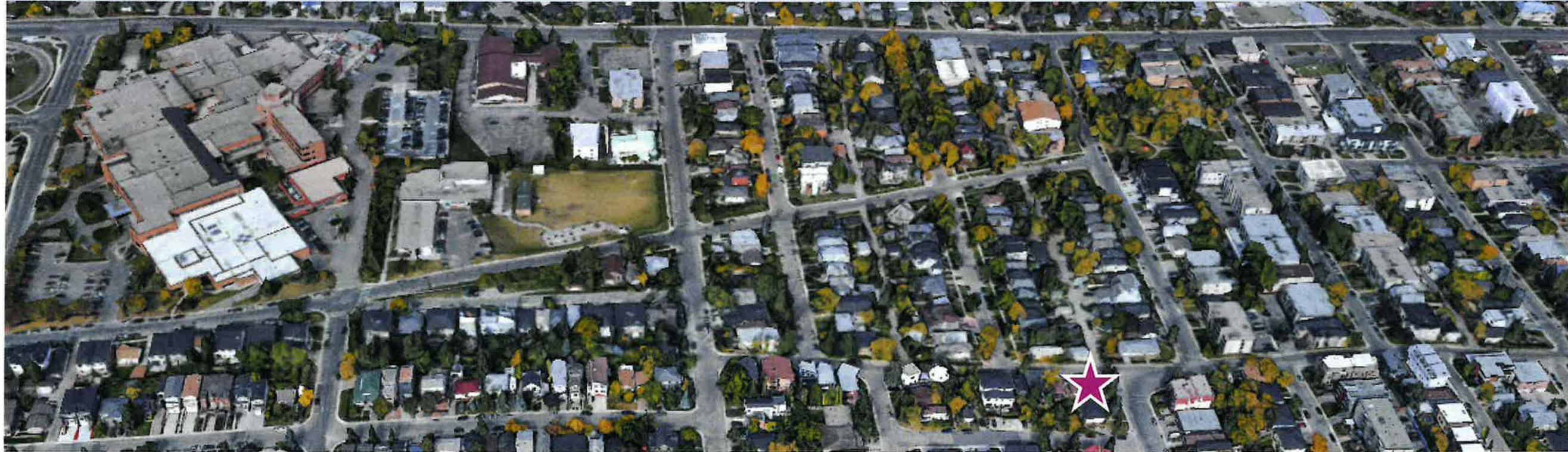




Public Hearing of Council

Agenda Item: 6.1.6

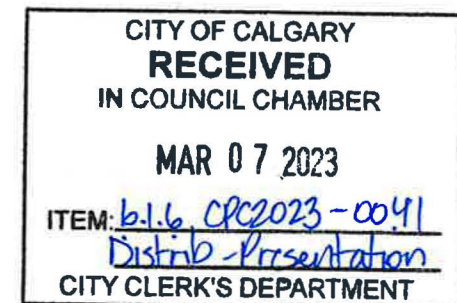
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LOC2022-0194 / CPC2023-0041

