



LOC2023-0263 / CPC2023-1272

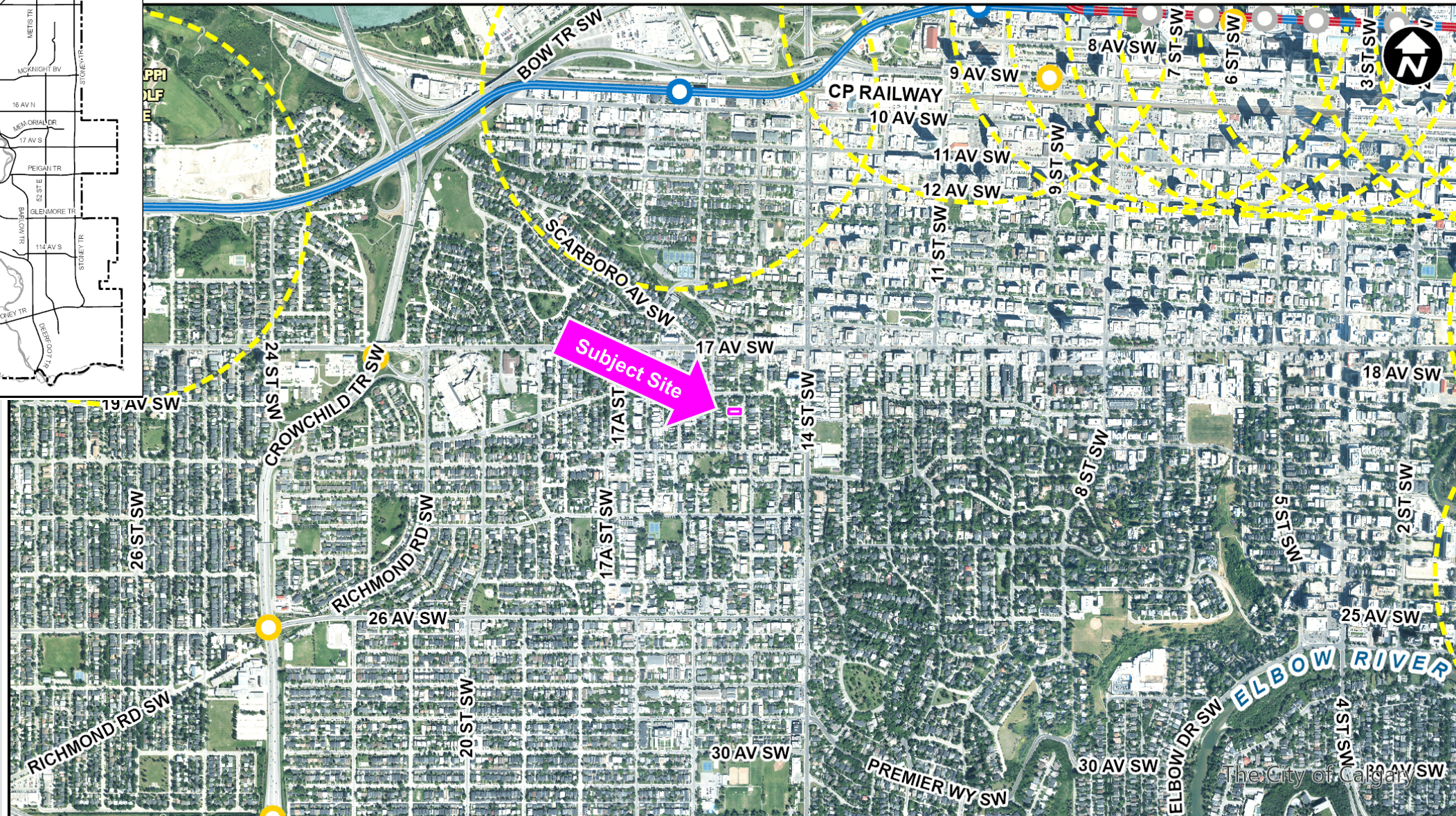
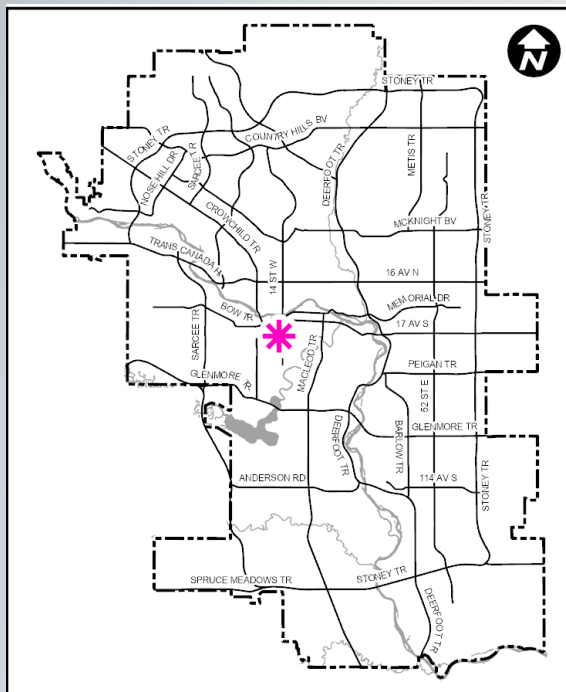
Policy and Land Use Amendment

