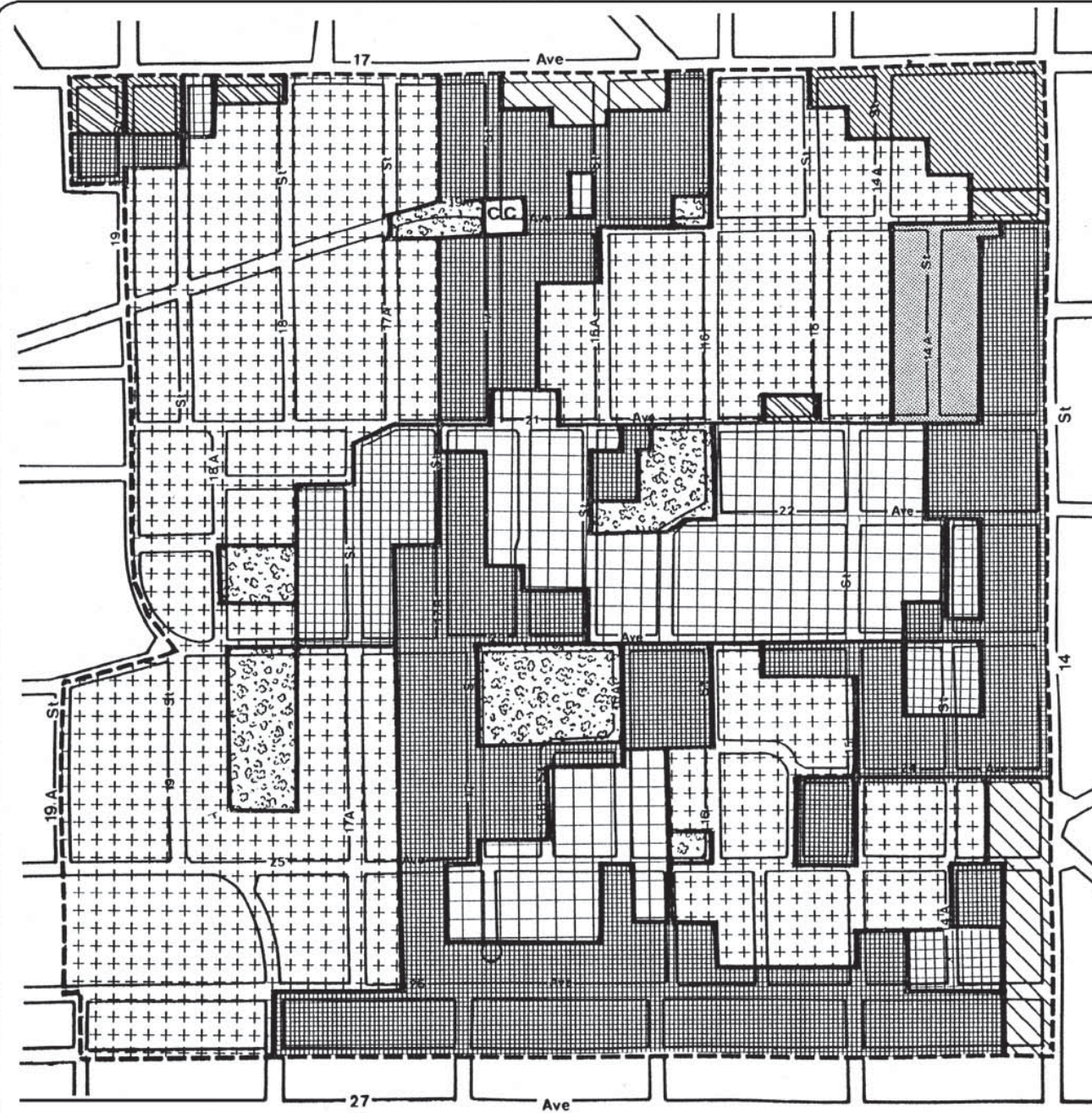


* BCA. - BANKVIEW COMMUNITY ASSOCIATION

DATE



THE CITY OF CALGARY
PLANNING DEPARTMENT





BANKVIEW MAP No

**TITLE
PROPOSED
LAND USE DISTRICTS**

LEGEND

	R-2
	RM-2
	RM-3
	RM-5
	C-1A
	C-3
	PE
	DC

DATE



8. Residents in the area between 24 and 25 Avenue from 16A to 17 Street wish to be included in a RM-2 rather than RM-3 classification. They feel that the adjacent area is already over-developed in density so RM-2 redevelopment is desirable (Area 5).
9. There is general agreement about the remaining RM-2 and RM-3 areas in the proposed A.R.P.
10. Residents on 16 Street at 19 Avenue would like to have the area opposite to Bankview House included in an RM-2 rather than a RM-5 area. The area is already over-developed and RM-2 would preserve some variety of scale (Area 6).
11. Residents on 18A Street wish to have the properties at 1810 – 17A Street and 1919 – 17 Avenue be included in a RM-3 rather than RM-5 area because of the complex topography and to minimize the impact upon the adjacent R-2 areas which are at a lower altitude (Area 7).
12. Residents wish to have the properties at 2620, 2621, 2522 on 14A Street and 1442 – 26 Avenue included in a RM-3 rather than a RM-5 area because they feel that the adjacent areas are overdeveloped (Area 8).
13. Residents in the R-2 area adjacent to the west side of 17A Street between 21 and 23 Avenues wish to see this block included in a RM-3 rather than RM-5 area. RM-5 represents an unfortunate intrusion into the R-2 area. A total of 44 units exist and 48 units are permitted in a RM-3 area (Area 9).

Summary

The resident input has created a plan which is consistent with the recommendation in the Inner City Plan for Bankview. It confirms the existing use of both the remaining housing and the high density developments but allows some redevelopment in the central area of the community.

BCA estimates that the maximum population under its plan would be about 6,000 persons with a resulting density of 40 persons/net acre. It considers this density to be more socially desirable than that achievable in the proposed A.R.P.

Implementation

The following recommendations implement those differences that exist between the land classification recommendations in the proposed A.R.P. and those in the BCA proposed A.R.P. (see Map 31)

