



## 2203 & 2207 17a Street SW

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Land Use Amendment

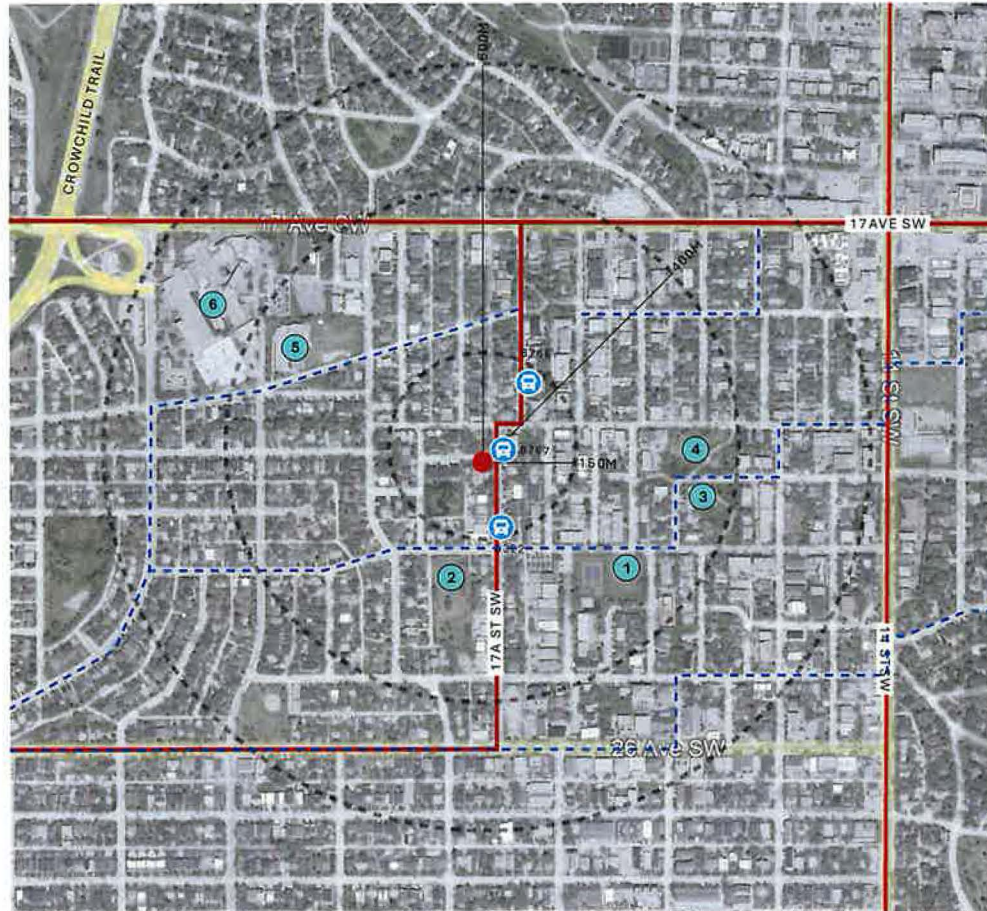
City Council | March 2023

LOC2022-0194/CPC2023-0729

02



# Site Context and Connections



## LEGEND

- BUS ROUTE
- - - BIKE ROUTE
- B BUS STOP
  - STOP # 8767 ROUTE 6 EVERY 20 MIN
  - STOP # 8766 ROUTE 6 EVERY 20 MIN
  - STOP # 5322 ROUTE 6 EVERY 20 MIN

- ① BANKVIEW COMMUNITY ASSOCIATION
- ② BANKVIEW OFF LEASH DOG PARK
- ③ BANKVIEW COMMUNITY GARDEN
- ④ BUCKMASTER PARK
- ⑤ CALGARY ARTS ACADEMY
- ⑥ ALBERTA PRECISION LABORATORIES



- Access to Transit Route No. 6 within 5 metres of the site, enabling convenient bus connections for residents and visitors
- Additional bus routes are located 310 metres north of the site on 17 Avenue SW and 640 metres east on 14 Street NW
- Access to cycling and pedestrian pathways to support active travel and connectivity



