



Public Hearing of Council

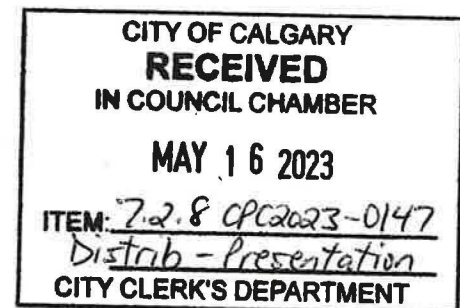
Agenda Item: 7.2.8

1

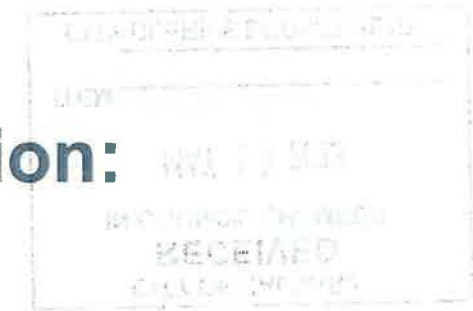


LOC2022-0188 / CPC2023-0147 Land Use Amendment

May 16, 2023

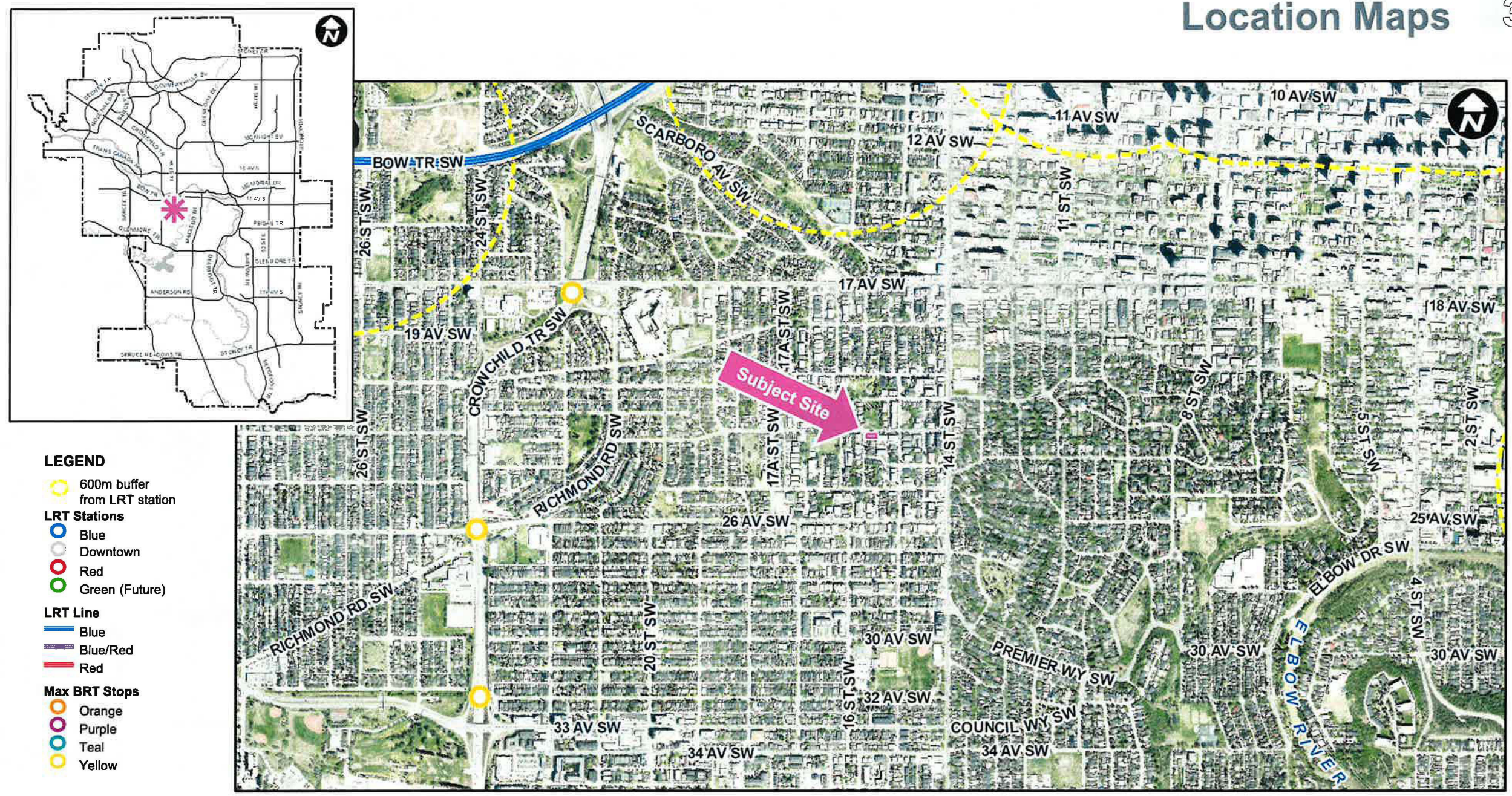


Calgary Planning Commission's Recommendation:



That Council:

1. Give three readings to **Proposed Bylaw 25P2023** for the amendments to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 66D2023** 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)