Each area is outlined on Map

1. That Area 1 be classified R-1.
2. That Areas 2 and 3 be classified R-2.
3. That Areas 4, 5 and 6 be classified RM-2.
4. That Areas 7, 8 and 9 be classified RM-3.
5. That properties labelled 10 be included in the R-2 area.
6. That the Planning Department work closely with the Bankview Community Association to

review all proposed developments to ensure that they conform with the intentions of the A.R.P.

7. That the Residential Redevelopment Guidelines (Section 3.1.4. Proposed A.R.P.) be strengthened by the addition to 6) of a subsection d) in order to minimize the impact of all developments, the Approving Authority should require information on how the building design affects the view and sunlight pattern (in each season) of all nearby patterns; and 8.b.v. be modified so that RM-3 apartment developments, at least 75 percent of the dwelling units, have direct access to grade or landscaped area.

Parking (See 3.1.4 Proposed A.R.P.)

Parking is a major problem in Bankview as has been indicated in Section 2.1.3 (Supporting Information Proposed A.R.P.). The residents outlined many horror stories concerning parking, particularly in the winter. BCA is very concerned about the lack of clear guidelines on parking requirements for new developments. The failure to require adequate on-site parking in the past is the cause of many of our parking problems. We want to feel certain that the past errors of omission will not continue into the future. Consequently, we urge that the following amended parking guidelines be implemented.

Implementation

3. Parking

In order to discourage additional on-street parking congestion through the adequate provision of on-site parking, the Approving Authority:

- a) should require a minimum of 1.00 resident spaces and 0.15 visitor spaces per dwelling unit in RM-5 developments;
- b) should require a minimum of 1.25 resident spaces and 0.15 visitor spaces per dwelling unit in RM-2 and RM-3; and
- c) should require a minimum of one loading space in apartment developments of 20 or more dwelling units.

Additional spaces may be required, at the discretion of the Approving Authority, depending upon the specific site and its topography.