Policy and Land Use Amendment

March 7, 2023



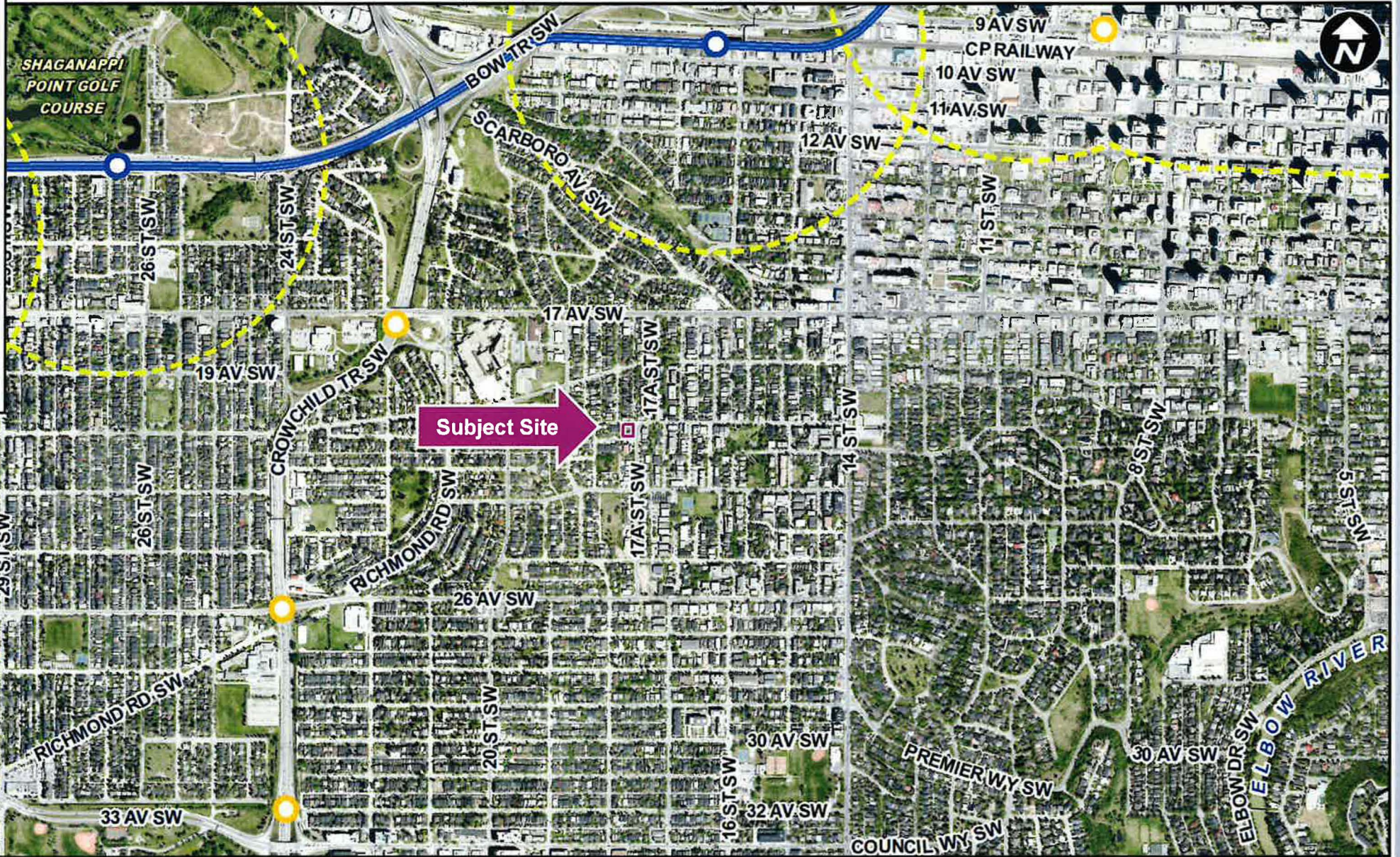
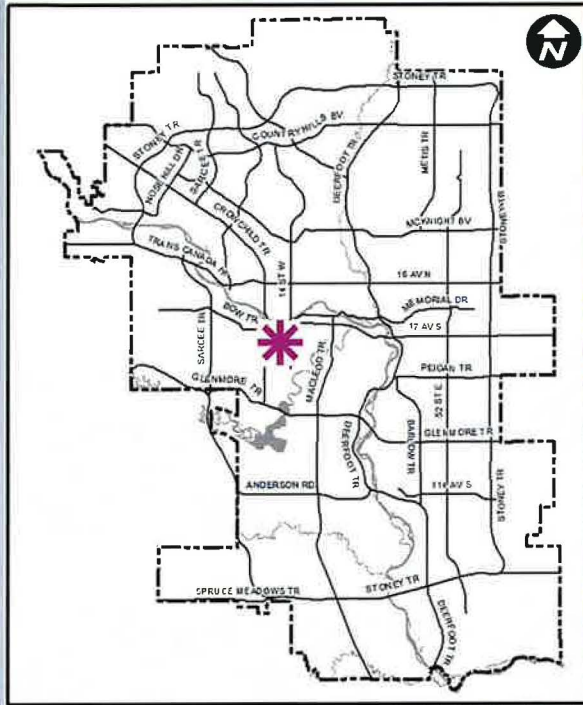
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 16P2023** for the amendments to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 34D2023** for the redesignation of 0.11 hectares $\pm$ (0.26 acres $\pm$) located at 2203 and 2207 – 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.

