



# Calgary Planning Commission

## Agenda Item: 7.2.8

# LOC2022-0194

## Land Use and Policy Amendment

2022 January 26

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 26 2023  
ITEM: 7.2.8 CPC2023-0041  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT



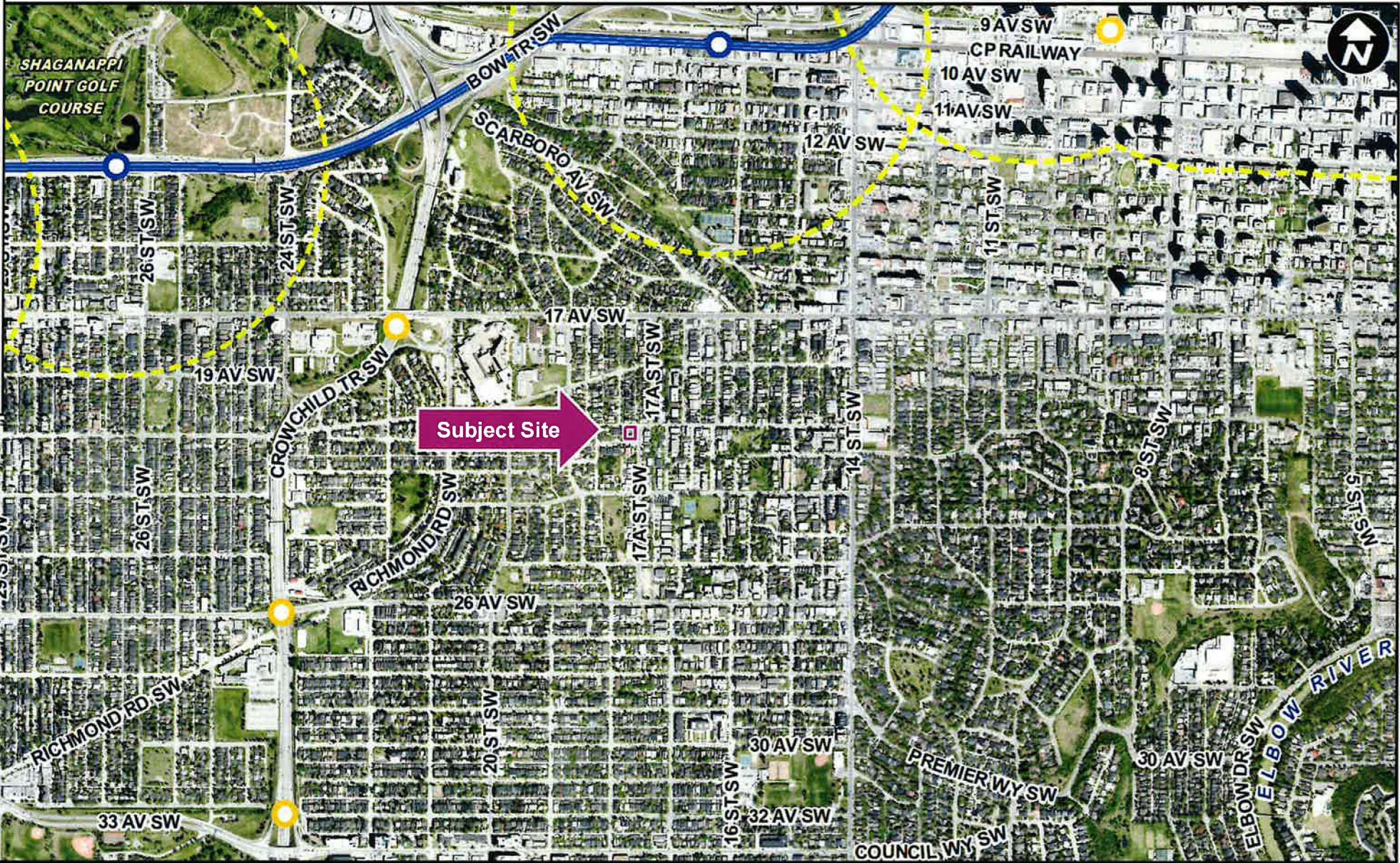
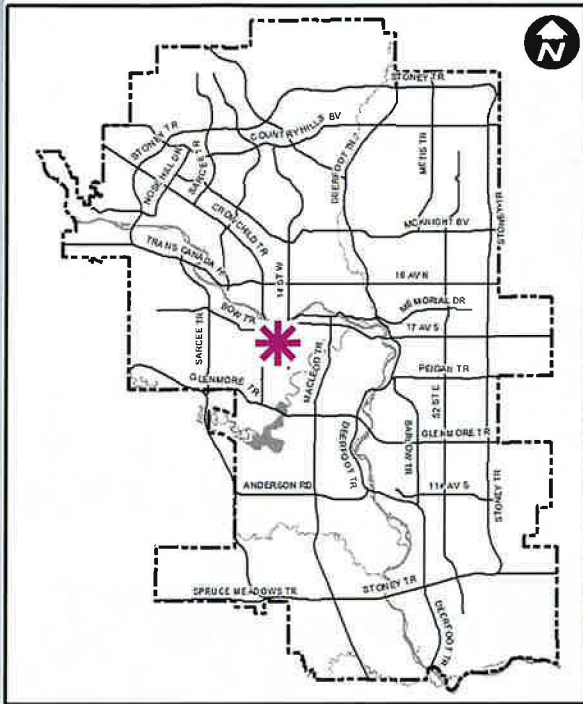
## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.26 acres  $\pm$ ) located at 2203 – 17A Street SW (Plan 8997GC, Block 22, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.







- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
  - Blue
  - LRT Line**
  - Blue
  - Max BRT Stops**
  - Yellow





LEGEND

○ Bus Stop

Parcel Size:

0.11 ha  
30m x 35m



















# Surrounding Land Use

### LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary







## Proposed H-GO District:

- Maximum Height: 12m or 3 storeys
- Maximum Density: 1.5 Floor Area Ratio
- Maximum Parcel Coverage: 60%
- Minimum courtyard depth: 6.5m









**Bankview  
Area Redevelopment Plan**

Fig. 2

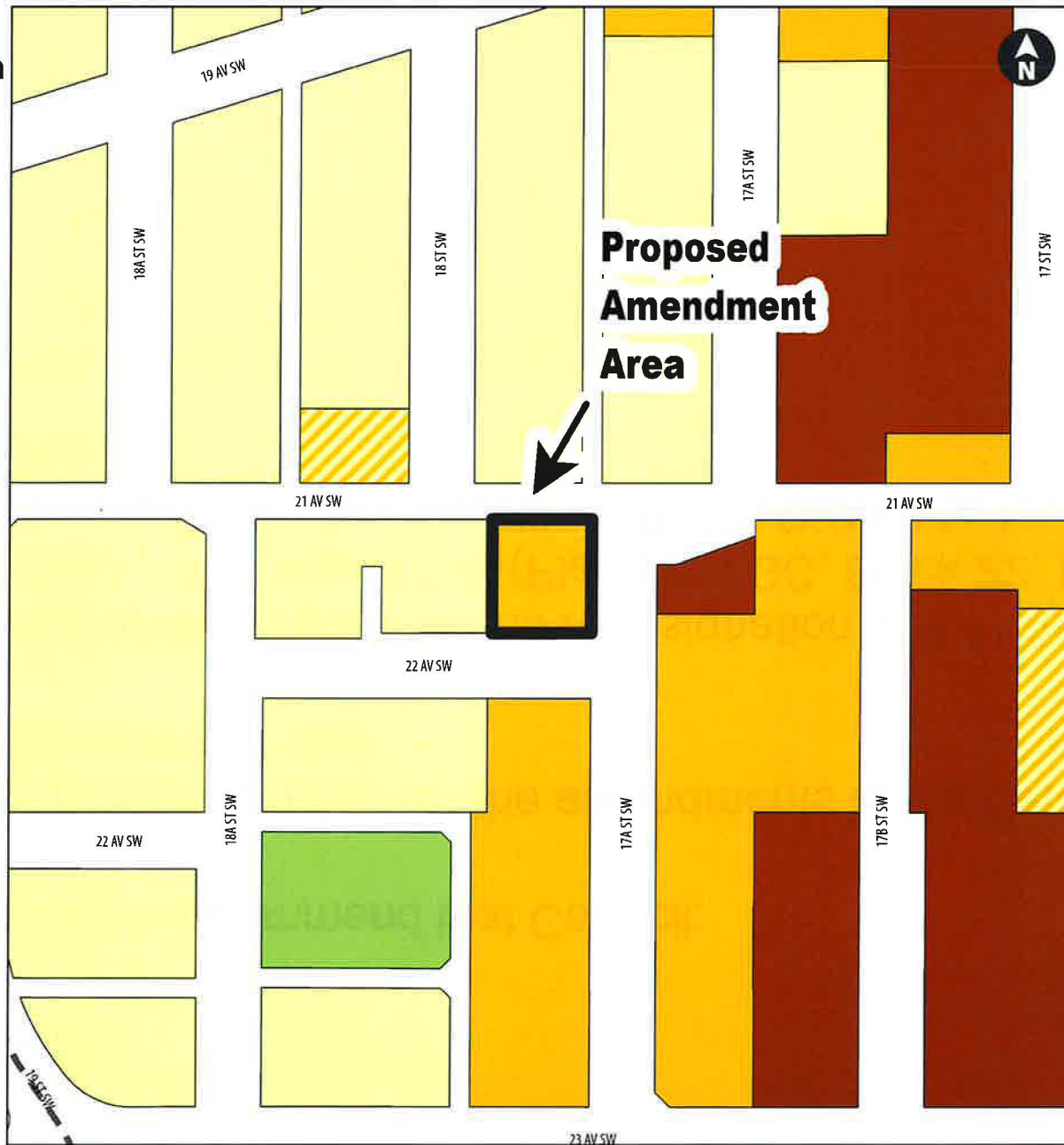
**Land Use Policy**

**Legend**

-  Conservation
-  Conservation and Infill
-  Medium Low Density
-  Medium Density
-  Park School and Recreation
-  Study Area Boundary