Public Works and Utilities (See 6.0 Proposed ARP)

The poor condition of the roads and sidewalks in Bankview is due to the City's failure to enforce its by-laws concerning the repair of damage done by contractors during redevelopment. Consequently, it is grossly unfair to require all residents to share in the costs of remedying the degradation of roads and sidewalks caused by this redevelopment.

Moreover, non-resident owners are more unlikely to agree to the upgrading of facilities when it will affect their taxes. It is a “Catch 22” problem that requires City leadership to solve since it is due to an accumulation of many small failures to enforce City by-laws over the past twenty years. The failure to enforce these by-laws has been a particularly serious source of problems in Bankview. Residents have reported a large number of grievances that arise because the by-laws have not been enforced. They begin when excavation commences and continues throughout the construction phase. New problems arise once the development is occupied due to garbage disposal problems, poor building maintenance and inadequate maintenance of off-street parking. BCA requests that City Council authorize the Engineering Department to initiate a program aimed at restoring the roads and sidewalks so that they meet existing standards. In addition, BCA requests that City Council pressure the Provincial Government to enact the necessary legislation to permit effective by-law enforcement.

OPEN SPACE AND RECREATIONAL FACILITIES

Community Focus

The residents believe that the objectives of their A.R.P. are more likely to be realized if the by-law is supported by an injection of public funds which are intended to play a strong stimulative role. This should result in significant private investment in the restoration, upgrading and redevelopment of the housing stock in Bankview. This investment will increase the taxation base and decrease the social and other costs which would otherwise increase the civic mill rate.

BCA is convinced that the community needs a focus which will provide an identity. This is required because Bankview is devoid of public buildings such as schools, churches or significant indoor recreational facilities. It believes that the development of an extensive system of open space and parks would play this focal role and remedy many of the existing deficiencies. The specific proposals to realize this focus are detailed in the following section.

The farm house built in 1903 by William Nimmons, Bankview's first landowner and developer, is still standing. It has been designated as a historic building by the Alberta Government. We would like to see it restored and put to an imaginative use. The community believes that it could become a very important component of a park at 14A Street and 19 Avenue. The City might wish to consider the acquisition of this historic house as another step in creating a focus. We believe that

the implementation of these proposals will provide Bankview with a strong identity that will help ensure the success of our A.R.P.

Open Space

Bankview, like most other inner city communities, is very deficient in open space and recreational facilities. At present, it has 5.5 acres of developed parks on four sites and a further 1.75 acres of undeveloped vacant City-owned land. By comparison, city open space guidelines in the suburbs are 5 acres/1000 persons. Consequently, 27.5 acres of parkland would be required in a suburban community to support Bankview's present population of 5500. It is also isolated on two sides (14th Street and 17th Avenue) by major roads which limit access to open space in other communities. The nearest regional parks and river areas are at least two miles from the community and not all are easily reached by public transportation. The skewed number of residents in the 20-29 year age group means that special consideration should be given to the provision of open space and recreational facilities for this group of residents.

It is the assessment of the Bankview Community Association that an adequate inventory should be acquired which fulfills the following objectives:

1. Provides sufficient open space for passive activities, casual recreation and relief and escape for the inhabitants of the high density apartments as well as for the other residents.

2. Provides sufficient space for outdoor and indoor sports activities and facilities.
3. Provides a green space focus to stabilize and enhance each of the R-2 and RM-2 areas.
4. Provides easily accessible and safe play space for children.

The Bankview Community Association is very supportive of the open space proposals made by the Planning Department. However, it believes that the size of the existing and proposed open space is inadequate for the present population and fails to take account of the potential population in either proposed land classification plan.

Development of New Parks (See 4.1.2 Proposed ARP)

The Bankview Community Association believes that four (4) rather than three (3) new parks should be developed in the areas least served by the existing park and open space system and these three parks should be larger in size. See Map 32.

