



# Public Hearing of Council

## Agenda Item: 8.1.4



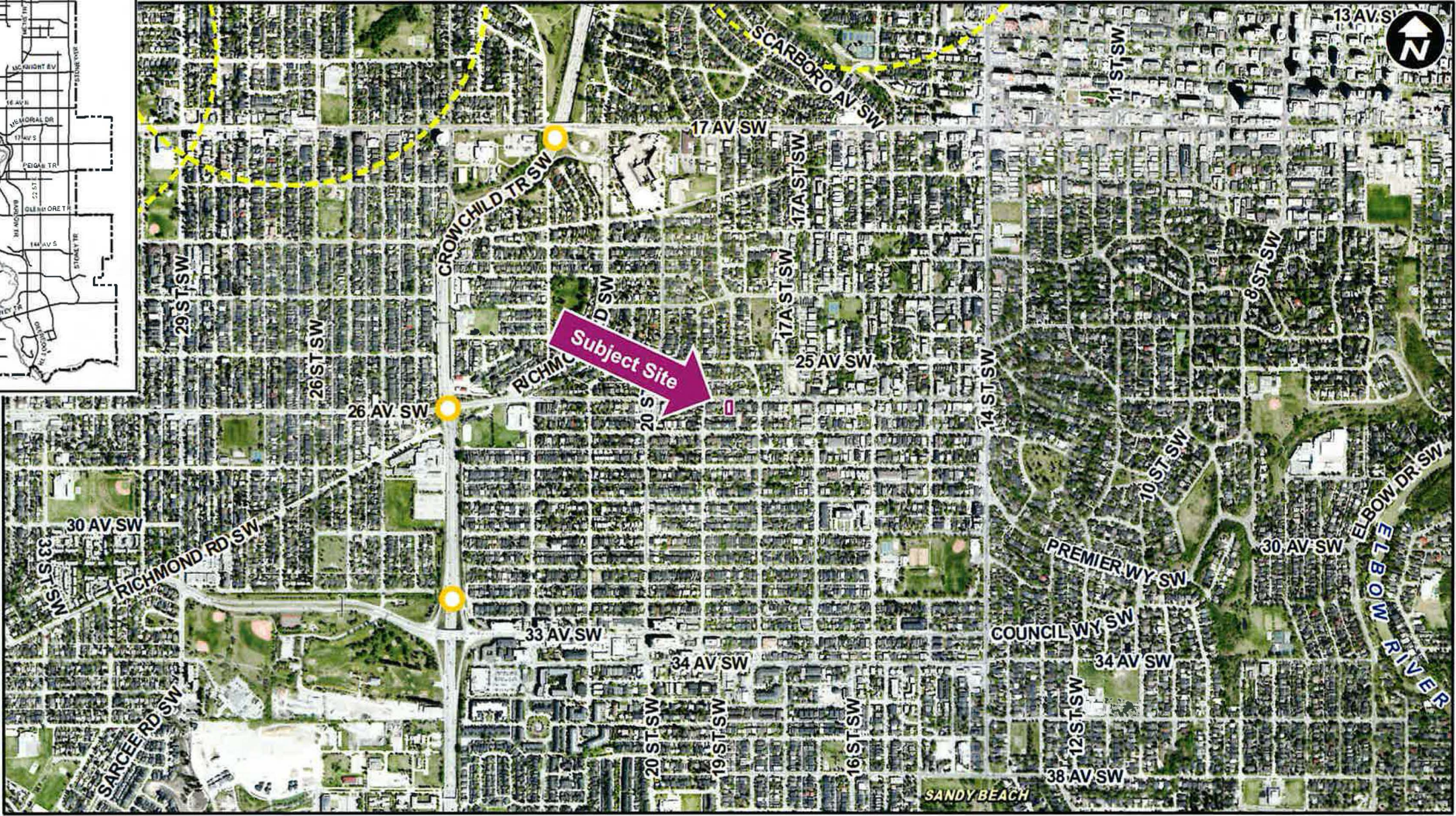
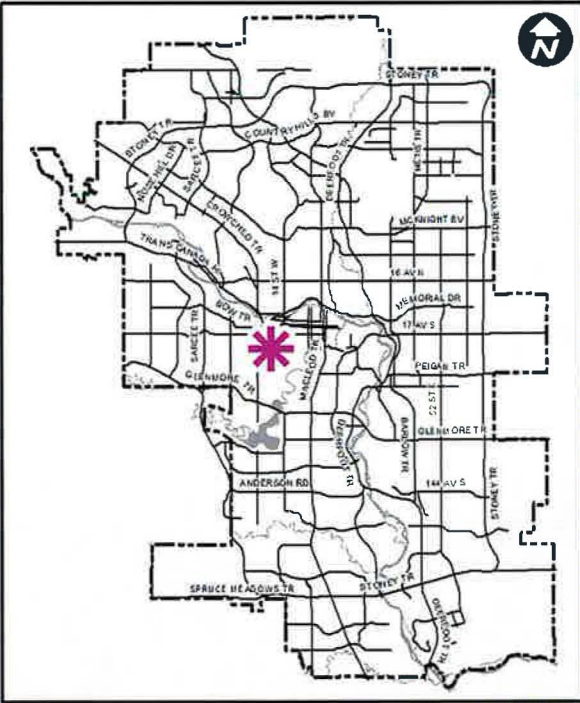
# LOC2022-0002 / CPC2022-0389