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





## RECOMMENDATIONS:

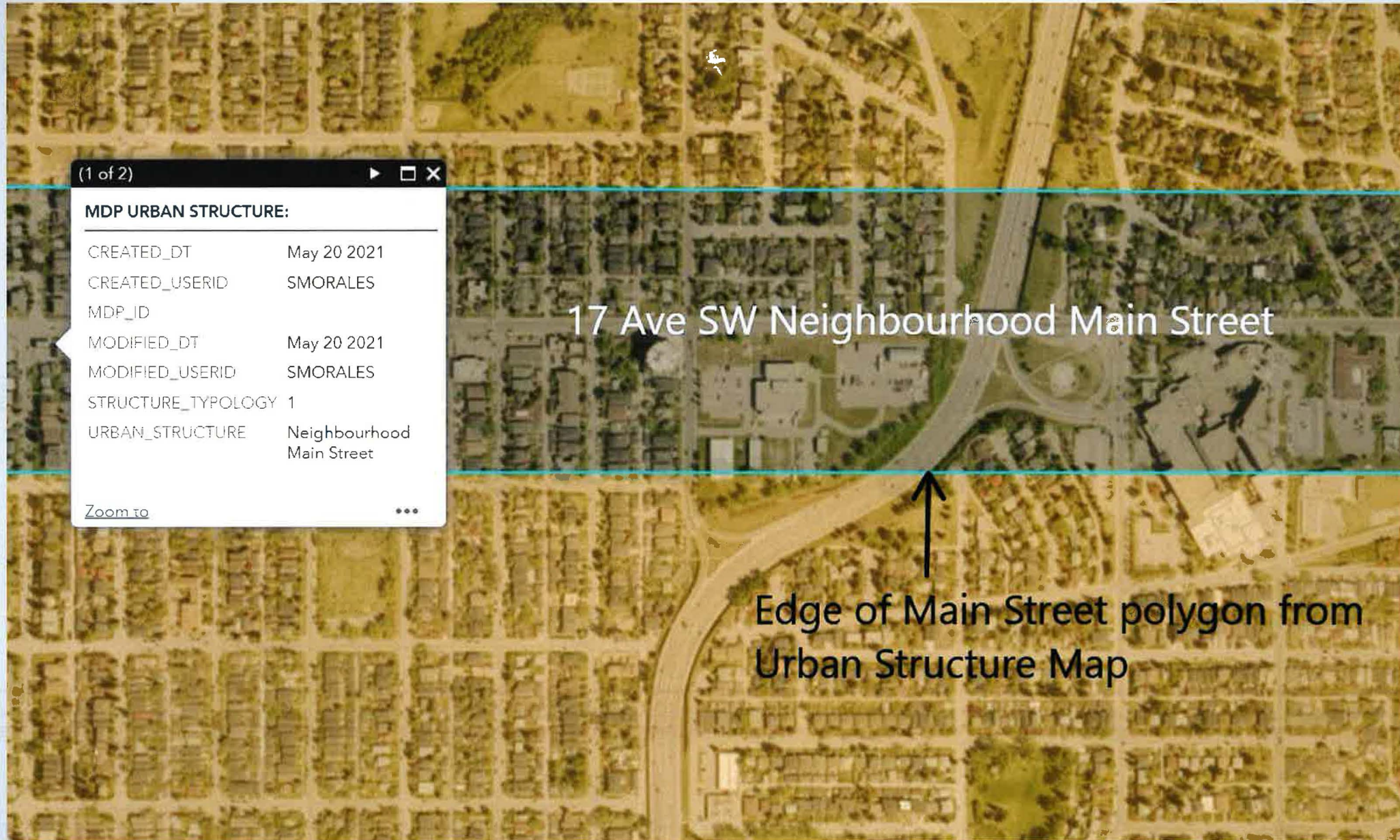