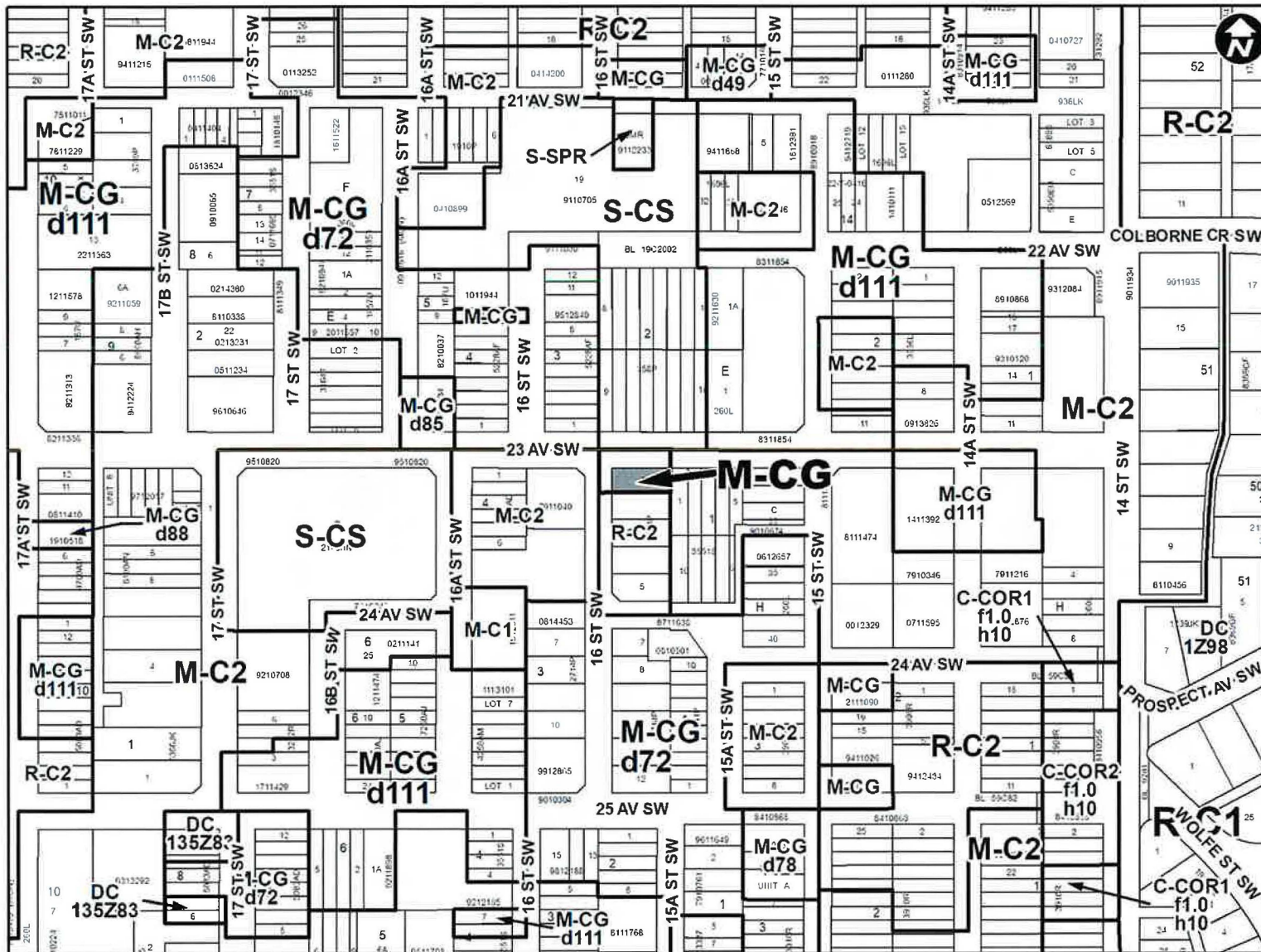


Parcel Size:

0.04 ha
12.0m x 32.0m

Proposed Land Use Map

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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
- maximum height of 12 metres
- 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