1. 16th Street/22nd Avenue Park (Site 6)

This is a very important park proposal since it is in the centre of the population density in the community and is adjacent to the present community association hall and sports facilities. For these reasons, we believe that the properties at 1618, 1622 and 1626 – 23rd Avenue should be included in this park. Moreover, the acquisition of the land

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FIG. 32 **BANKVIEW**

TITLE *BCA. PRO-
POSED OPEN
SPACE

LEGEND



EXISTING
PARK

PROPOSED
PARK

CITY-OWNED
LAND

PEDESTRIAN
WALKWAY

*BCA- BANKVIEW
COMMUNITY
ASSOCIATION

INFORMATION RE-
FERS TO CHART ON
PAGE 64

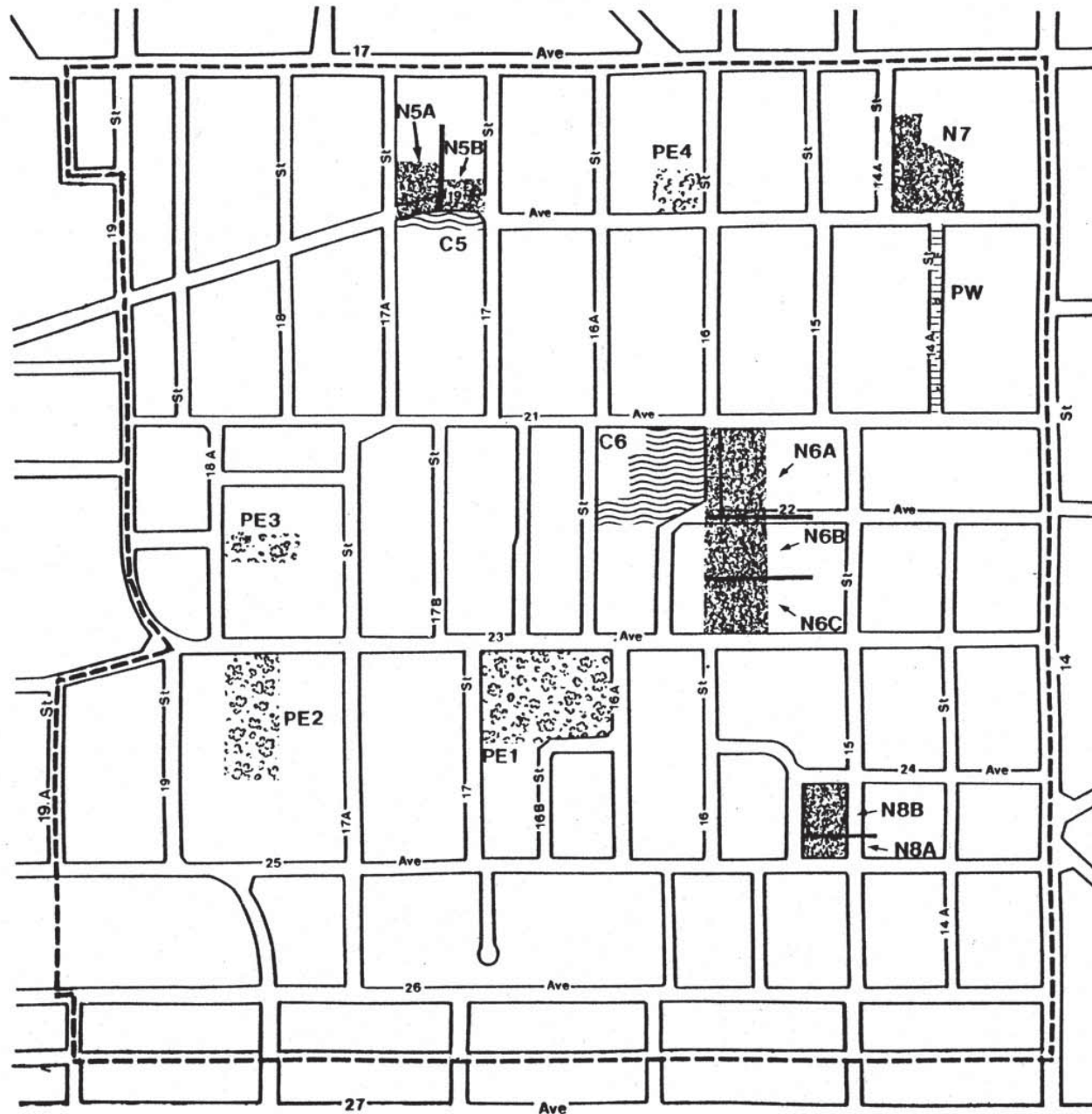
DATE



THE CITY OF CALGARY
PLANNING DEPARTMENT



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on the south side of 22nd Avenue at 1615, 1619, 1621 and 1625 should be acquired on a high-priority rather than on a long term basis. The properties on 23rd Avenue would add 0.5 acres and would provide one additional playing field. This field is necessary if we are to obtain all the outdoor facilities that the community requires and which can be located only on this site because of the shortage of flat land. The Bankview Community Association has concluded that space is needed for a hockey arena, a skating rink, a baseball diamond and a multi-purpose football, soccer, field hockey field as well as those indoor recreational facilities that may be recommended later (see 7.3 Social Plan). The site at 16th Street between 21st and 23rd Avenues will enable all the above outdoor sports and recreational facilities to be concentrated in the centre of the community. Area: 0.75 ha (1.8 acres) Cost: \$2,658,000 High Priority.

2. 19 Avenue Between 17 and 17A Streets (Site 5)

The Bankview Community Association was delighted to have received \$400,000.00 from the Alberta 75th Anniversary Grants Program to help create a park in the northwest portion of the community. These funds were intended to be used to acquire the properties at 1825 – 17th Street and 1824 – 17A Street. Unfortunately, the former property will not be available for about ten years. Moreover, it was necessary to purchase the property at 1820 – 17A Street as well as that at 1824. The

Bankview Community Association proposes to create an interim park using both these properties, the vacant City-owned land on the south side of 19th Avenue and the land obtained by the closure of 19th Avenue for half a block east of 17A Street. The Bankview Community Association believes that the property at 1825 – 17th Street should be acquired when the present owner wishes to sell which will probably be within ten years. Area: 0.06 ha (0.15 acres). Cost: \$150,000.00. Long-Term Priority.