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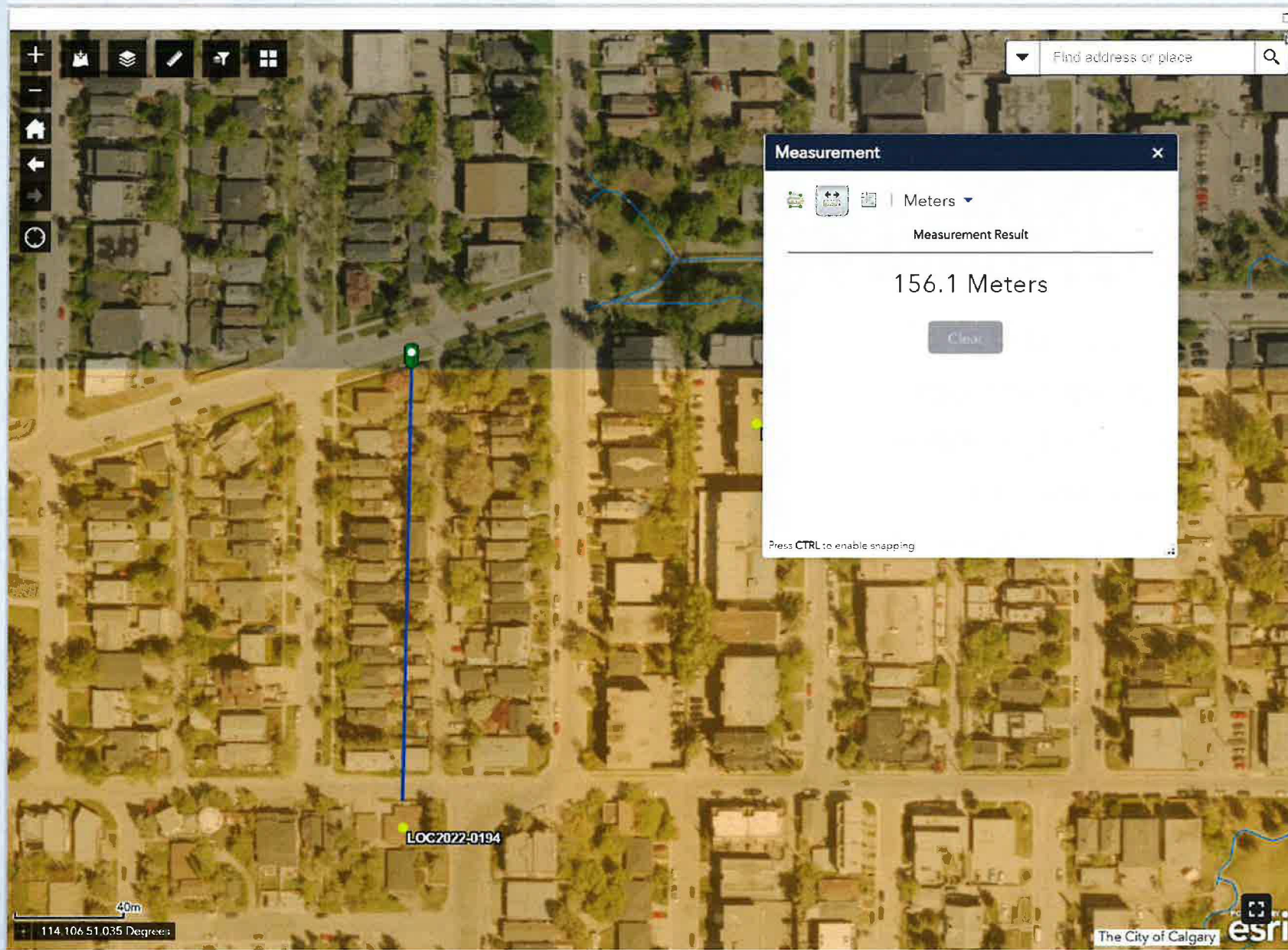
# Supplementary Slides



