

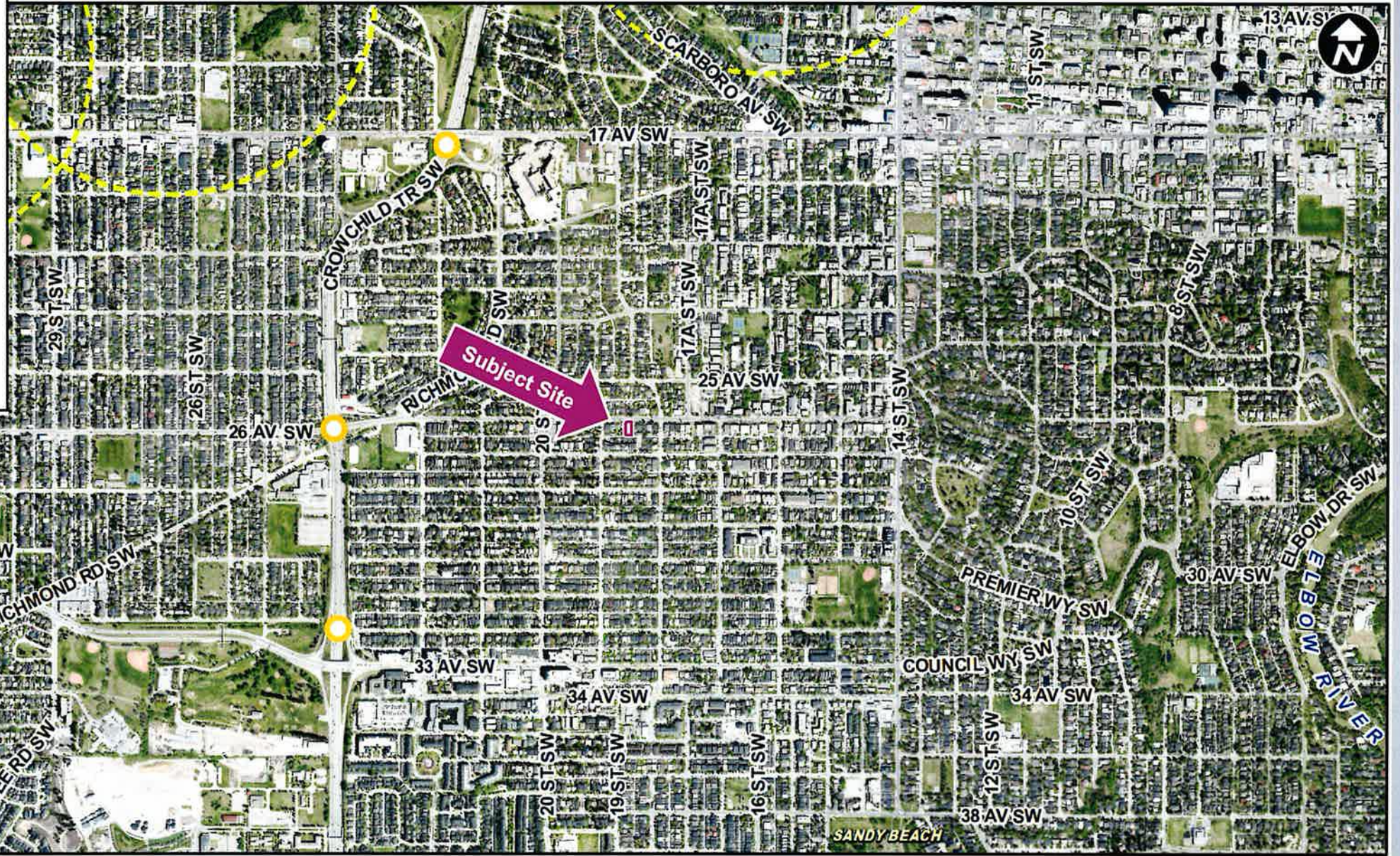


Calgary Planning Commission

Agenda Item: 7.2.1



LOC2022-0002
Land Use Amendment
April 7, 2022