3. 25 Avenue Between 15 and 15A Streets (Site 8)

There is a serious lack of open space in the southeast corner of the community. The area proposed by the Planning Department is a small step towards remedying this deficiency but the area residents feel that a larger area is required to help stabilize their corner of the community particularly since they wish to see it within an R-2 land classification. They are opposed to the acquisition of land occupied by single-family housing for this purpose since this stock is not very large. Consequently, they recognize that the acquisition of a large area can be accomplished only if land occupied by apartments is acquired. They have proposed that the properties at 2501 and 2505 on 15th Street should be eventually acquired although they recognize that these purchases will be expensive. The Bankview Community Association suggests that City Council direct the Land Department to monitor these

properties with the object of ensuring that they are considered for purchase if they are not well maintained, are the source of serious anti-social behavior or are placed on the market. The area residents want to emphasize that this proposal should not interfere with the acquisition of more useful open/park space elsewhere in the community on a high-priority basis. The proposed R-2 area is surrounded on 23rd, 24th and 26th Avenue, 14th and 16th Streets so a significant open space is more than justified. This is a typical inner city problem when high density developments have been permitted without the provision of adequate public support facilities. Area: 0.18 ha (0.45 acres). Cost: \$900,000.00. Long-Term Priority.

4. 19 Avenue Between 14 and 14A Streets (Site 4)

The C-3 area at 14th Street and 17th Avenue is isolated from the adjacent portion of the community by the topography of the area. The proposed R-2 area in the northeast corner of the community lacks open space. The residents have proposed that the creation of a park on the land bench overlooking the C-3 area would serve as:

- i) a long-term stimulus for the upgrading and redevelopment of the C-3 area.
- ii) a stabilizing factor and focus for the adjacent R-2 area.

- iii) a buffer between the C-3 and R-2 areas.
- iv) an enhancing factor to encourage the preservation and restoration of the adjacent designated historic site known as the Nimmon's house. Area: 0.32 ha (0.8 acres). Cost: \$923,000.00 Long-Term Priority.