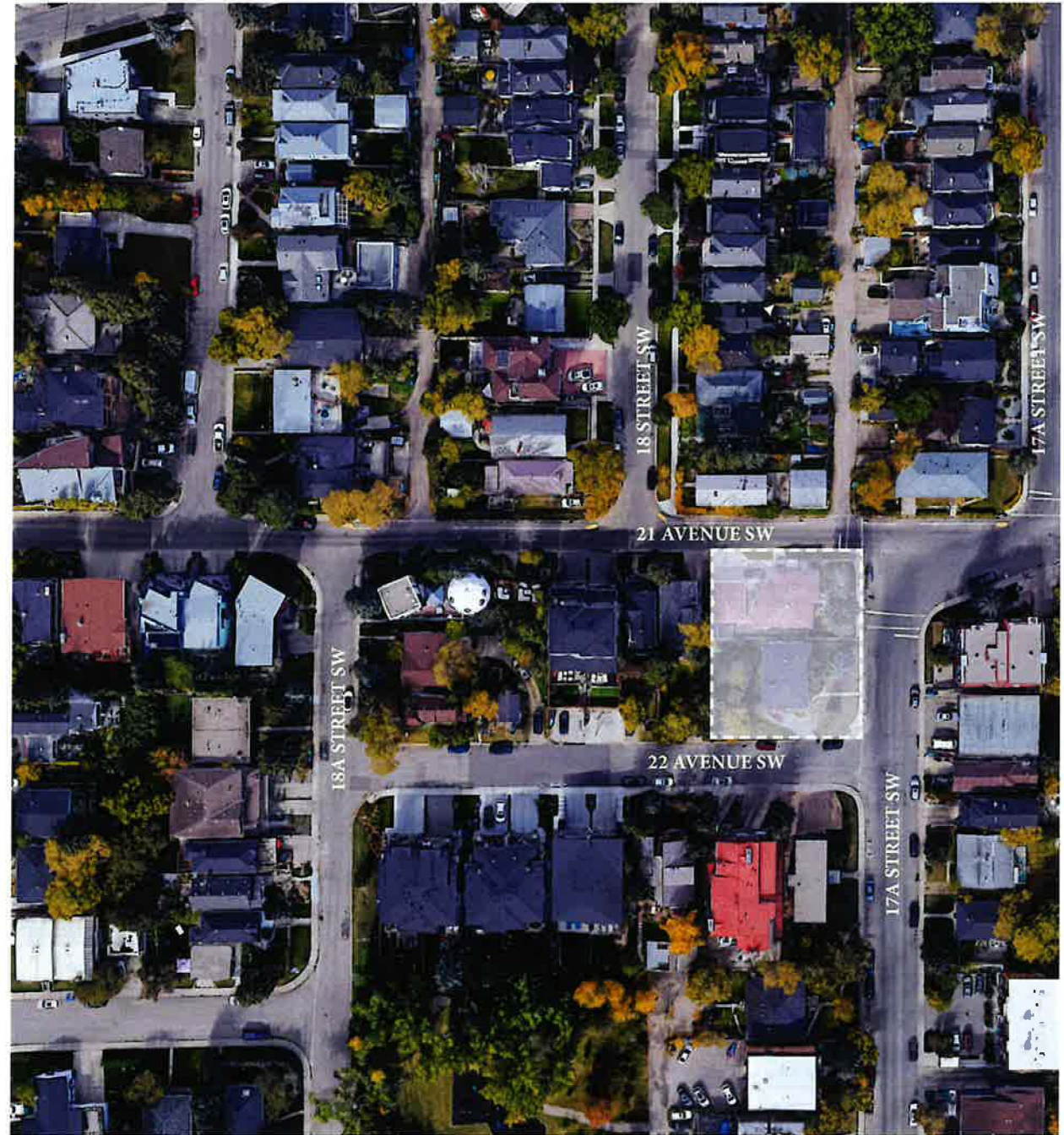


# Site Characteristics

- Site includes two long and narrow lots
- Steep grade sloping west to east



- Dynamic neighbourhood characterized by a variety of built forms
- Community amenities to support everyday living (Buckmaster Park enhancements)



