



# LOC2022-0188 Land Use Amendment

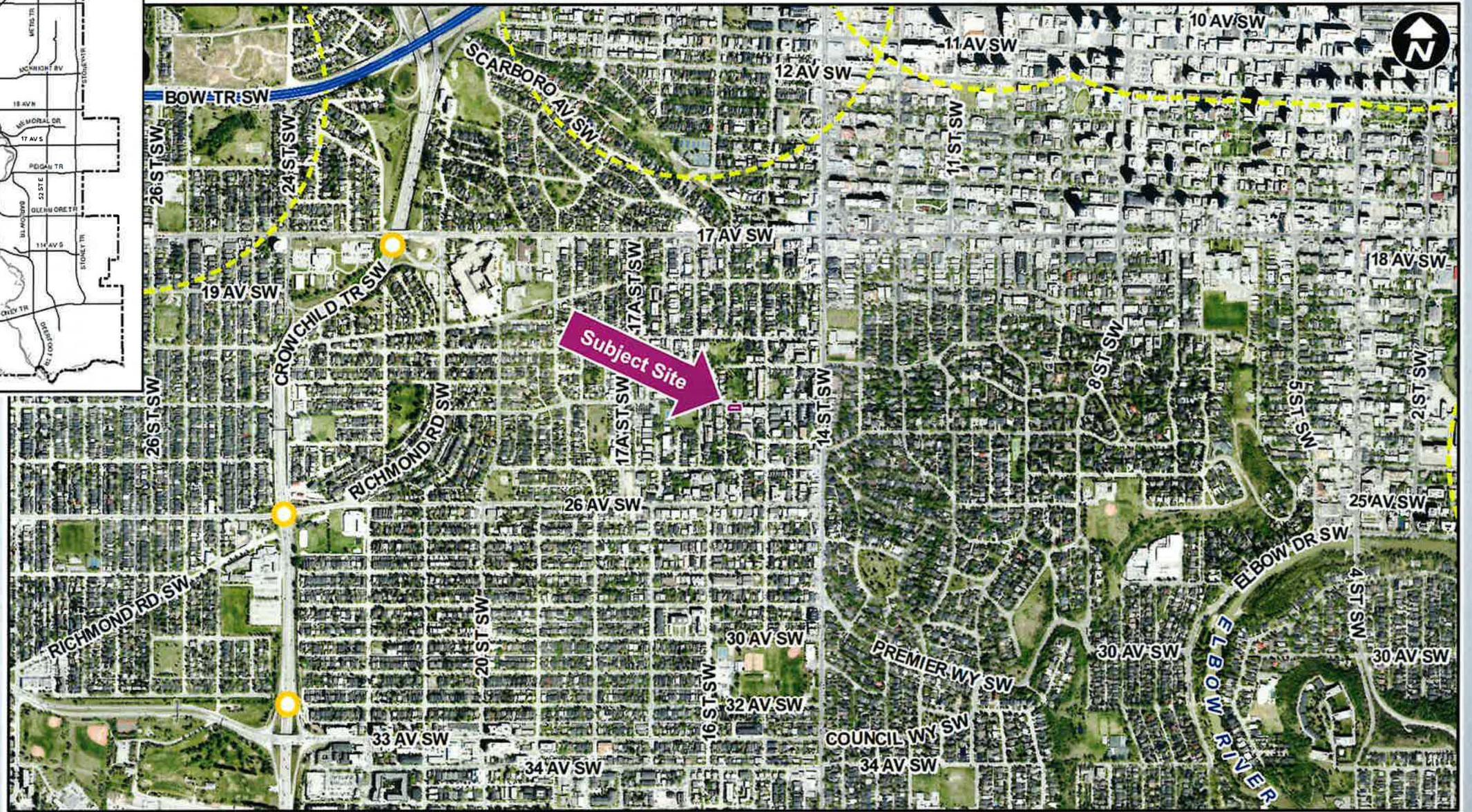
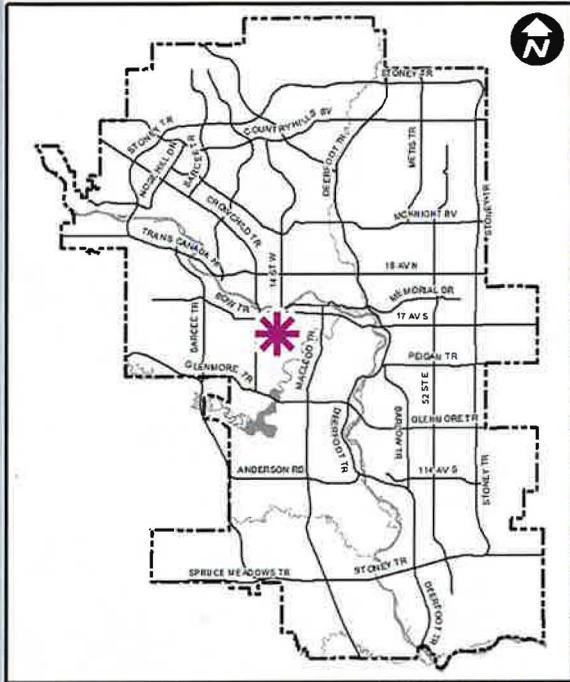
March 23, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**MAR 23 2023**  
ITEM: #7.2.5 CPC2023-0147  
*Disturbance*  
CITY CLERK'S DEPARTMENT