February 6, 2024

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 7P2024** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 45D2024** for the redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 2111 – 15 Street SW (Plan 261L, Block 11, Lots 6 and 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



LEGEND

600m buffer from LRT station

LRT Stations

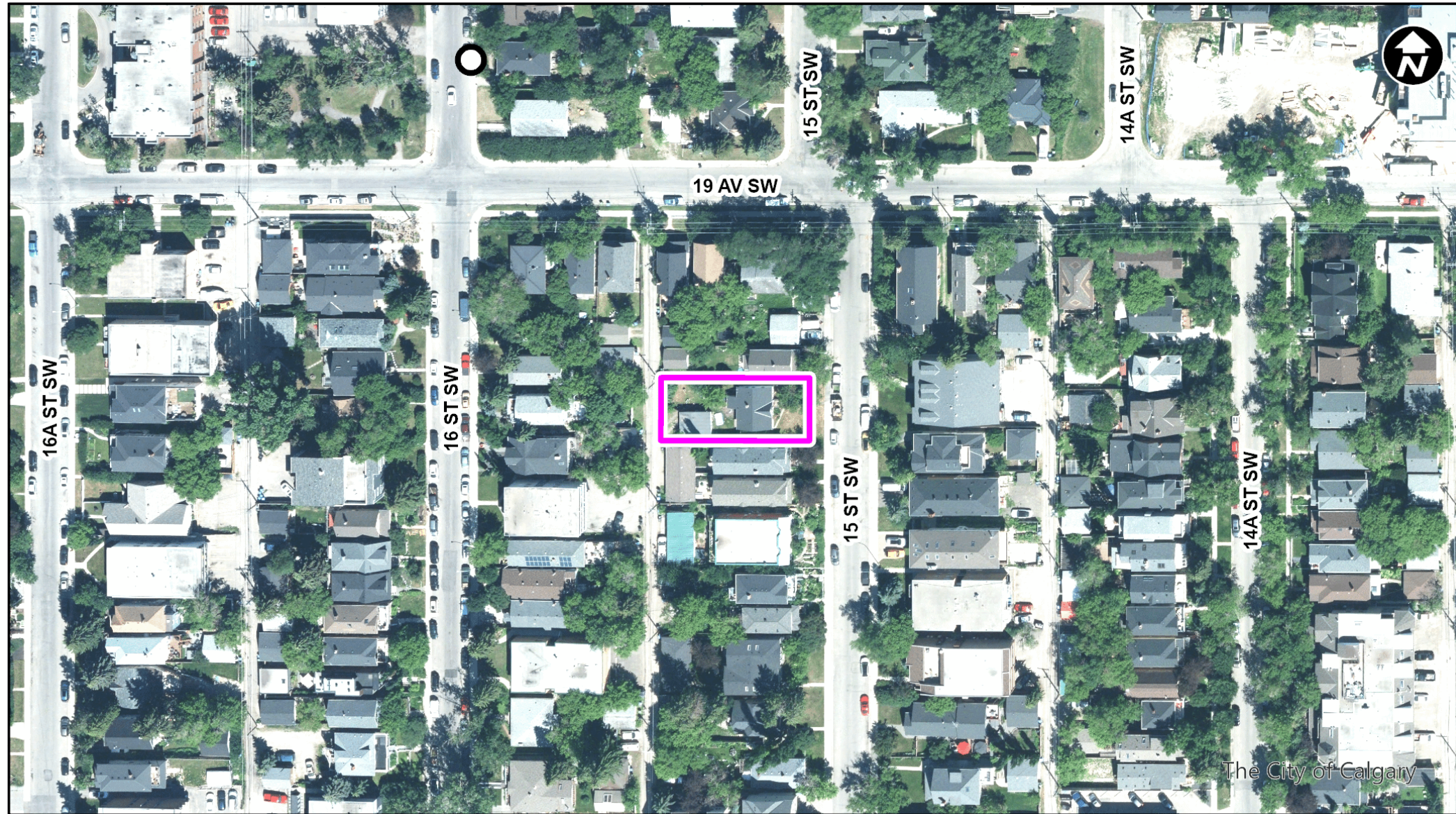
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