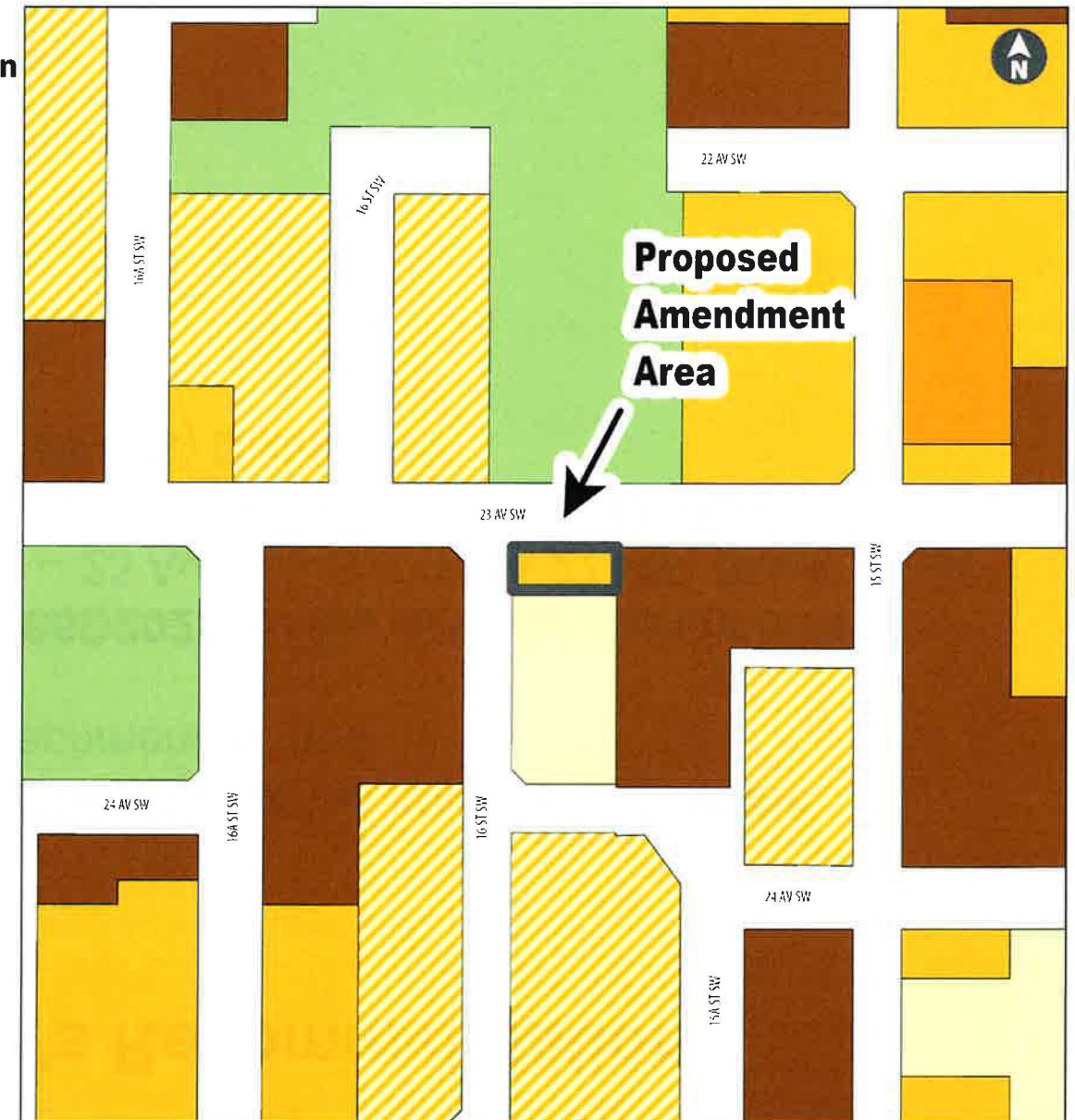
Land Use Policy

Legend

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