## RECOMMENDATIONS:

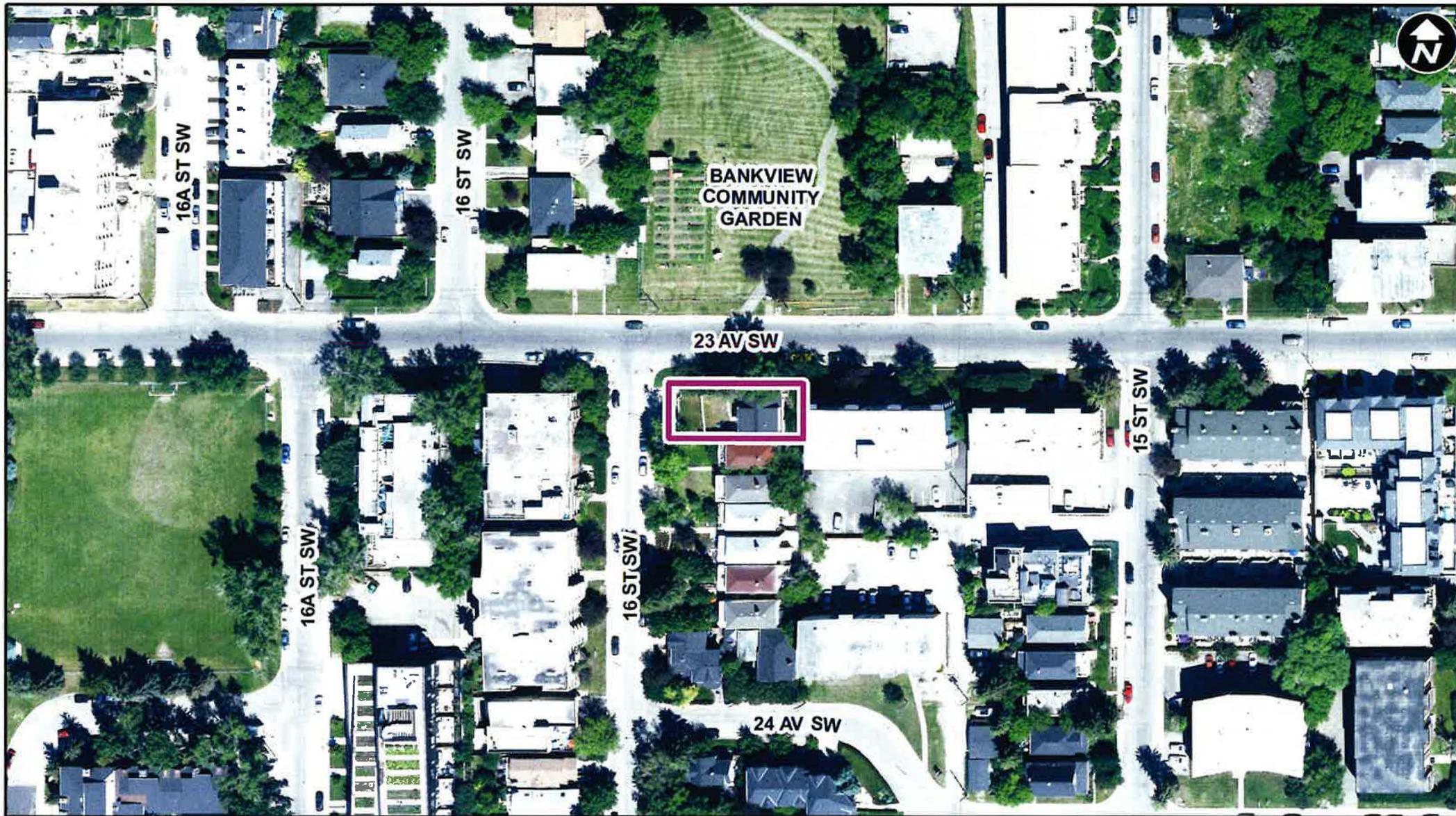
That Calgary Planning Commission recommend that Council:

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 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 1625 – 23 Avenue SW (Plan 2714P, Block 2, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District)



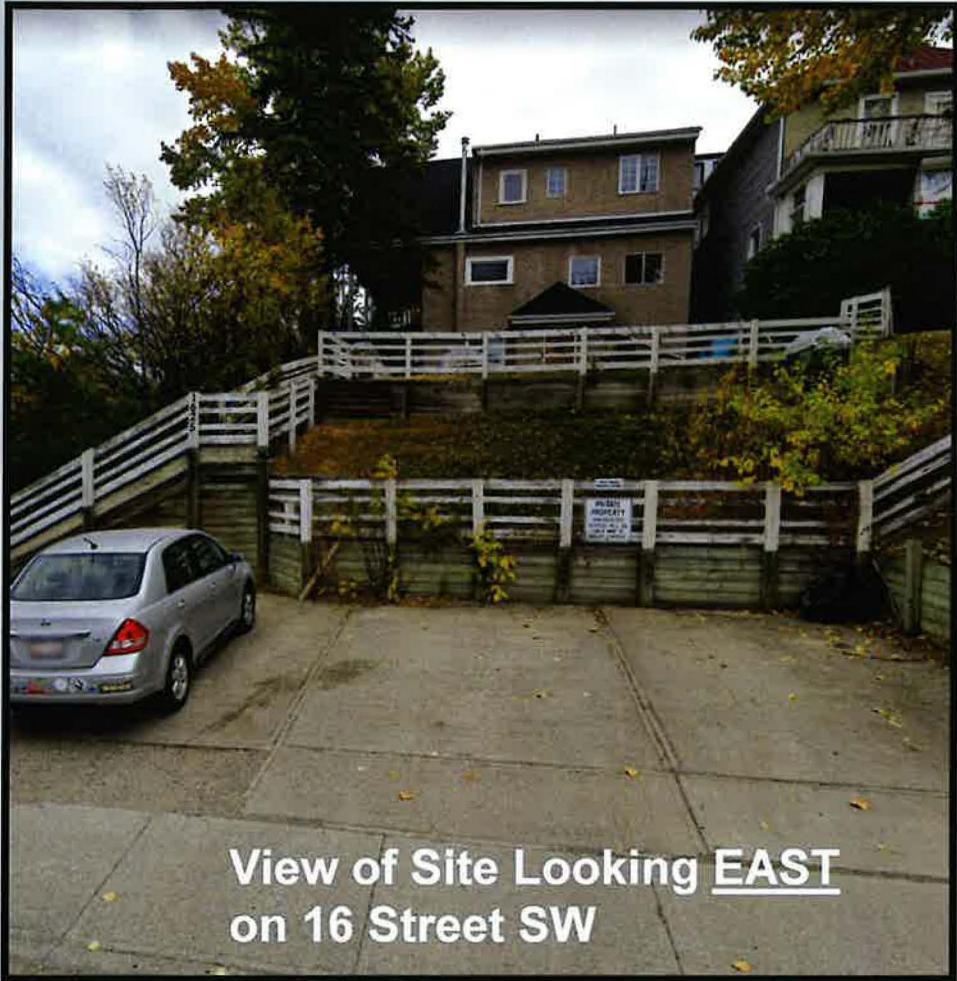
**LEGEND**

- 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

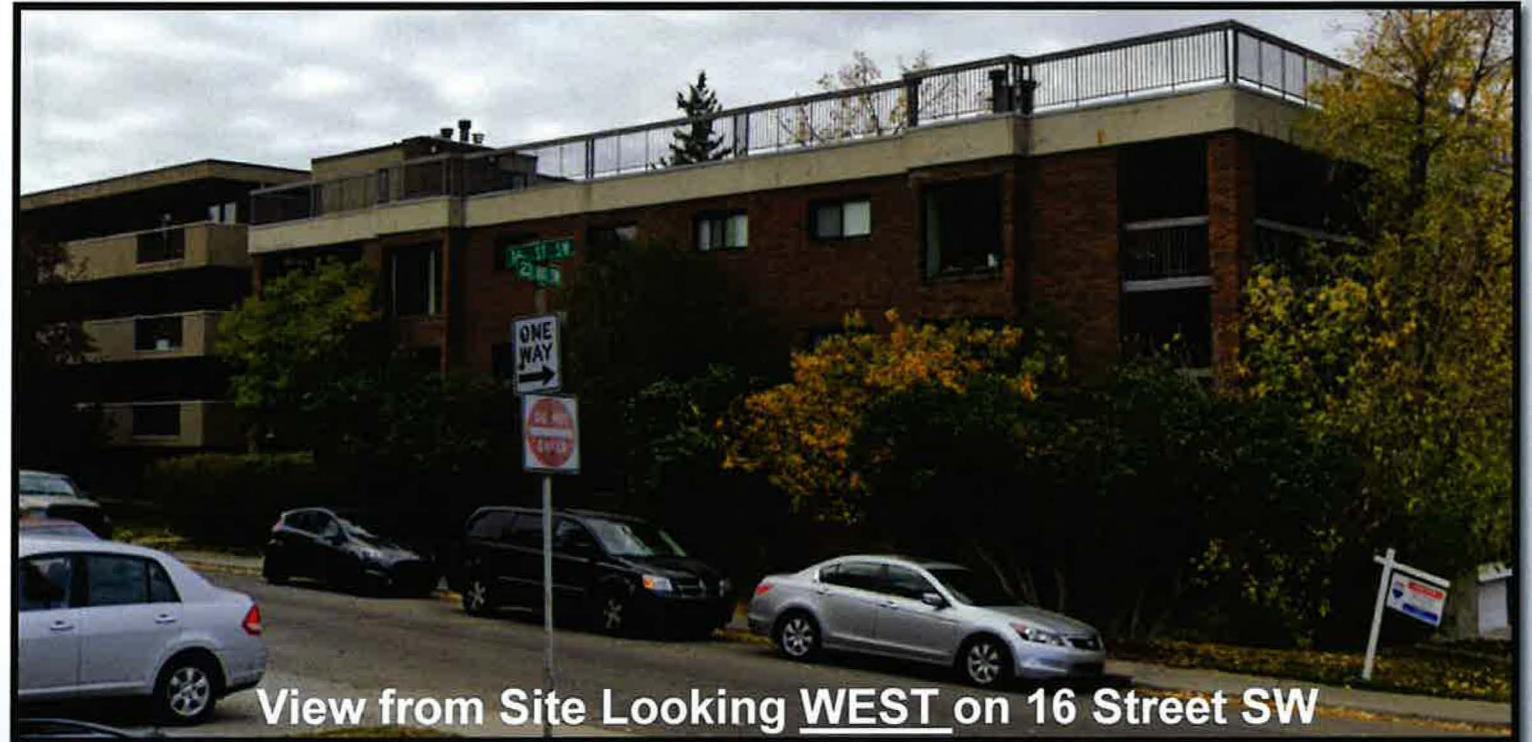


Parcel Size:

0.04 ha  
12.0m x 32.0m



View of Site Looking EAST  
on 16 Street SW



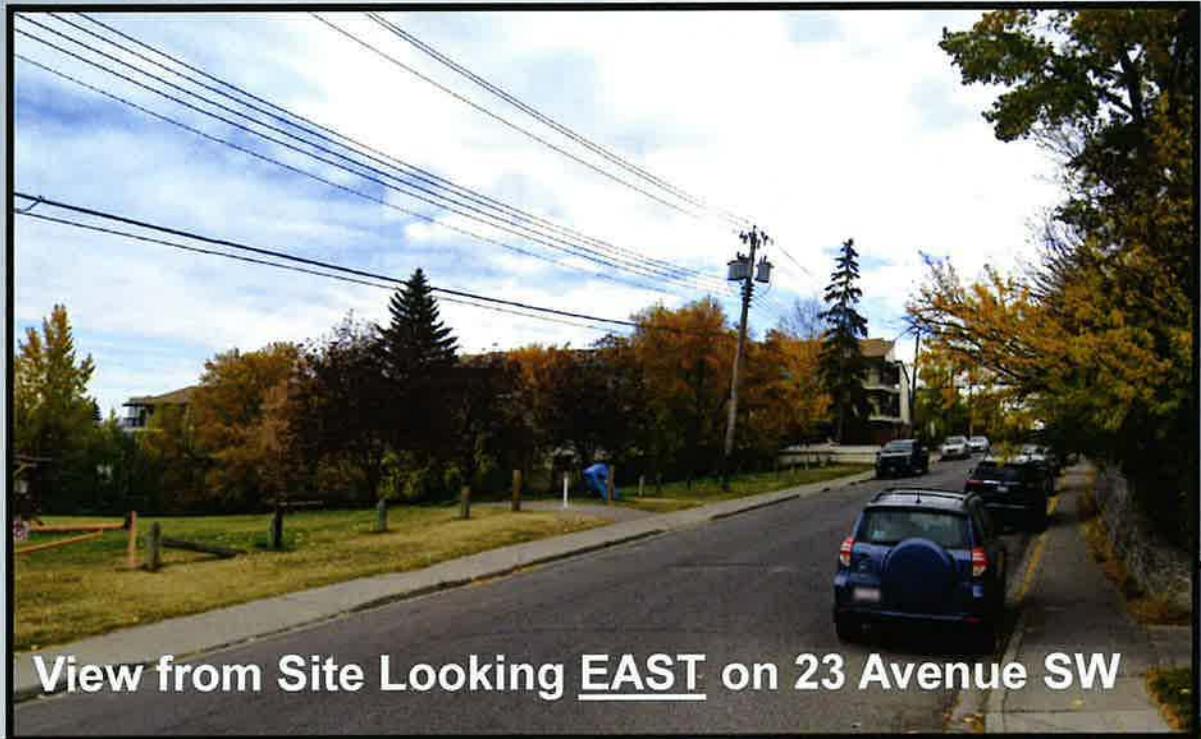
View from Site Looking WEST on 16 Street SW



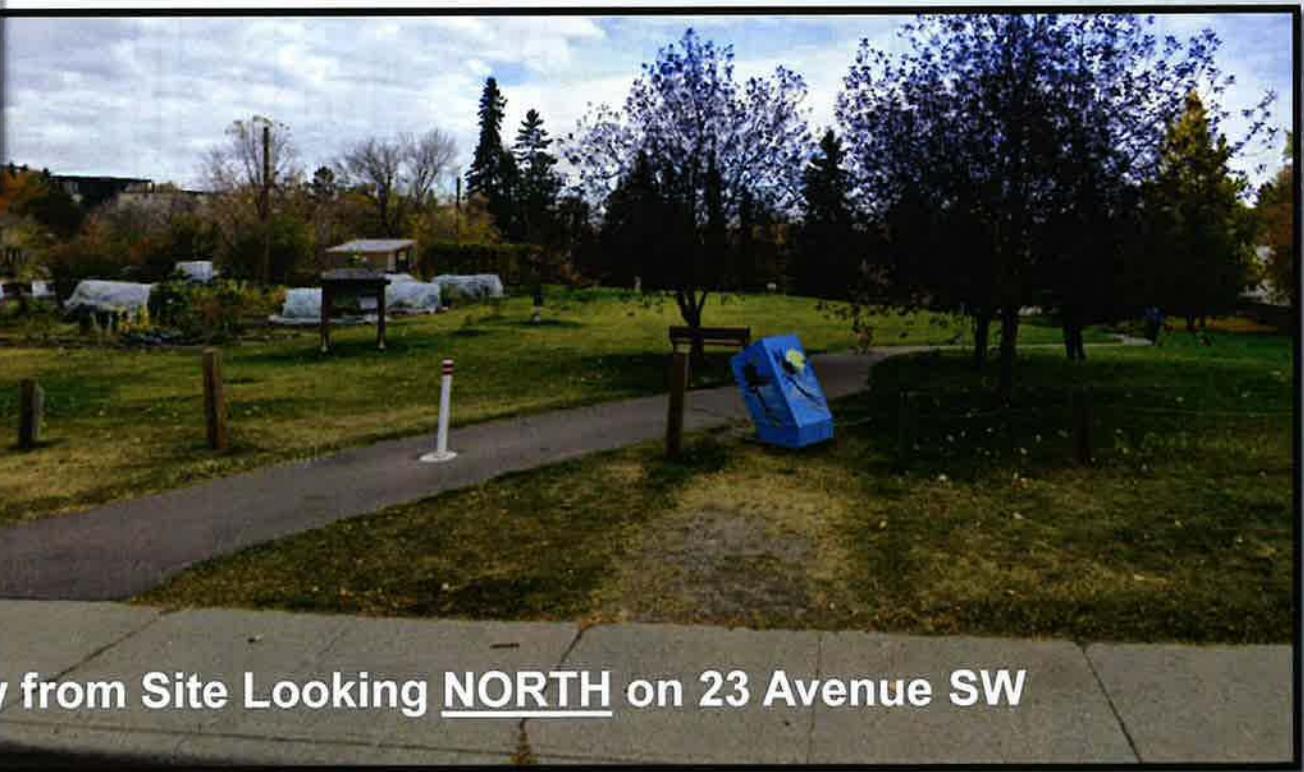
View from Site Looking SOUTH on 16 Street SW