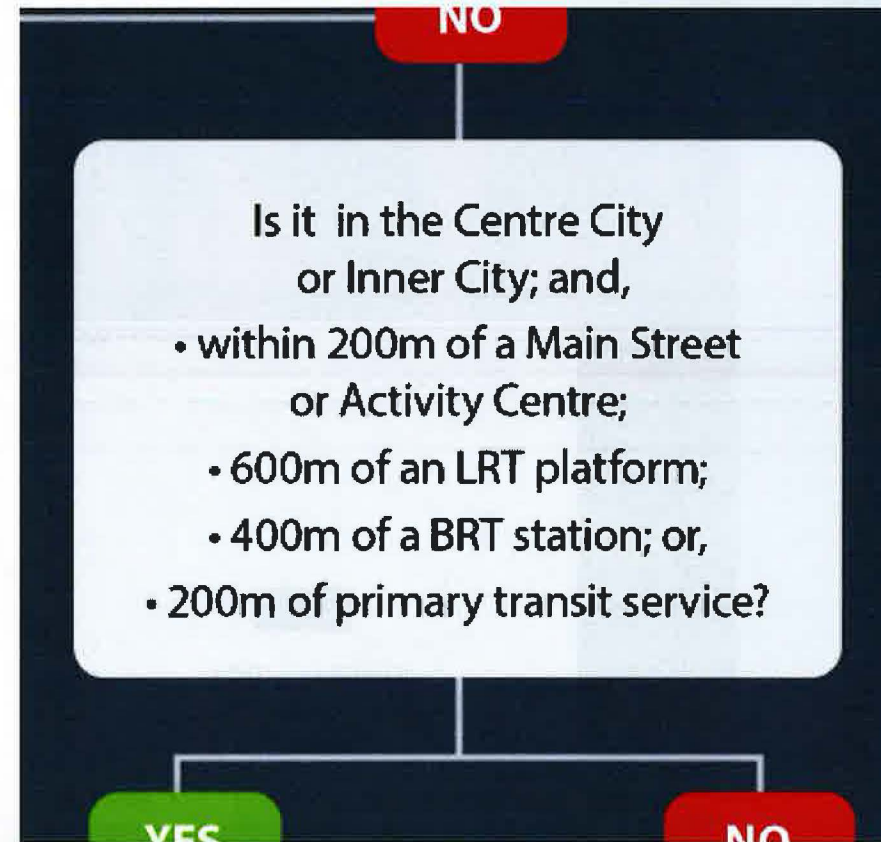
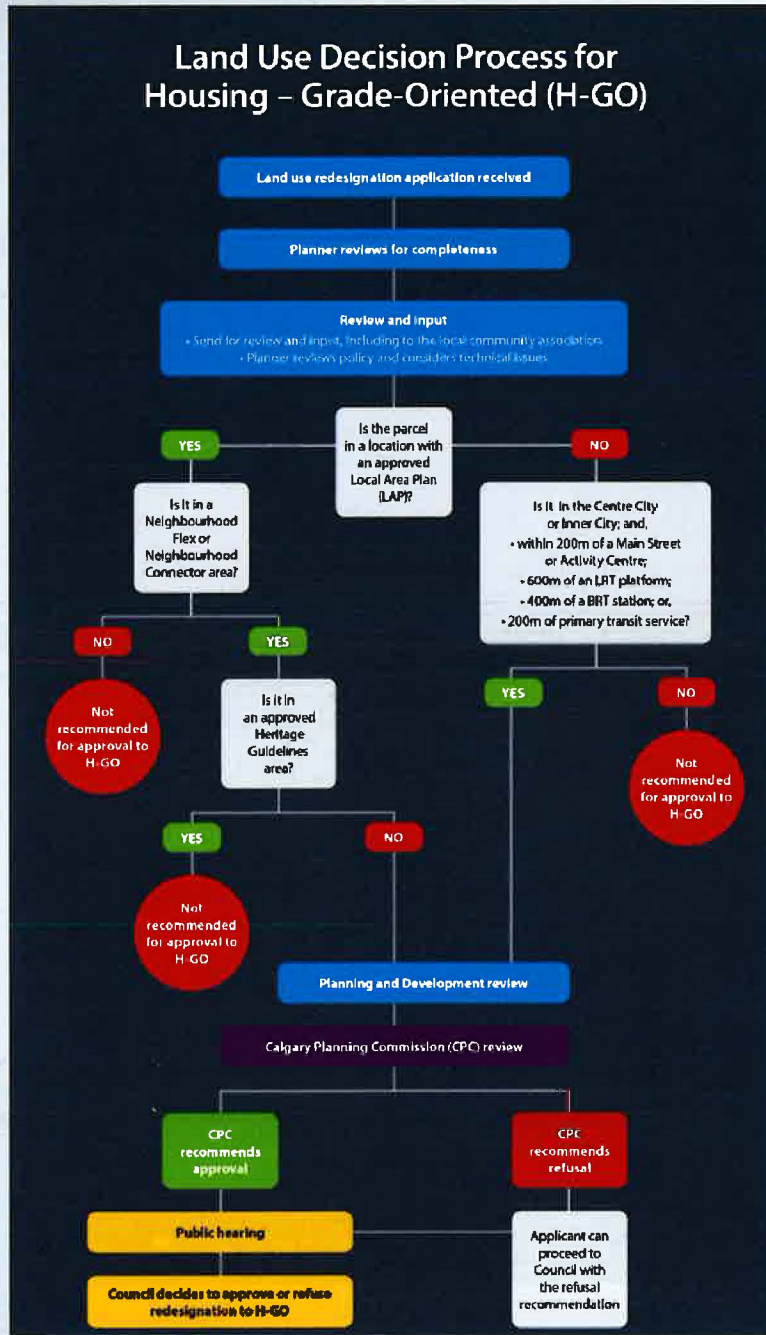