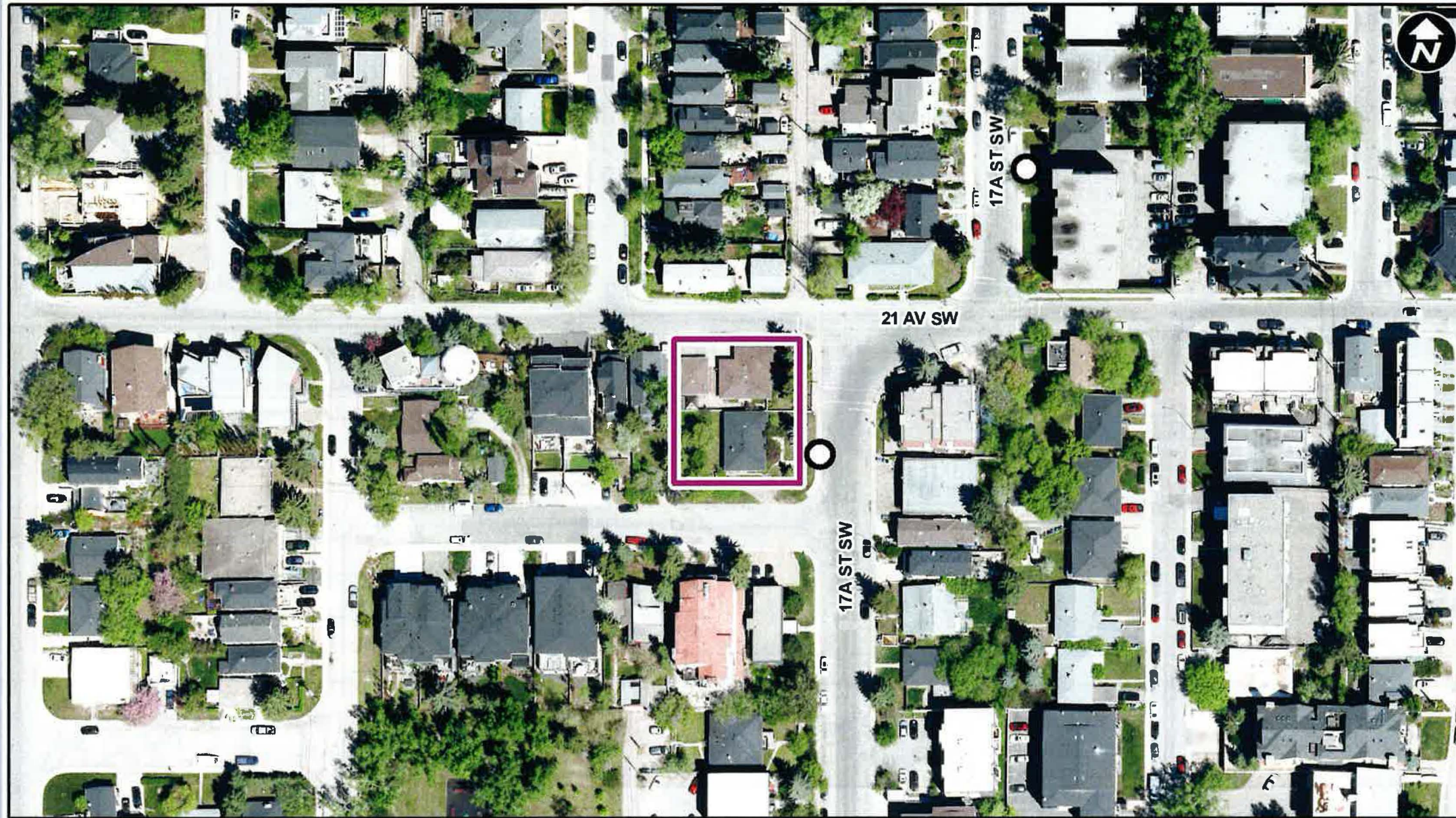
Location Map

3



LEGEND

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