View from Site Looking WEST on 23 Avenue SW



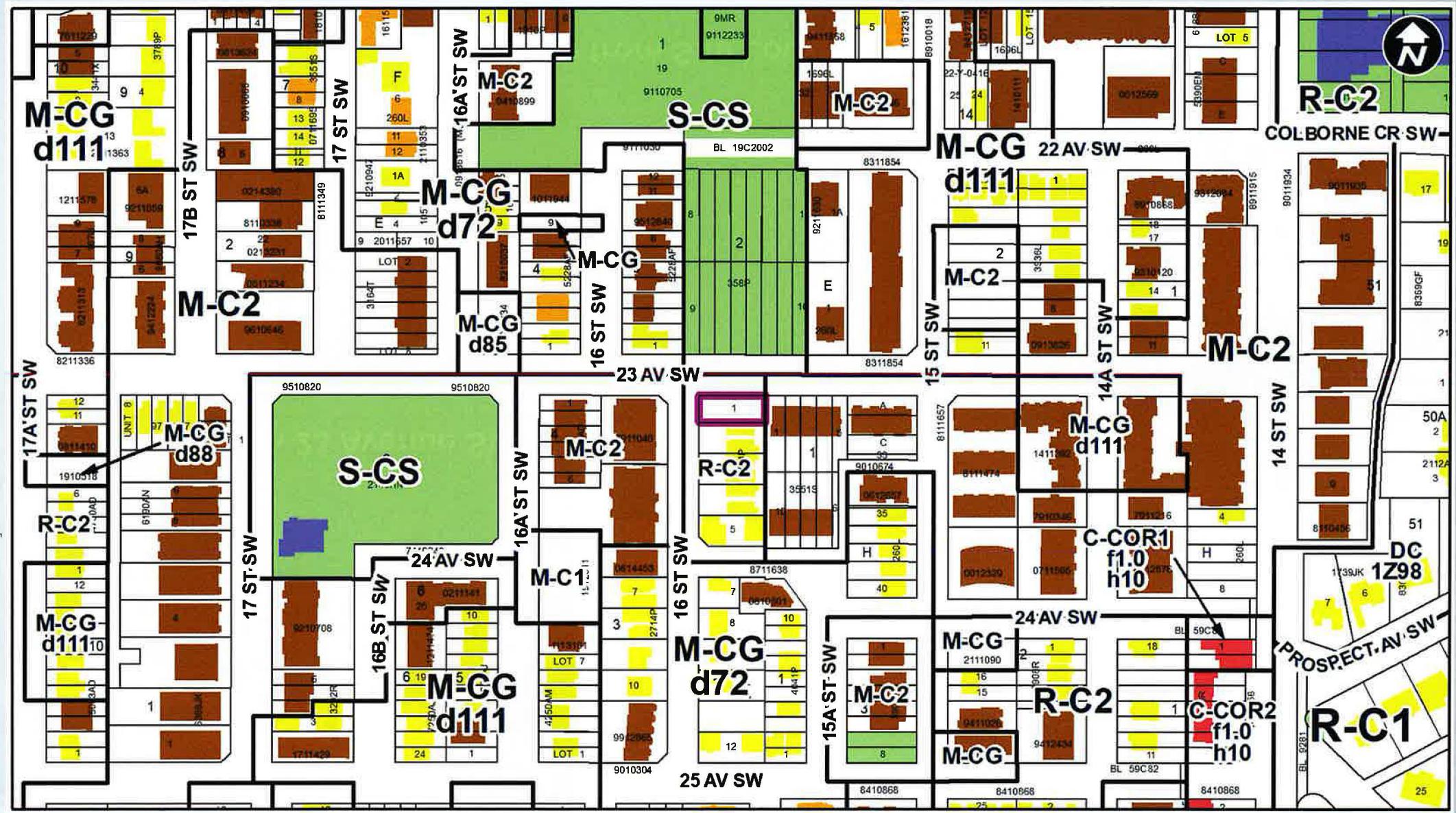
View from Site Looking EAST on 23 Avenue SW