# 17 Avenue SW Neighbourhood Main Street 15

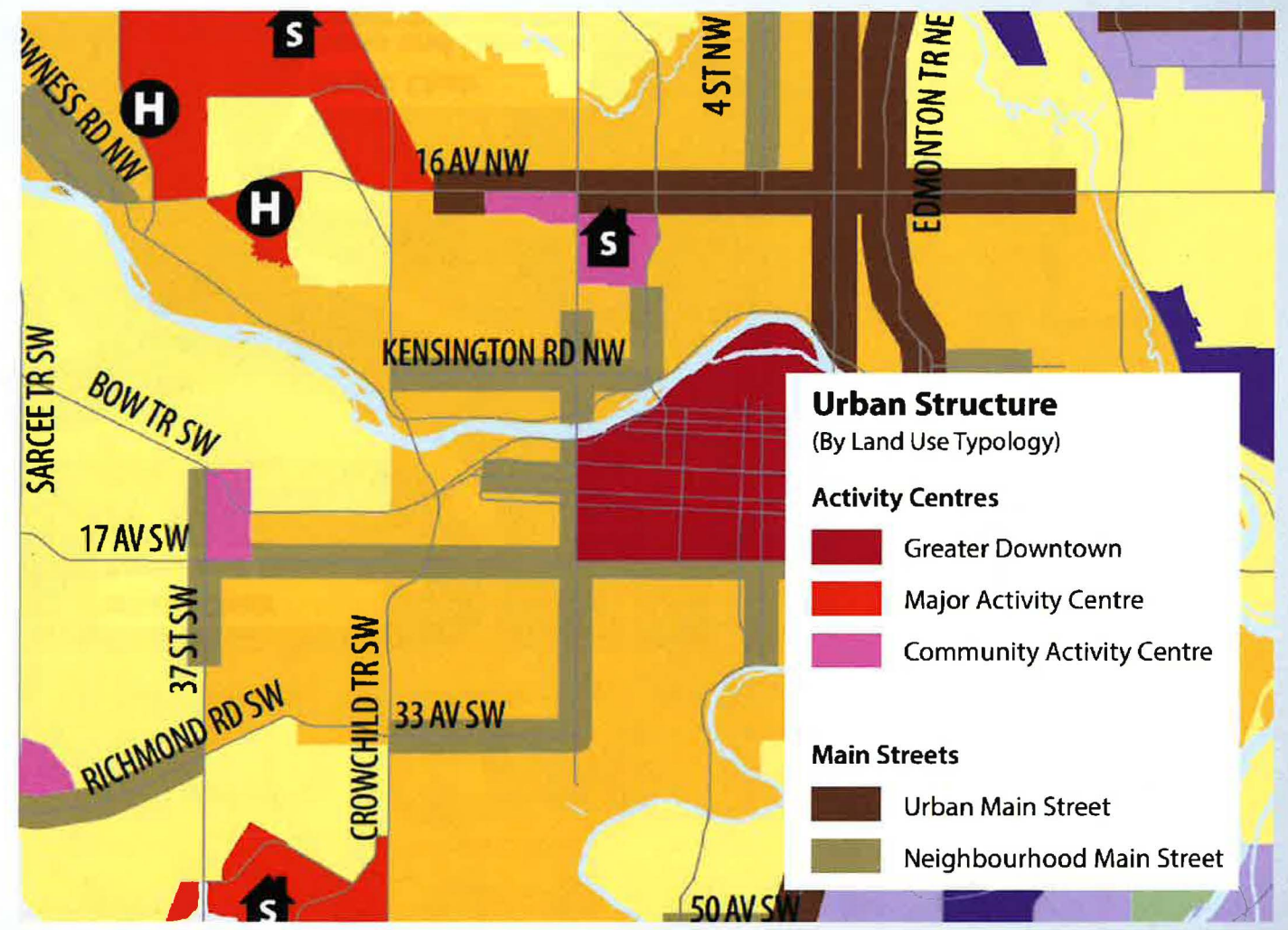