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



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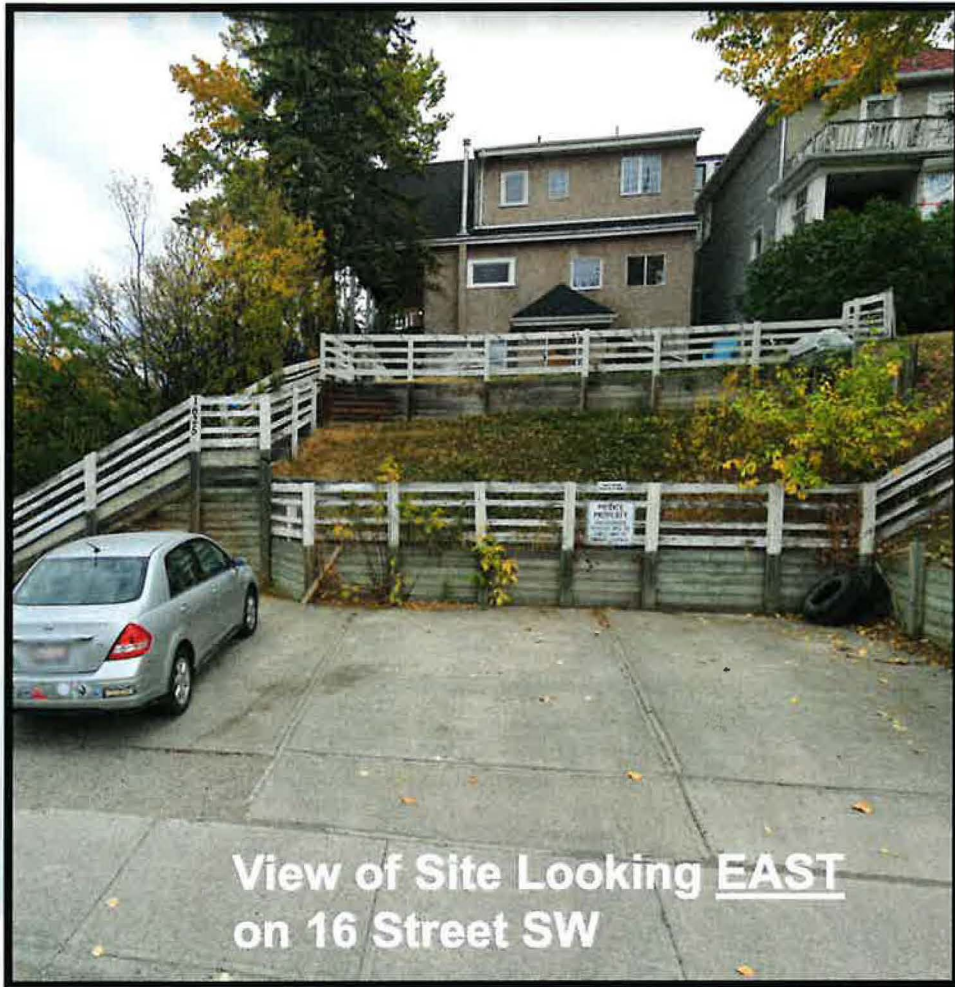