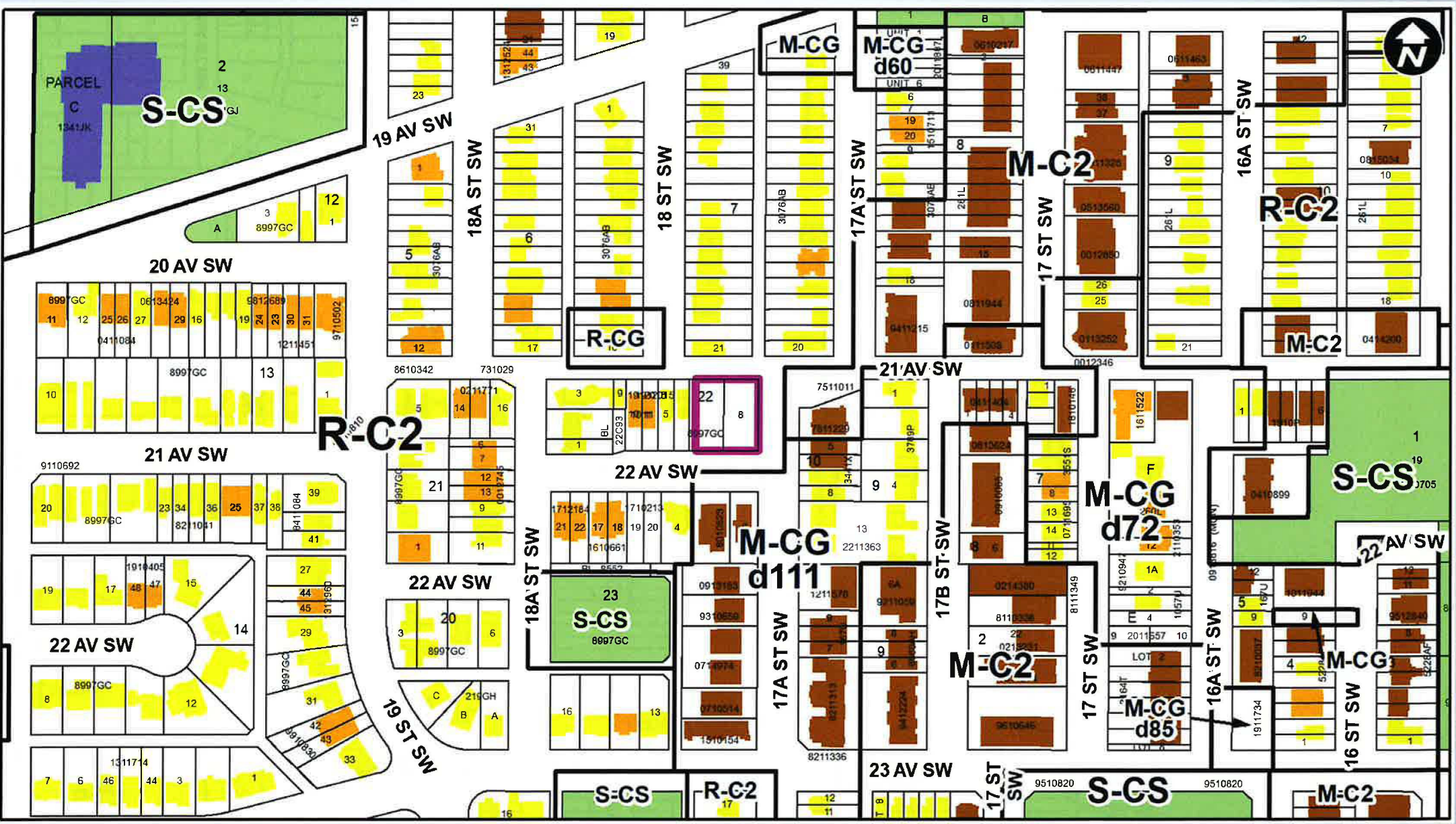


○ Bus Stop

Parcel Size:

**0.11 ha
30m x 35m**

- 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



Bankview Area Redevelopment Plan

Fig. 2

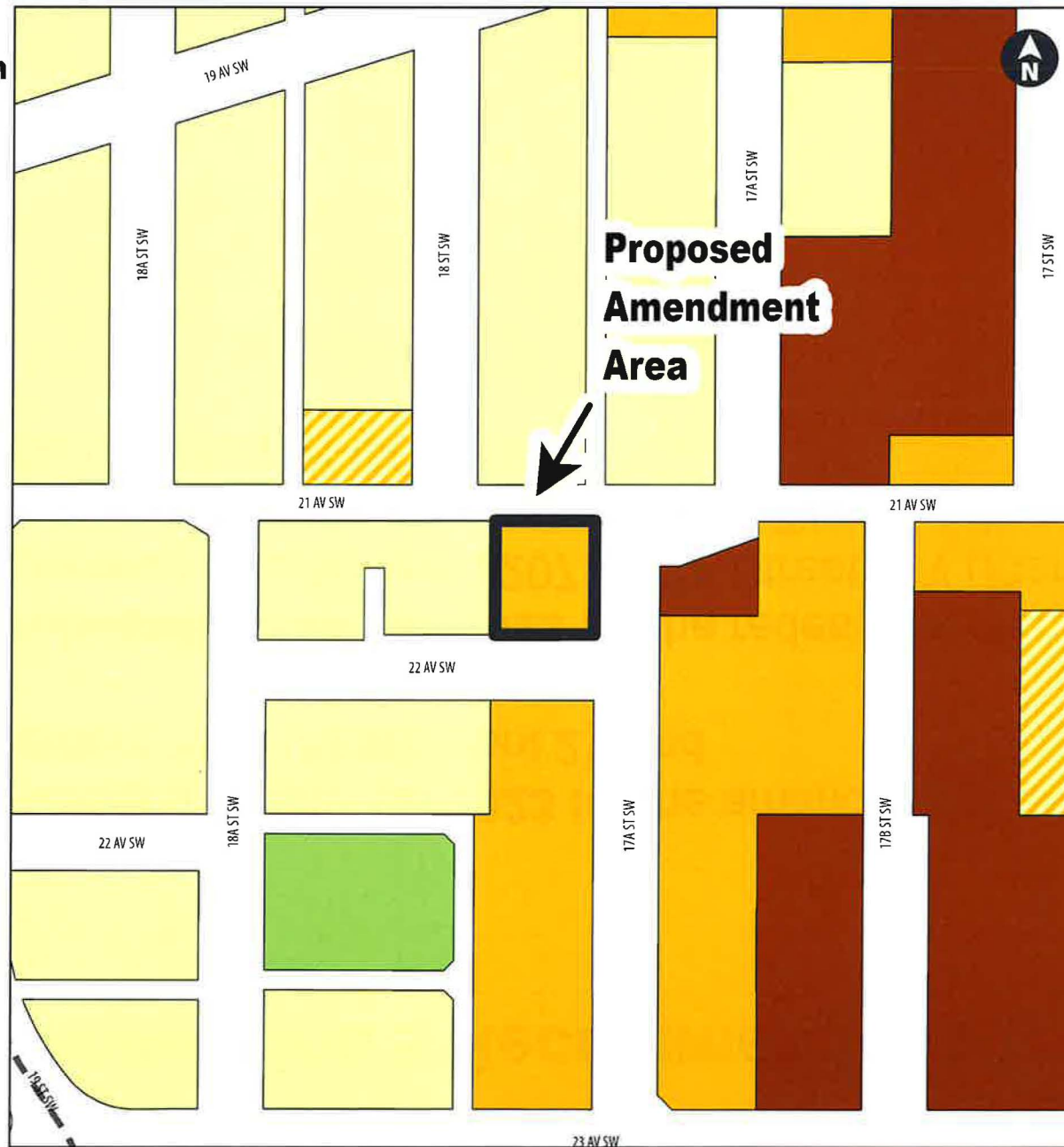
Land Use Policy

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.