View from Site Looking NORTH on 23 Avenue SW

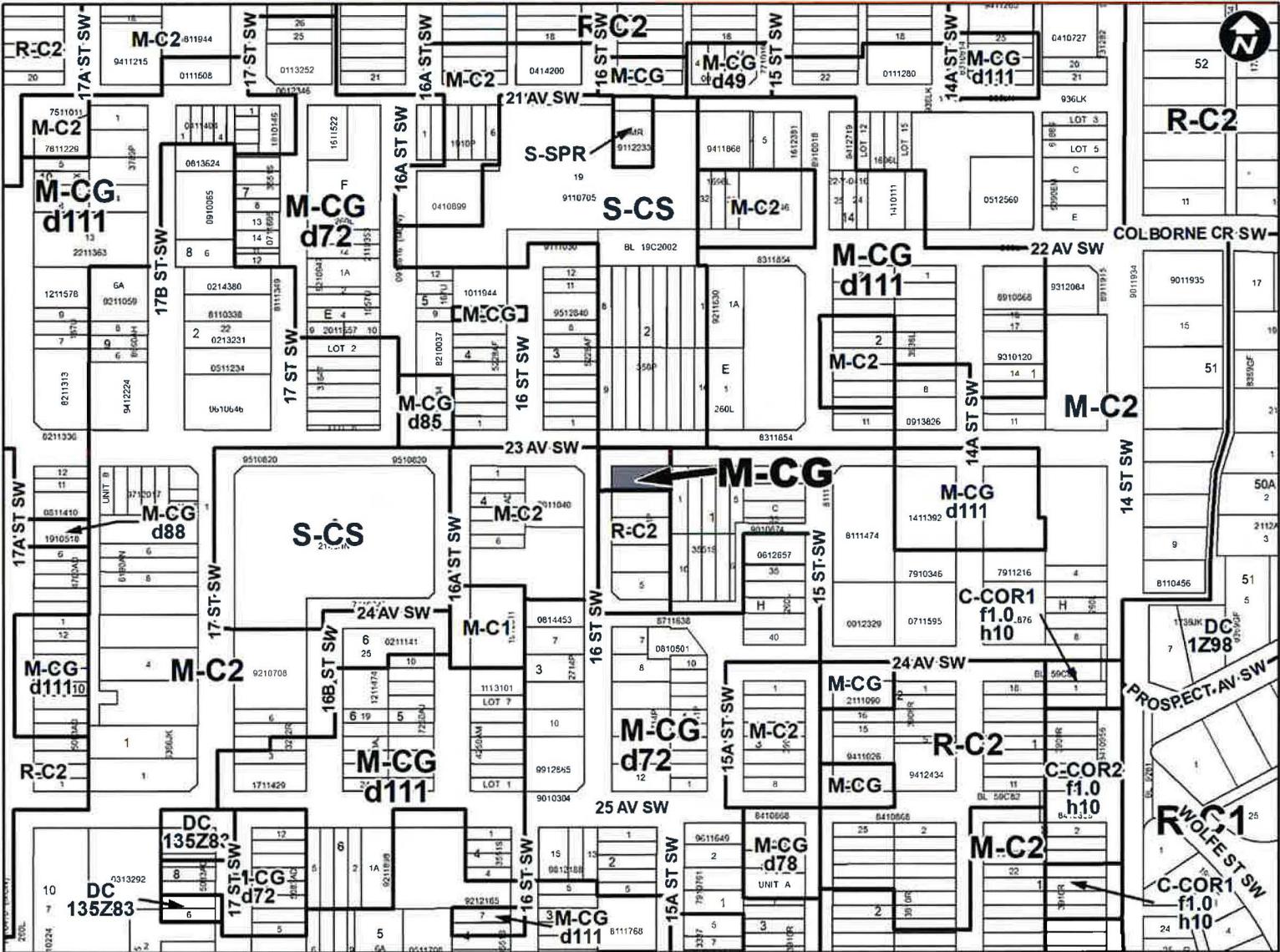
# Surrounding Land Use

- 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 M-CG District:

- intended for townhouses and fourplexes where some or all the units have direct access to grade;
- intended to be applied in close proximity or adjacent to low-density residential development;
- has a maximum height of 12 metres; and
- maximum density of 111 units per hectare (5 dwelling units).