BCA Proposed Open Space and Recreation Facilities (See Map 32)

Implementation: Bankview Community Association urges:

1. That all the recommendations in the Bankview Draft A.R.P. (Sec. 4.1) be implemented.
2. That the priority afforded to the acquisition of properties at 1615, 1619, 1621 and 1625 on 22nd Avenue be changed to High-Priority from Long-Term. (Site N6b).
3. That the properties at 1618, 1622 and 1626 on 23rd Avenue be acquired on a High-Priority basis to facilitate the creation of an adequate area in the centre of the community for outdoor and indoor sports and recreation. (Site N6c).
4. That the properties at 1816, 1818, 1820 and 1822 on 14A Street and 1448, 1450, 1502 and 1506 on 19th Avenue be acquired on a Long-Term basis to facilitate the creation of an area of open space in the N.E. part of the community.

5. That the property at 1825 – 17th Street be acquired on a Long-Term basis to complete the new park to be developed in this high density portion of the community. (Site N5b).
6. That consideration be given to the possible acquisition of further open space in the S.E. part of the community on a Long-Term basis by expanding the proposed open space opportunity (Site N8a) to include the properties at 2501 and 2505 – 15th Street (Site N8b).

Summary: Bankview Community Association Open Space Proposals

	AREA	COST	PRIORITY
Existing: Sites 1,2,3,& 4	2.20 ha (5.5 acres)		
Vacant City Land: Site 5 & 6	0.70 ha 1.75 acres)		
75th Anniversary Grant: Site 5a	0.12 ha (0.30 acres)	\$ 300,000	High
New Land Proposed in ARP: Site 6a	0.36 ha (0.90 acres)	1,078,000	High
6b	0.18 ha (0.45 acres)	790,000	High
8a	0.08 ha (0.20 acres)	245,000	High
New Land Proposed by BCA: Site 6c	0.18 ha (0.45 acres)	790,000	High
7	0.36 ha (0.90 acres)	923,000	Long-Term 1
5b	0.06 ha (0.15 acres)	150,000	Long-Term 2
8b	0.18 ha (0.45 acres)	900,000	Long-Term 3
TOTAL	4.36 ha (11.05 acres)	\$4,106,000 5a not included	
SUBTOTAL - High Priority	0.92 (2.3 acres)	\$2,903,000	
Long-Term	0.60 ha (1.5 acres)	\$1,973,000	

Bankview Community Association believes that its proposals for additional areas of open space are essential if the objectives of the A.R.P. are to be achieved and a population of 6,000-7,000 is to be accommodated. It wants to point out that the total cost of the proposed additions to the open space inventory of the community is modest compared with the stimulative role it will play in encouraging social as well as physical stabilization, upgrading and renewal.

Park Acquisition Costs

Bankview Community Association wishes to express its opinions about the possible options outlined in Section 4.1.2 of the proposed A.R.P. that may be used to fund park and open space throughout the city of Calgary and in our community, in particular. It is our considered opinion that it is the responsibility of the City of Calgary to acquire all park and open space as well as develop all the other recreational sports amenities required to provide a high quality life style for all its residents using the appropriate capital budgets. BCA is prepared to support the eventual introduction of a redevelopment levy by City Council provided that this levy is imposed on all redevelopment and that it is used only to augment the above mentioned capital budgets. However, BCA is completely opposed to the imposition of a redevelopment levy only in Bankview to help finance the park and open space acquisition recommended in the proposed A.R.P. or by the community since this would be discriminatory and would fail to take account of the special circumstances applicable to our community. We believe that it is completely inappropriate for

the Parks and Recreation Department to propose this levy as the mechanism for generating funds for park and open space in our proposed A.R.P. We are not prepared to be guinea pigs and feel that such a proposal should be debated as a separate issue by City Council. Similarly, BCA believes that the application of a local improvement levy is entirely inappropriate for Bankview because it has suffered from the impact of extensive high density redevelopment during the past twenty years due to the policy decision of a previous City Council without receiving the injections of Civic funds to provide the necessary compensating park, open space and other social amenities. We feel that these latter two proposals are discriminatory and unworthy of serious consideration at this time by City Council as part of the deliberations on our proposed A.R.P.