Aerial View of the Subject Site



# Site Context

1807 22 Ave SW  
Four-storey Multi-Residential

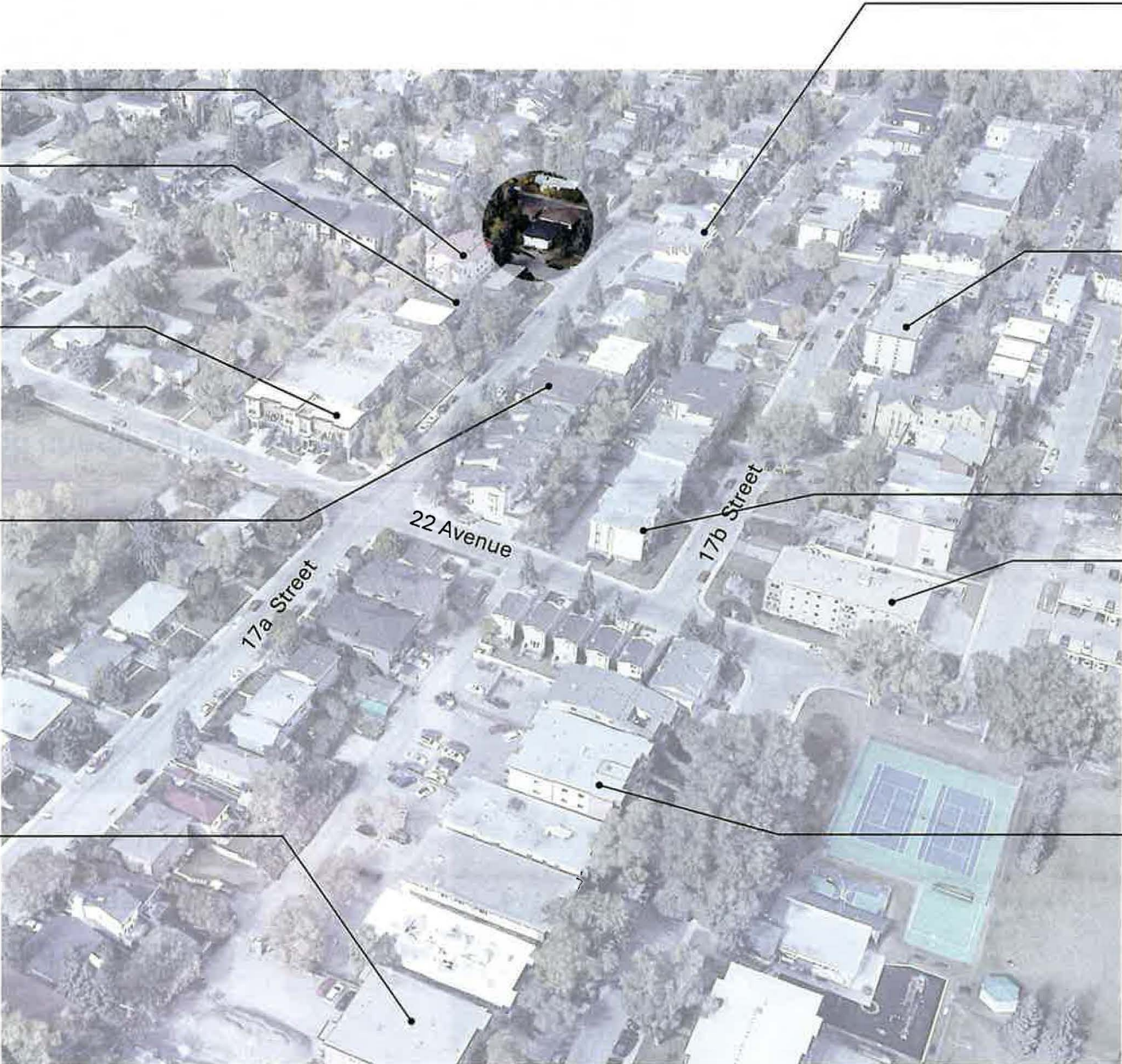
2303 17a Street SW  
Four-storey Multi-Residential