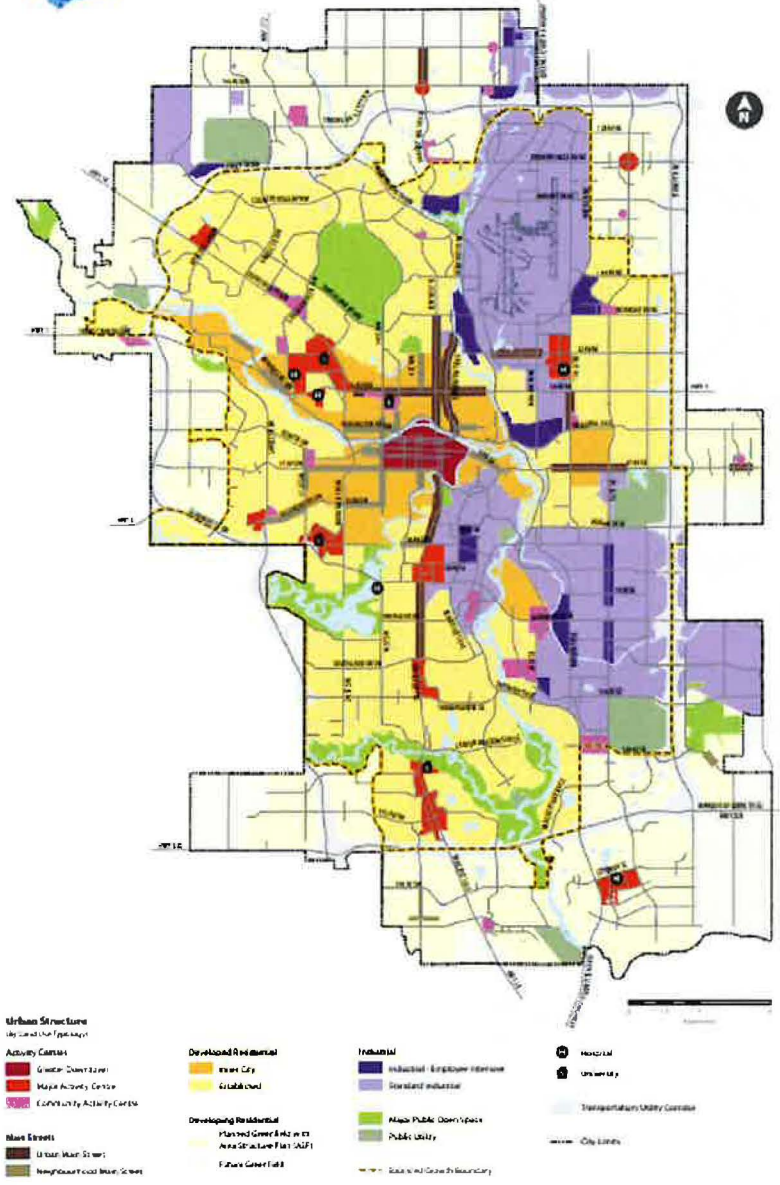