 600m buffer from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



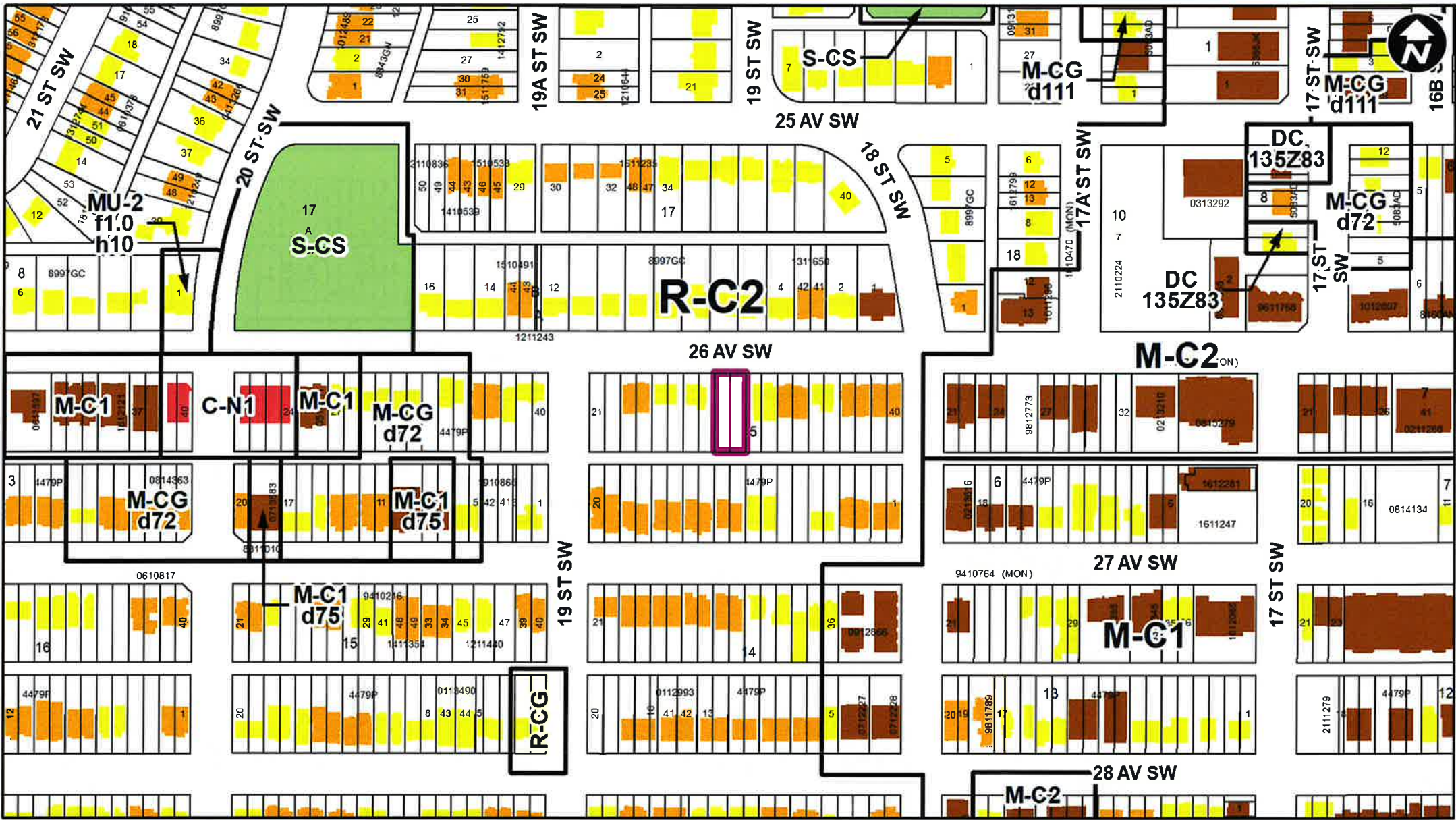
○ Bus Stop

Parcel Size:

**0.06 ha
15.0m x 38.0m**



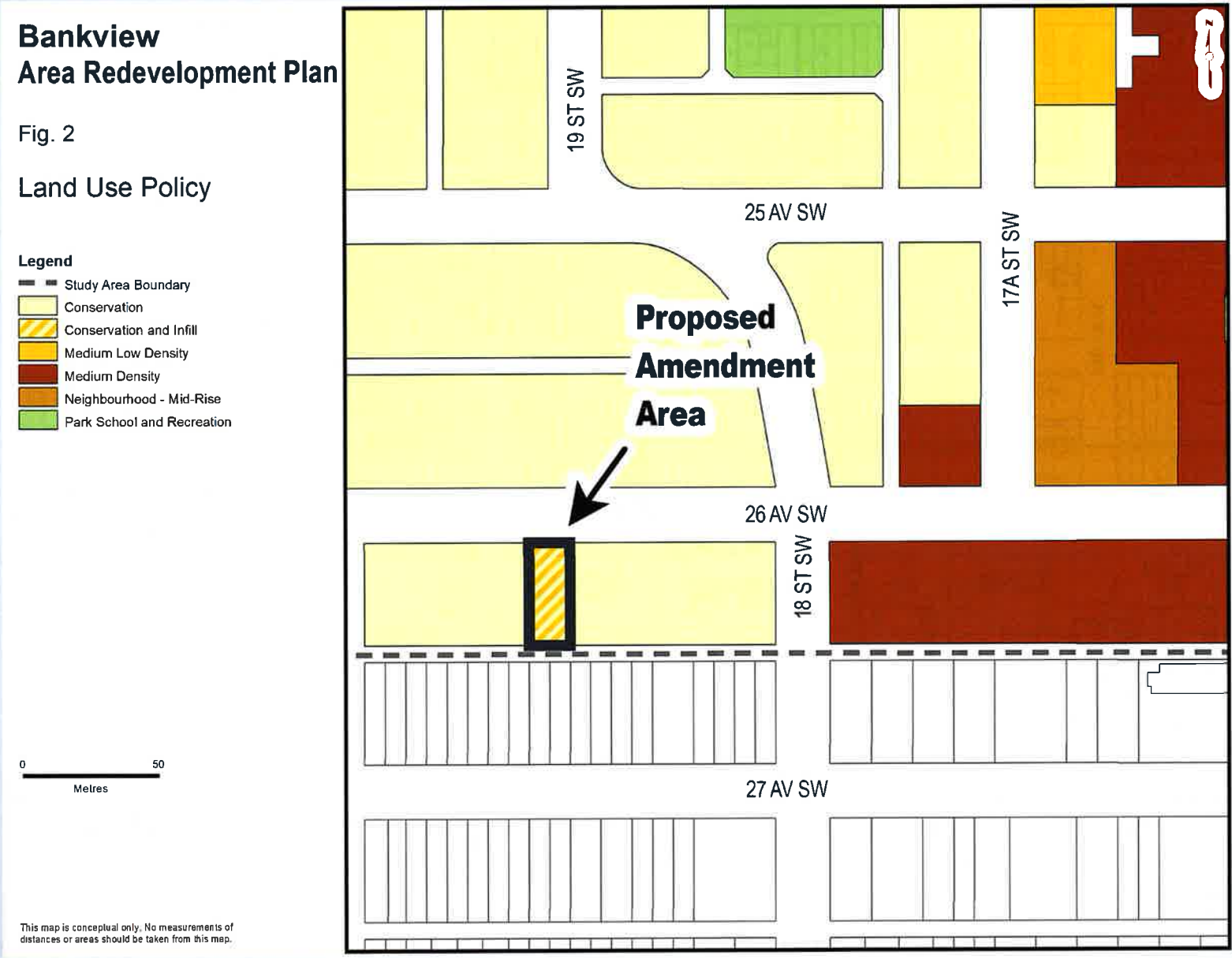
View of site looking SOUTH on 26 Avenue SW





Proposed M-CGd75 District:

- allows for low-density multi-residential development and a range of housing forms such as single detached, semi-detached, and duplex dwellings.
- maximum building height of 12 metres; and
- maximum density 75 units per hectare (maximum 4 dwelling units on the subject land)



RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 1923 – 26 Avenue SW (Plan 4479P, Block 5, Lots 29 and 30) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

Supplementary Slides