1802 - 1808 23 Ave SW  
Three-storey Multi-Residential

2306 17a Street SW  
Three-storey Multi-Residential



2511 17 Street SW  
Four -storey Multi-Residential



2208 17a Street SW  
Four-storey Multi-Residential



2140 17a Street SW  
Four-storey Multi-Residential



2317 17b Street SW  
Three-storey Multi-Residential

1702 23 AVE SW  
Four-storey Multi-Residential



12407 17 Street SW  
Four-storey Multi-Residential

# Development Vision



Expand residential offerings through grade-oriented housing to address the ‘Missing Middle’



Appropriate scale of development



Intensification in proximity to available transit, road and pedestrian infrastructure



H-GO represents the most appropriate land use district to enable the development vision



Increasing housing choice through a built form currently not provided in the neighbourhood



Contextually integrated near a variety of multi-residential parcels and creates a transition between low and medium density housing



Intensification caters to both auto and transit oriented lifestyles



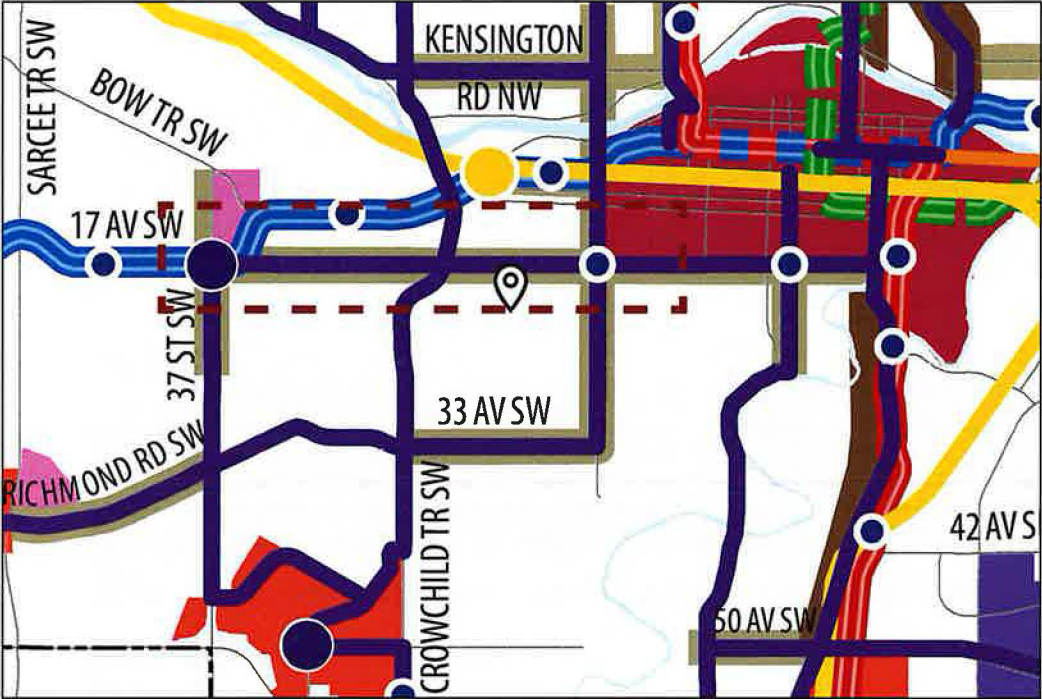
Meets H-GO location criteria and exceeds parking requirement minimum



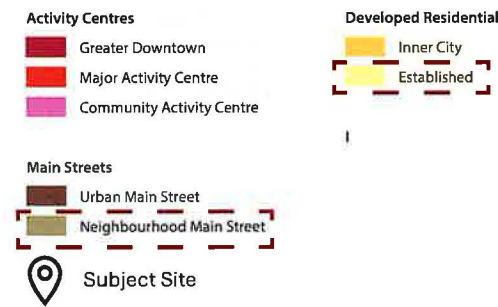
# Connectivity - Municipal Development Plan