Calgary Planning Commission's Recommendation:

That Council:

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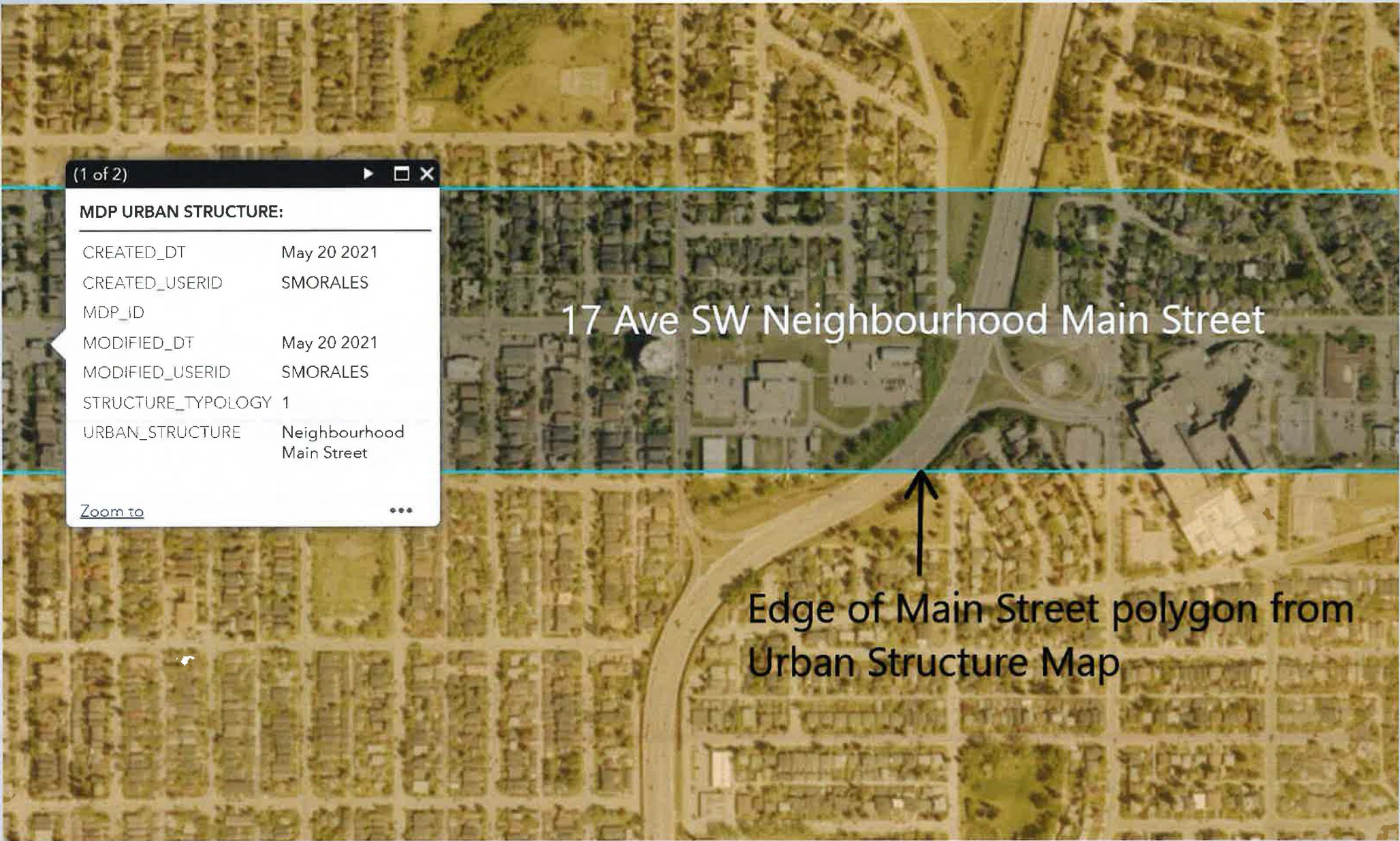
Supplementary Slides