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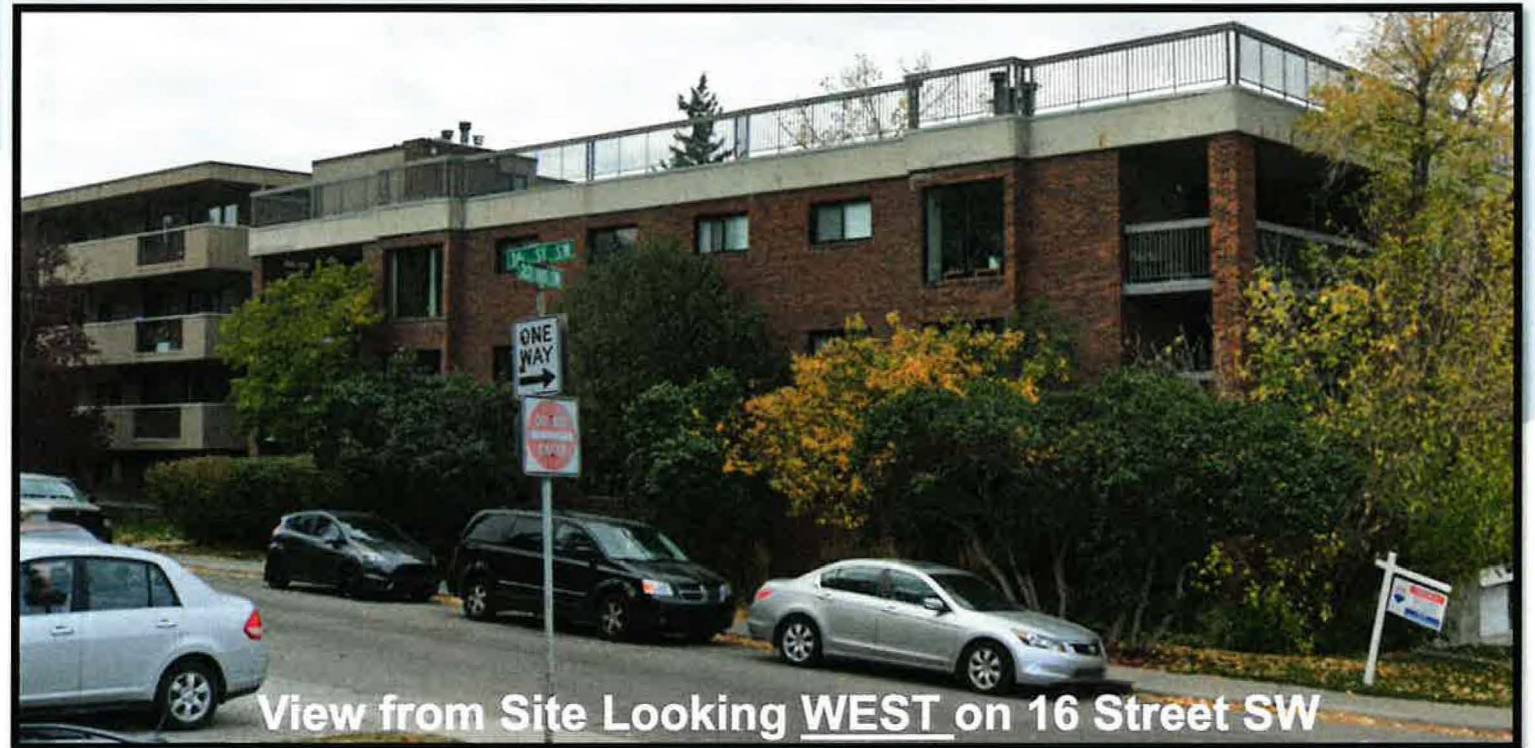
Supplementary Slides