Map 1 - Urban Structure Map



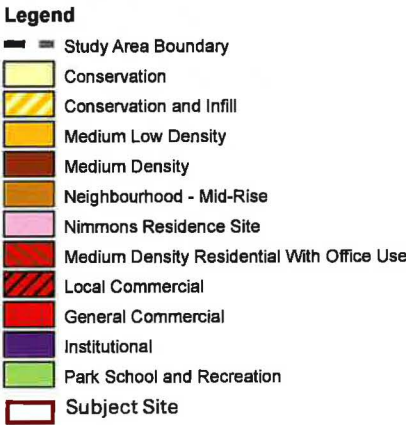
Map 2 - Primary Transit Network



# Bankview Area Redevelopment Plan



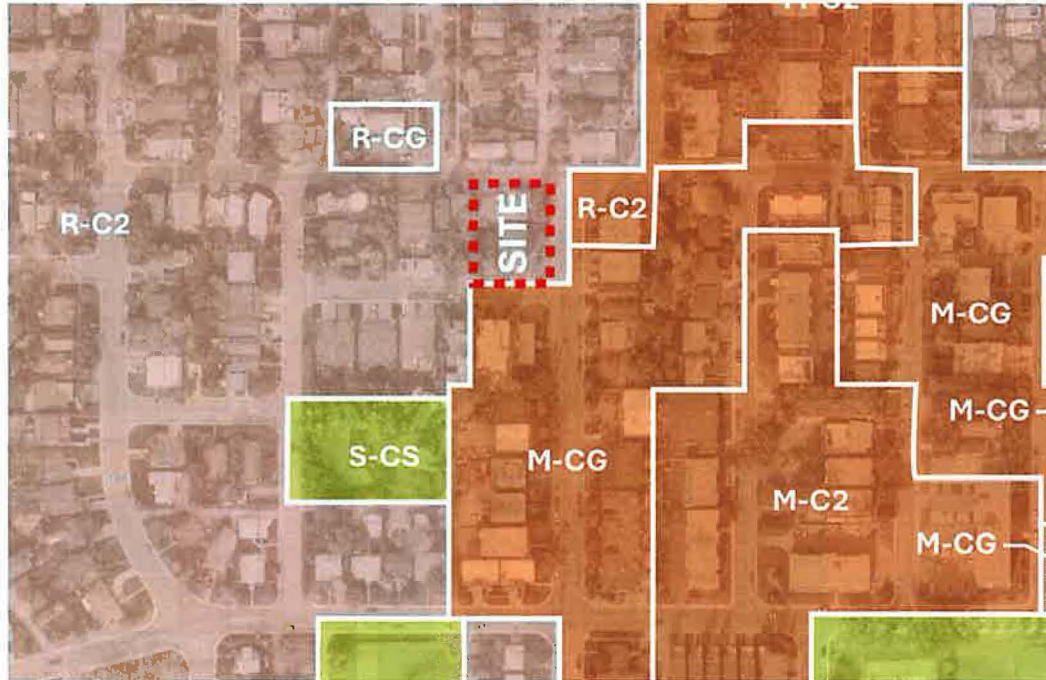
- + Proposed development requires an amendment to the Bankview ARP to redesignate the site ‘Medium Low Density’
- + Amendment to “Medium Low Density” will bring the site into alignment with the southern portion of the neighbourhood, creating consistency with nearby sites of higher density