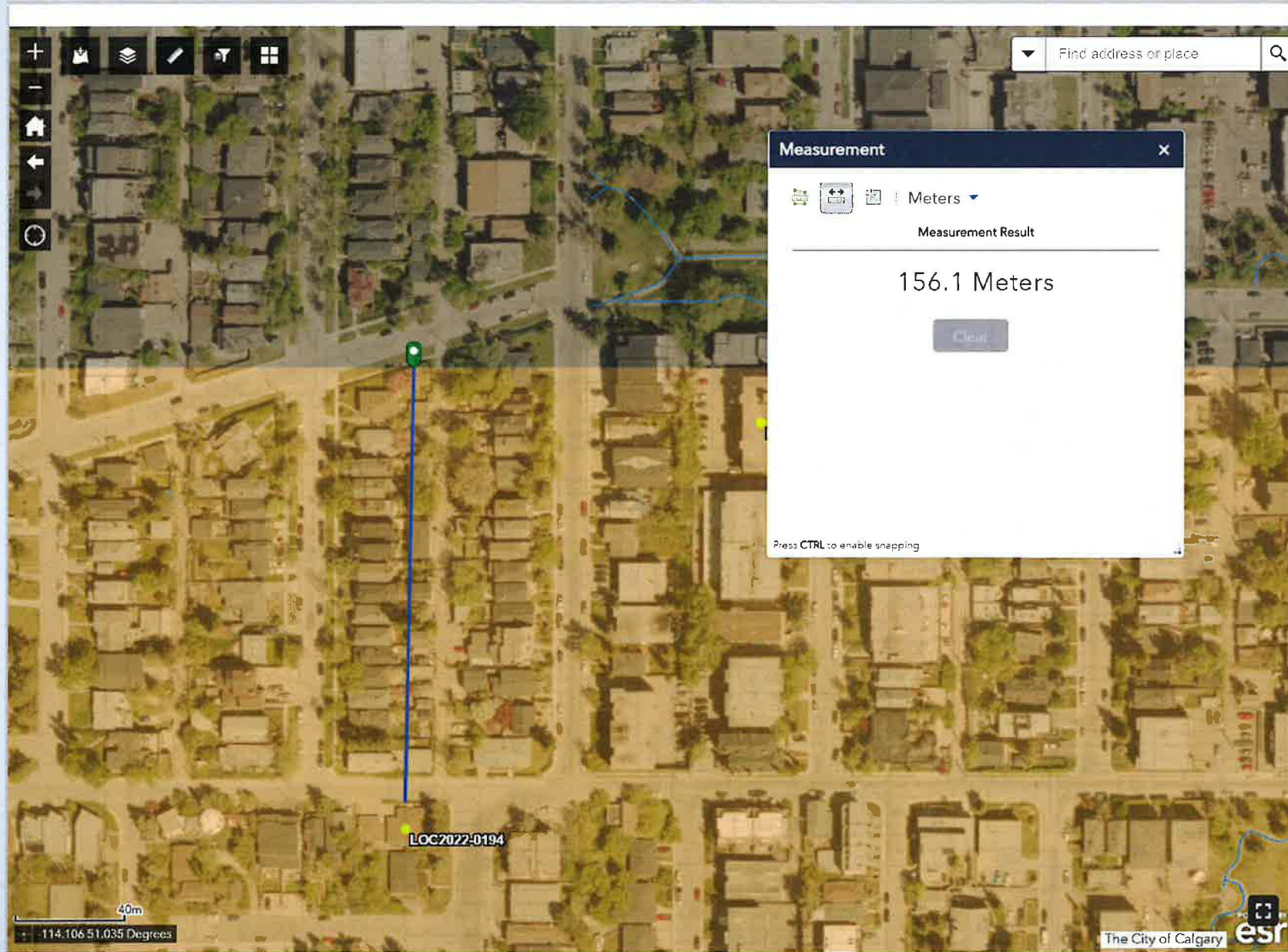








17 Avenue SW Neighbourhood Main Street 15



Existing Land Use Map 16



Land Use District Comparison 17

	Max Height	Max Density	Parking	ARP Policy Area
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