## Proposed Amendment to the Bankview Area Redevelopment Plan:

- 'Conservation' to 'Medium Low Density'

### Bankview Area Redevelopment Plan

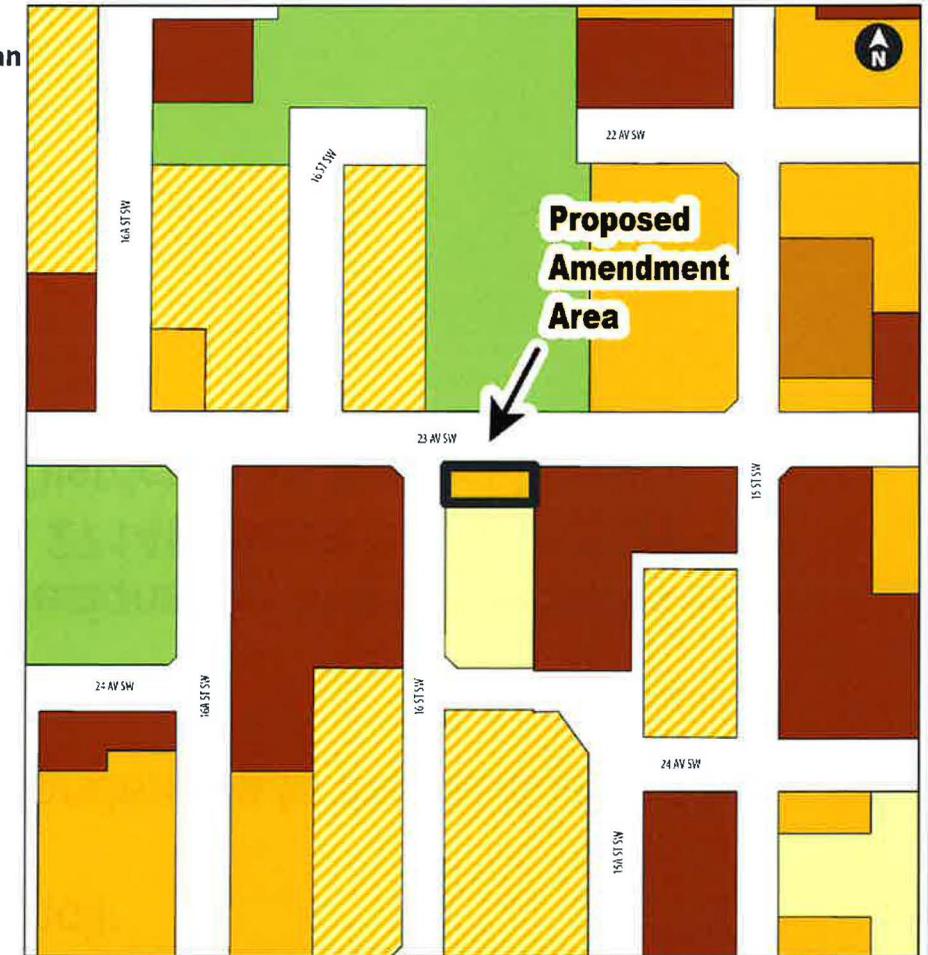
Fig. 2  
Land Use Policy

Legend

-  Conservation
-  Conservation and Infill
-  Medium Low Density
-  Medium Density
-  Neighbourhood - Mid-Rise
-  Park School and Recreation



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



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## Supplementary Slides