# Proposed Land Use Amendment

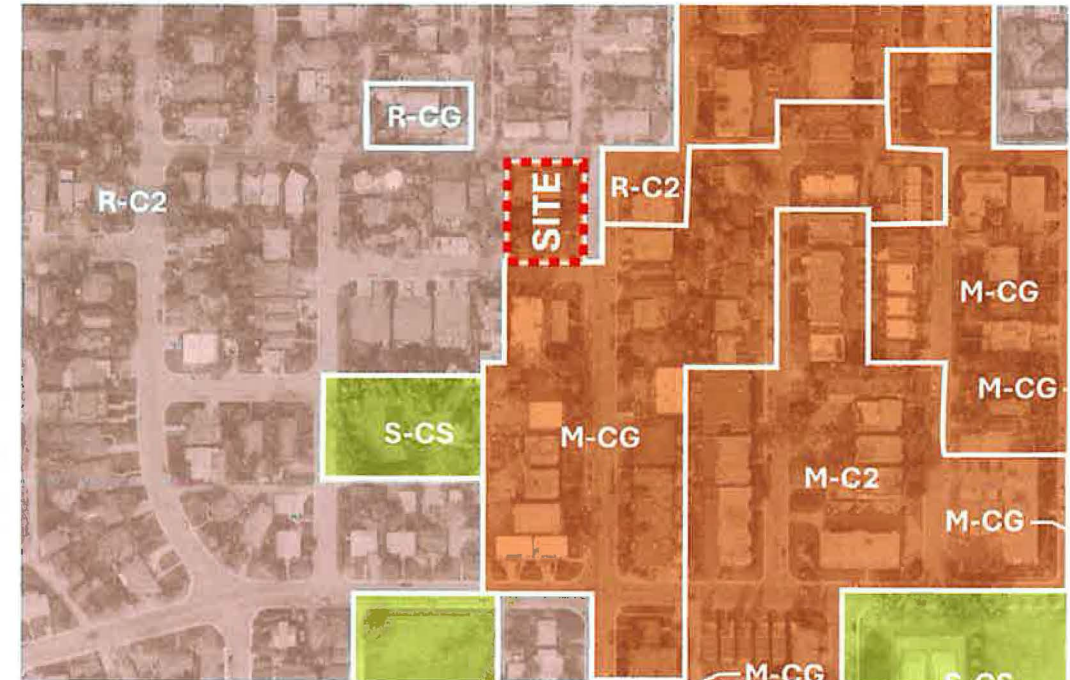
## Existing



Residential - Contextual One/Two Dwelling (R-C2)

- + Enables contextually sensitive low-density residential development
- + Maximum Building Height: 10 metres

## Proposed

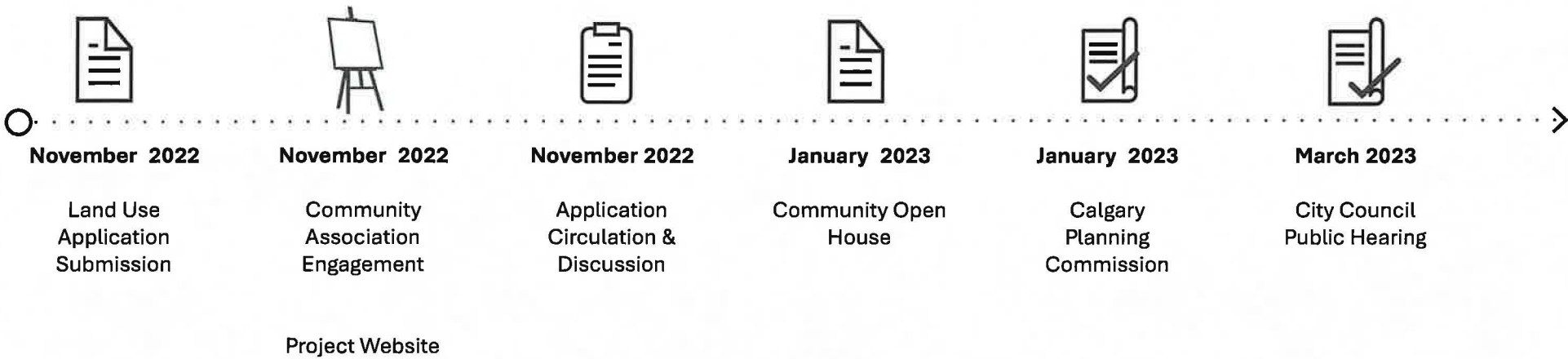


Housing - Grade Oriented (H-GO)

- + Accommodate grade oriented development in a range of housing forms
- + Accommodate site and building design that is adaptable to evolving housing needs
- + Maximum Building Height: 12 metres
- + Maximum Density: 1.5 FAR (floor area ratio)
- + Minimum parking requirement: 0.50 spaces/unit



# Engagement Summary





**Thank you**