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View of Site Looking EAST
on 16 Street SW

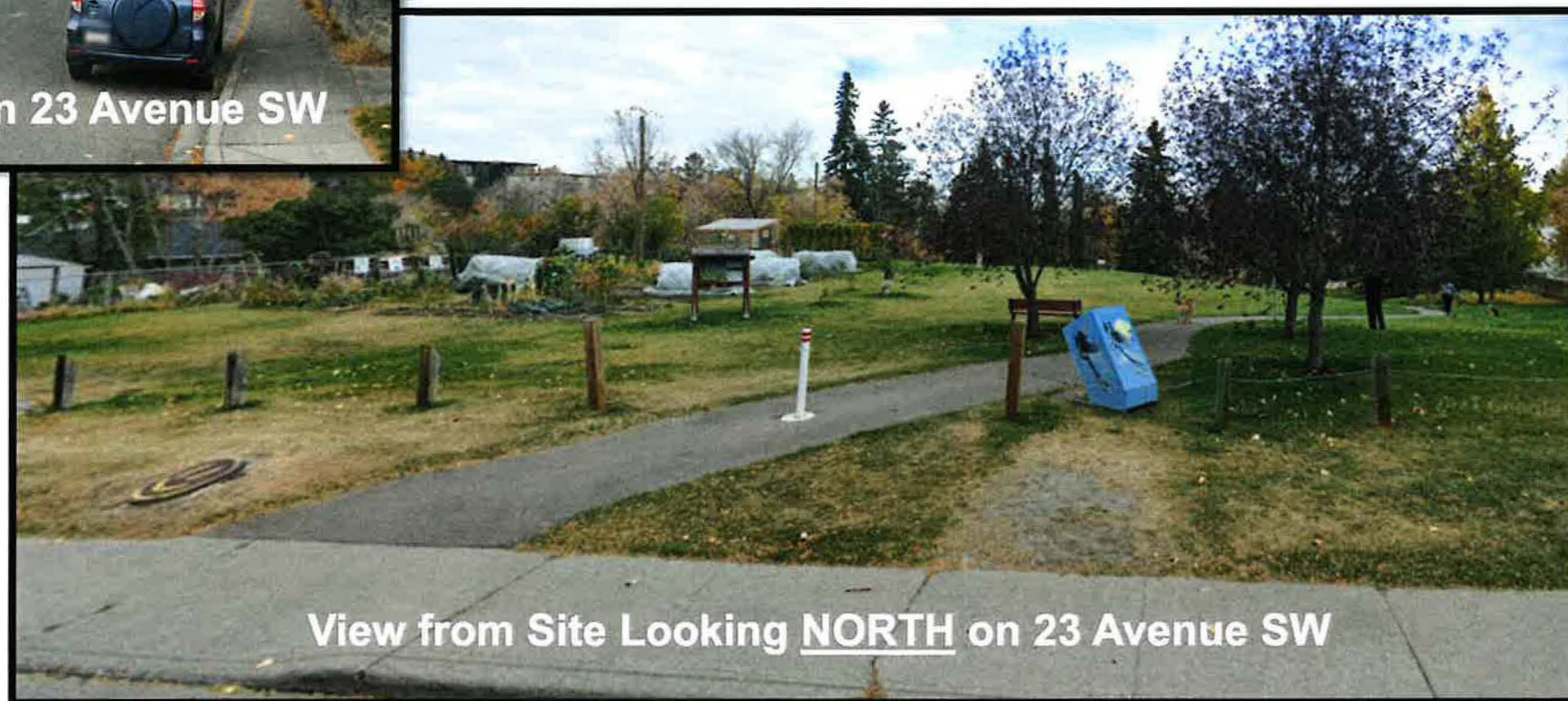


View from Site Looking WEST on 16 Street SW





View from Site Looking EAST on 23 Avenue SW



View from Site Looking NORTH on 23 Avenue SW