TRANSPORTATION

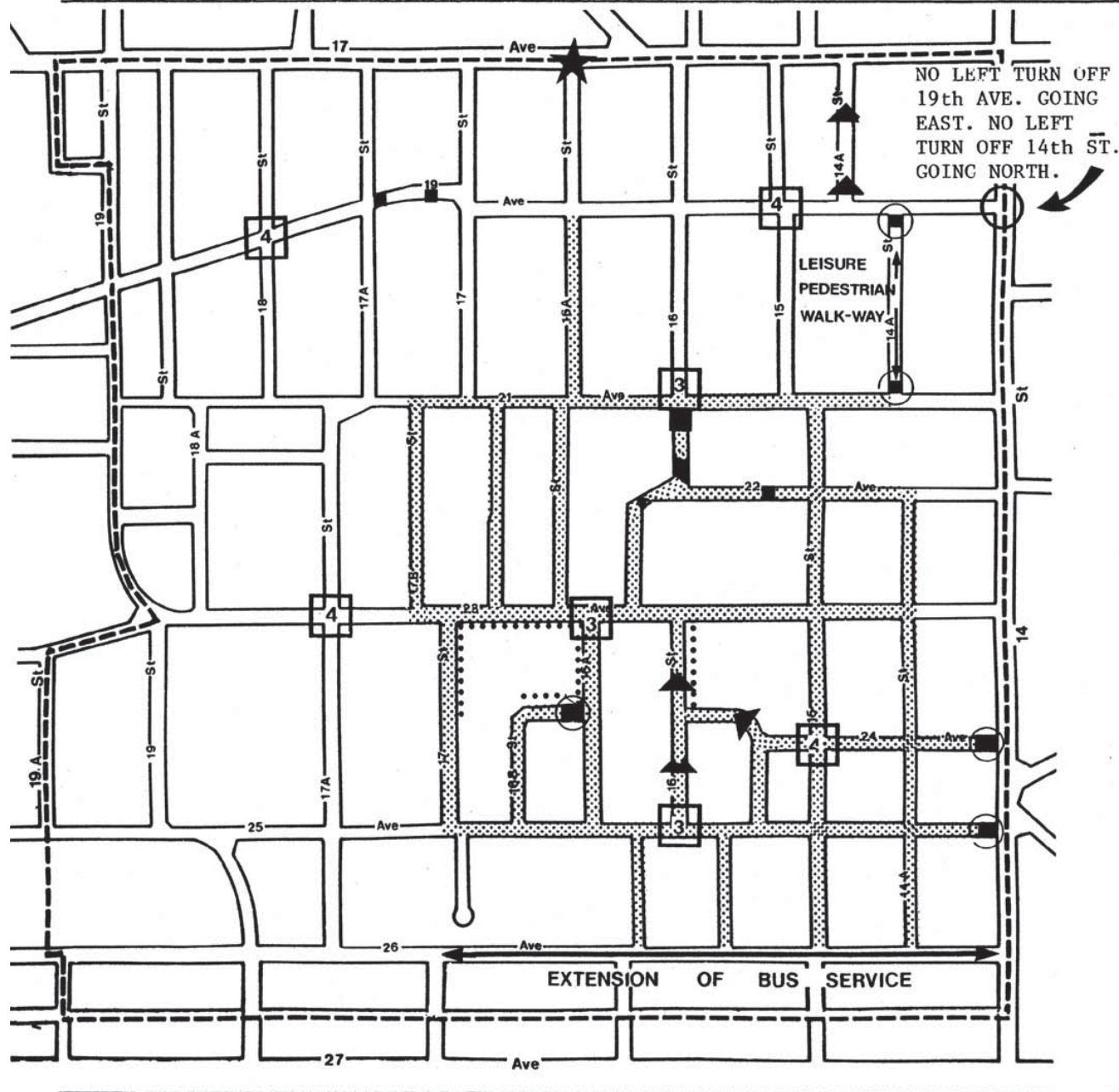
The analysis of the transportation problems (2.1.3 Supporting Information) is accurate but very understated. In the absence of proposed solutions by the Transportation Department, the Bankview Community Association urges that the following measures be implemented. See Map 33 for details.