## Land Use Amendment

June 7, 2022

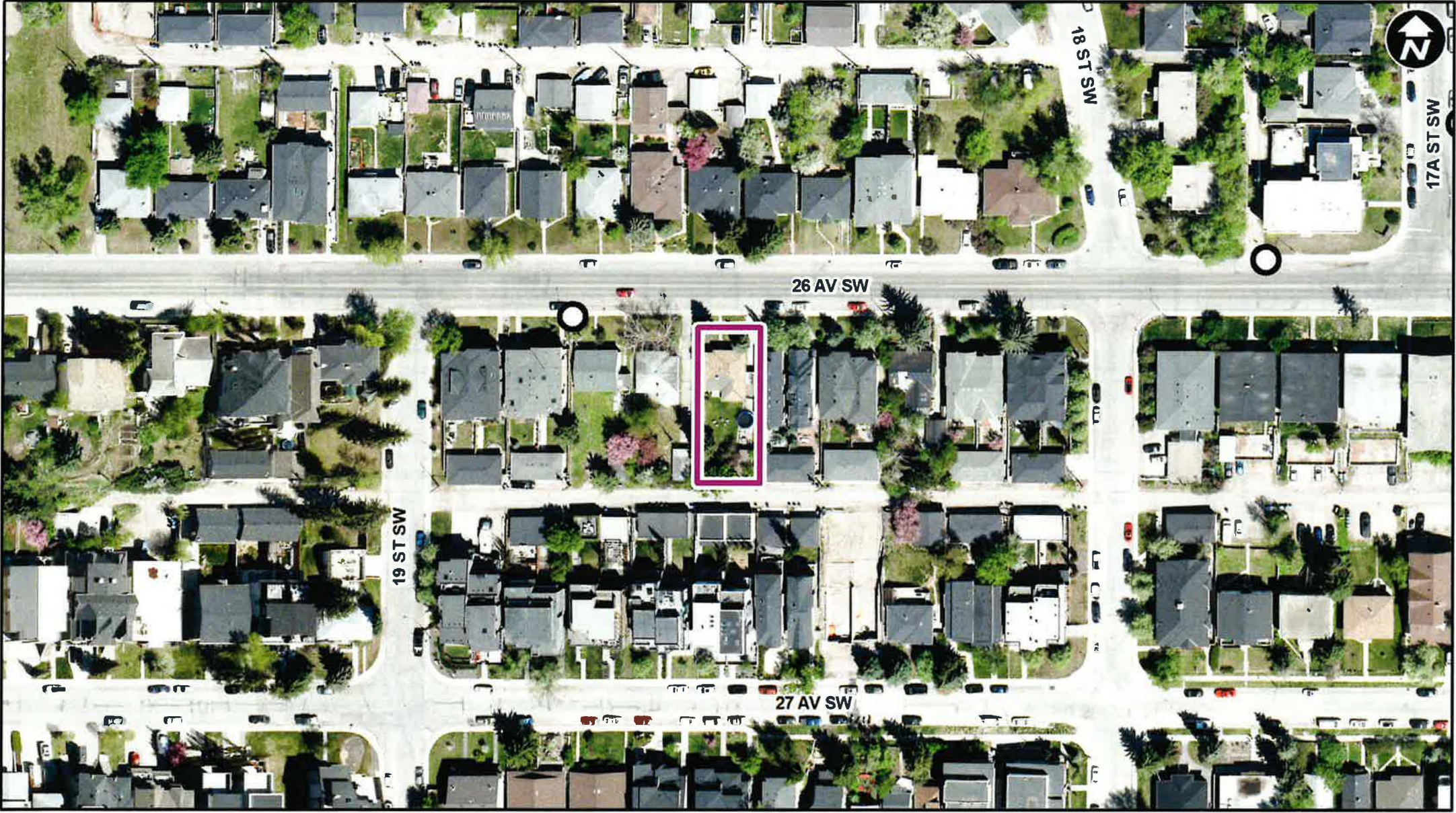
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
JUN 07 2022  
ITEM: #8.1.4 CPC2022-0389  
Distribution  
CITY CLERK'S DEPARTMENT