# 1 Urban Structure



**Urban Structure**  
(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street



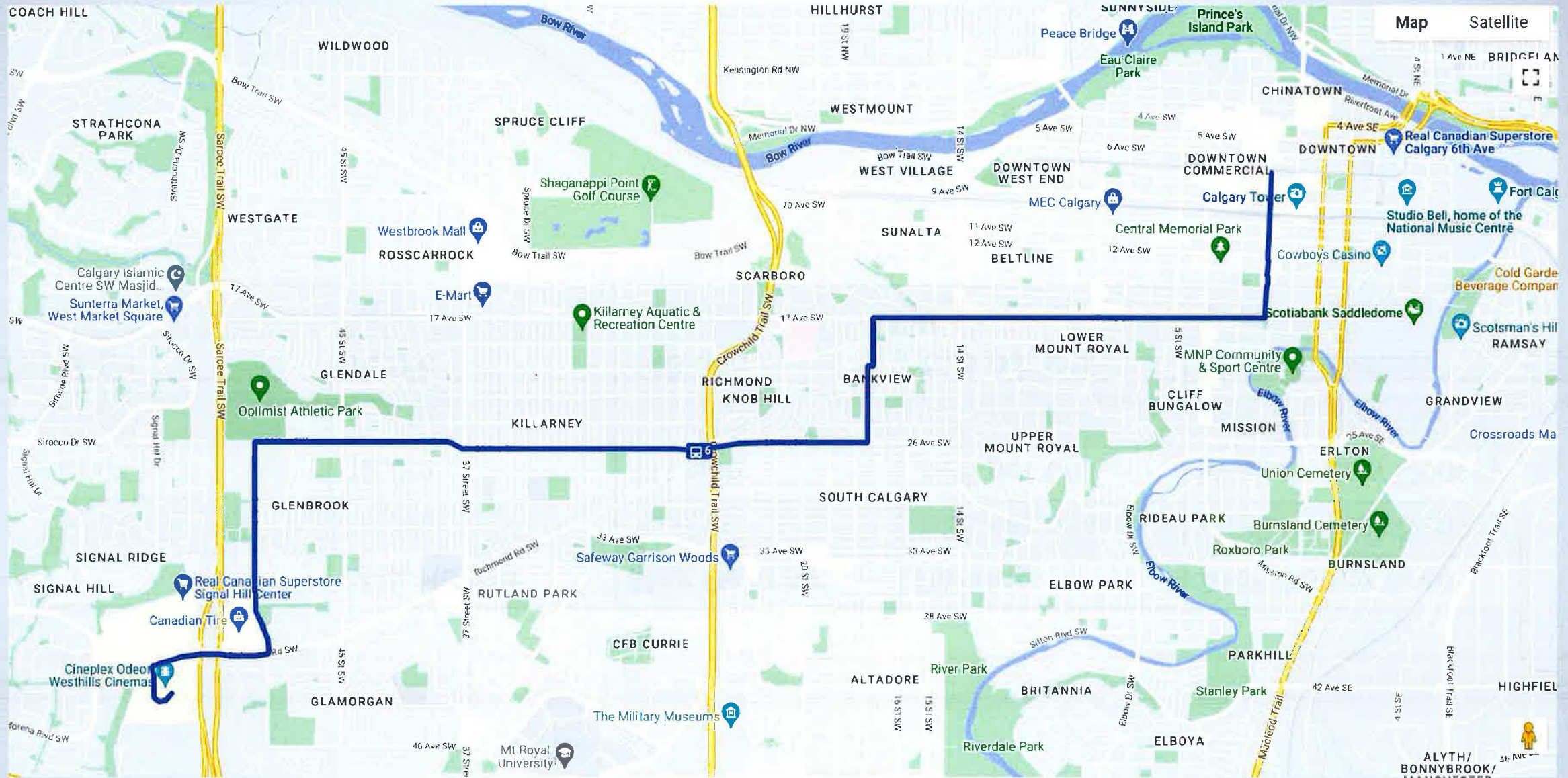




	<b>Max Height</b>	<b>Max Density</b>	<b>Parking</b>	<b>ARP Policy Area</b>
R-CG	11.0m	75 uph	.625 per unit	Medium Low Density
M-CG	12.0m	111 uph	.625 per unit	Medium Low Density
H-GO	12.0m	1.5 FAR	.625 per unit	Medium Low Density
M-C1	14.0m	148 uph	.625 per unit	Medium Density
M-C2	16.0	2.5 FAR	.625 per unit	Medium Density



# Route 6 (Killarney/26 AV SW) 20



8766 - NB 17A ST SW @ 21 AV SW

03:38 PM

04:02 PM

04:25 PM

04:48 PM

05:11 PM

05:34 PM

05:57 PM

06:20 PM