1. Road Closures

A. Parks:

- i) 19th Avenue at 17A Street
19th Avenue between 17A and 17
Streets

NOT APPROVED BY COUNCIL



BANKVIEW

FIG.
33

TITLE *B.C.A. PROPOSED
TRANSPORTATION
SYSTEM

LEGEND

- STREET CLOSURE
(PROPOSED BY
PLANNING DEPT)
- ◻ STREET CLOSURE
PROPOSED BY
BANKVIEW
- 4 FOUR WAY STOP
- 3 THREE WAY STOP
- ★ SIGNALIZED
PEDESTRIAN
CROSSING
- PERMIT PARKING
- ▲ ONE WAY
- SERIOUS PARKING
PROBLEMS
- *B.C.A.-BANKVIEW COMMU-
NITY ASSOCIATION

DATE



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- ii) 16th Street at 21st Avenue
16th Street at 22nd Avenue
 - iii) 22nd Avenue from east end of 1615
to 16 Street
- B. Pedestrian Walkway:
 - i) 14A Street at 19th Avenue
14A Street at 21st Avenue
- C. Traffic Control:
 - i) 24th Avenue and 14th Street at the
rear of property at 2503, 2505 – 14th
Street so as to allow access to garage
at 2421 – 14th Street.
 - ii) 25th Avenue and 14th Street at rear
boundary of properties on 14th Street.
 - iii) 24th Avenue at 16A Street.
 - iv) Land between 18th and 18A Streets
50 m south of 17th Avenue S.W.
- 2. One-Way Streets
 - i) 24th Avenue between 15A and 16th
Street. One-way downgrade.
 - ii) 16th Street between 25th and 23rd
Avenues. One-way north.
 - iii) 14A Street between 17th and 19th
Avenues. One-way north.

- 3. Three-Way Stop Intersections
 - i) 21 Avenue at 16th Street (after closure for
park) 4-way stop until closure.
 - ii) 23rd Avenue at 16A Street.
 - iii) 25th Avenue at 16th Street.
- 4. Four-Way Stop Intersections
 - i) 19th Avenue at 15th Street
 - ii) 19th Avenue at 18th Street
 - iii) 23rd Avenue at 17A Street
 - iv) 24th Avenue and 15th Street
- 5. Permit Parking
 - i) 16th Street between 23rd and 24th
Avenue (East side).

These residents lost the rear access to
their properties when the rear lane was
closed and land used to facilitate RM-
5 developments. They cannot park on
their property so require permit parking
to guarantee a space. This is essential
during the winter.
 - ii) 16A Street between 23rd and 24th
Avenues (West side).

23rd Avenue between 16A and 17th Streets (South side).

17th Street between 23rd Avenue and South end of Bankview Community Hall (East side).

24th Avenue between 16 and 16B Streets (North side).

It is essential to ensure that the users of the community facilities have adjacent parking. Hall rentals are the only source of income for B.C.A. Most users insist on the provision of adequate guaranteed parking so we are losing old users because of this problem.

The residents wish to assess the effectiveness of these proposals before determining whether other initiatives are required to solve their very serious transportation and parking problems. In particular, the use of permit parking is intended as a trial before recommending its extension to other areas (see Map 33) where there are no rear lanes.

CONCLUDING REMARKS

BCA believes that the grass-roots planning exercise that its residents have participated in has been very valuable and constructive. It has helped to clarify many issues and has enabled us to identify those areas where the proposed A.R.P. can be improved.

We feel that the residents have developed a realistic set of proposals which will help return Bankview to being a unique, stable, inner city community. These proposals will have an important ripple effect on the surrounding communities of Scarboro, Sunalta, Mount Royal, South Calgary, Knob Hill and Richmond. We ask you to give serious consideration to the proposed A.R.P. as amended by the residents of Bankview.

ACKNOWLEDGEMENT

BCA wishes to express its appreciation to the members of the Special Projects Bankview A.R.P. team, Mr. E. Park and Mr. G. Lyons for all the assistance that they gave us while they developed the proposed A.R.P. It was a rewarding growth experience to have had the opportunity to work with them and it would not have been possible to create our own proposals without their patience and freely given time. BCA also wishes to acknowledge the help and advice given by many concerned Calgarians.