- 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





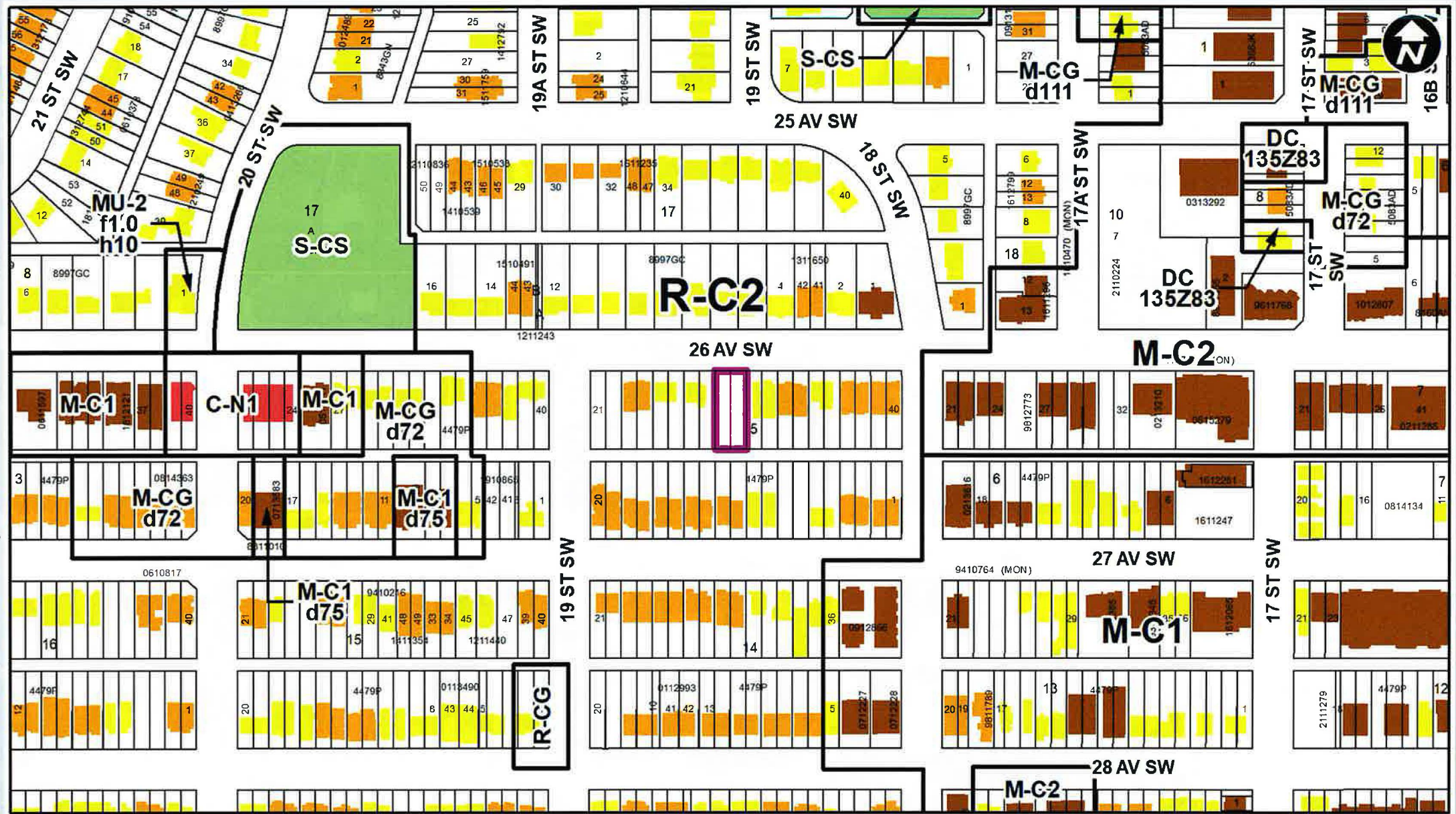
○ Bus Stop

**Parcel Size:**  
 0.06 ha  
 15.0m x 38.0m



### 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-CGd75 District:**

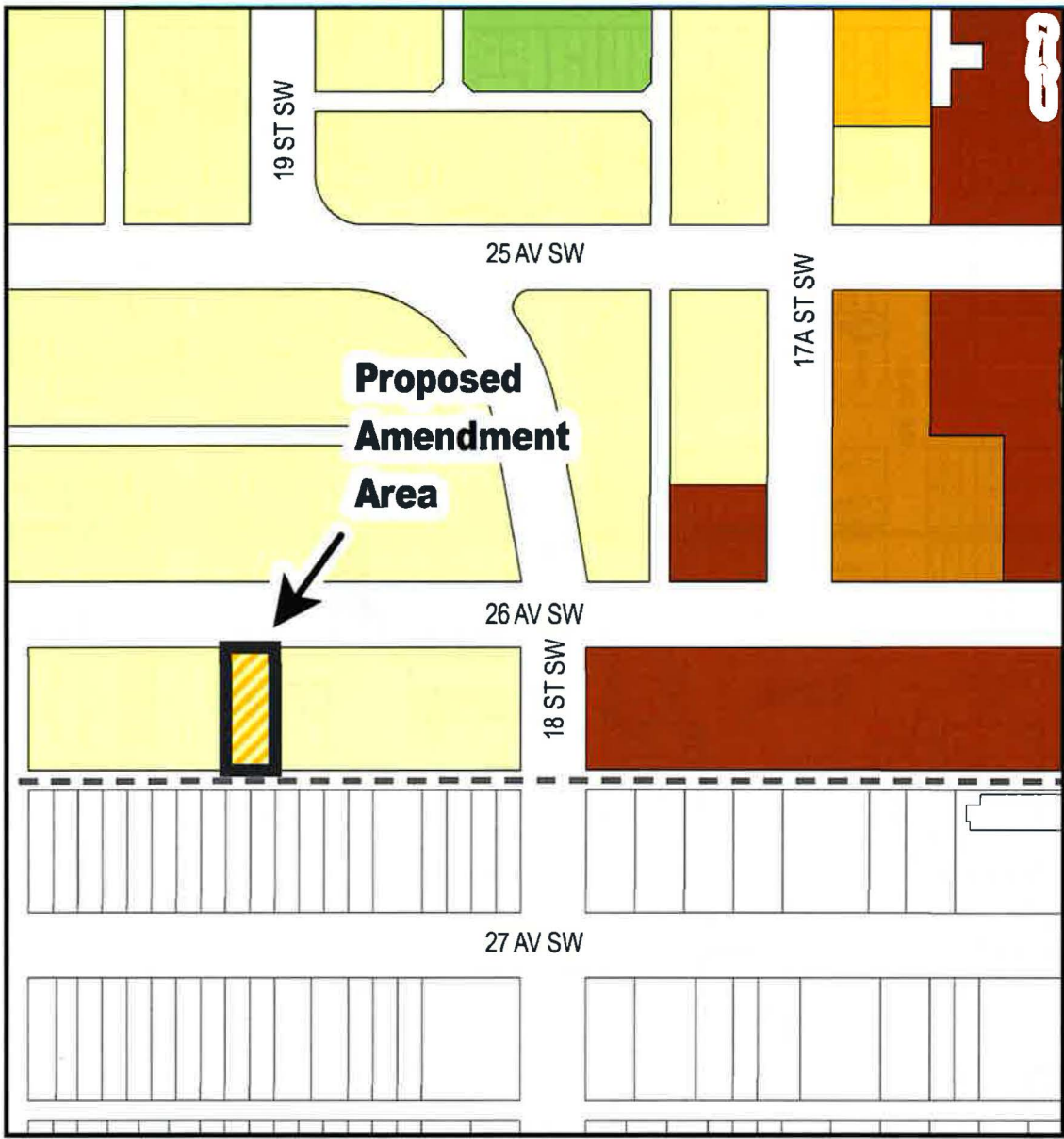
- maximum building height of 12 metres; and
- maximum density 75 units per hectare (maximum 4 dwelling units on the subject land)

**Bankview  
Area Redevelopment Plan**

Fig. 2

**Land Use Policy**

- Legend**
- Study Area Boundary
  - 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.

**Bankview ARP (Statutory – 1981) :**

- change the policy area from “Conservation” to “Conservation and Infill”.



## Calgary Planning Commission's Recommendations:

That Council:

1. Give three readings to **Proposed Bylaw 31P2022** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 79D2022** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1923 – 26 Avenue SW (Plan 4479P, Block 5, Lots 29 and 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

# Supplementary Slides





View of site looking SOUTH on 26 Avenue SW