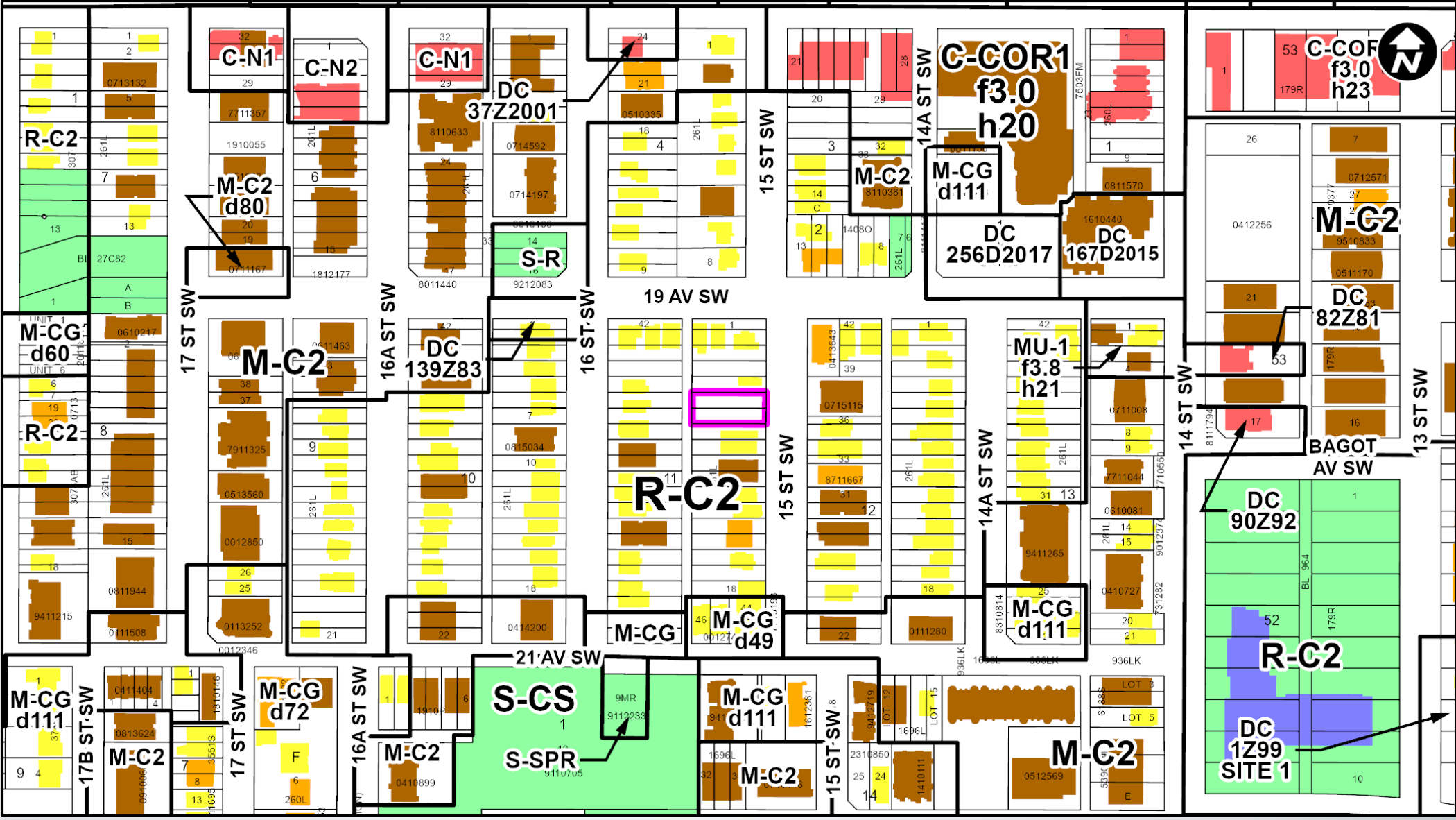
Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



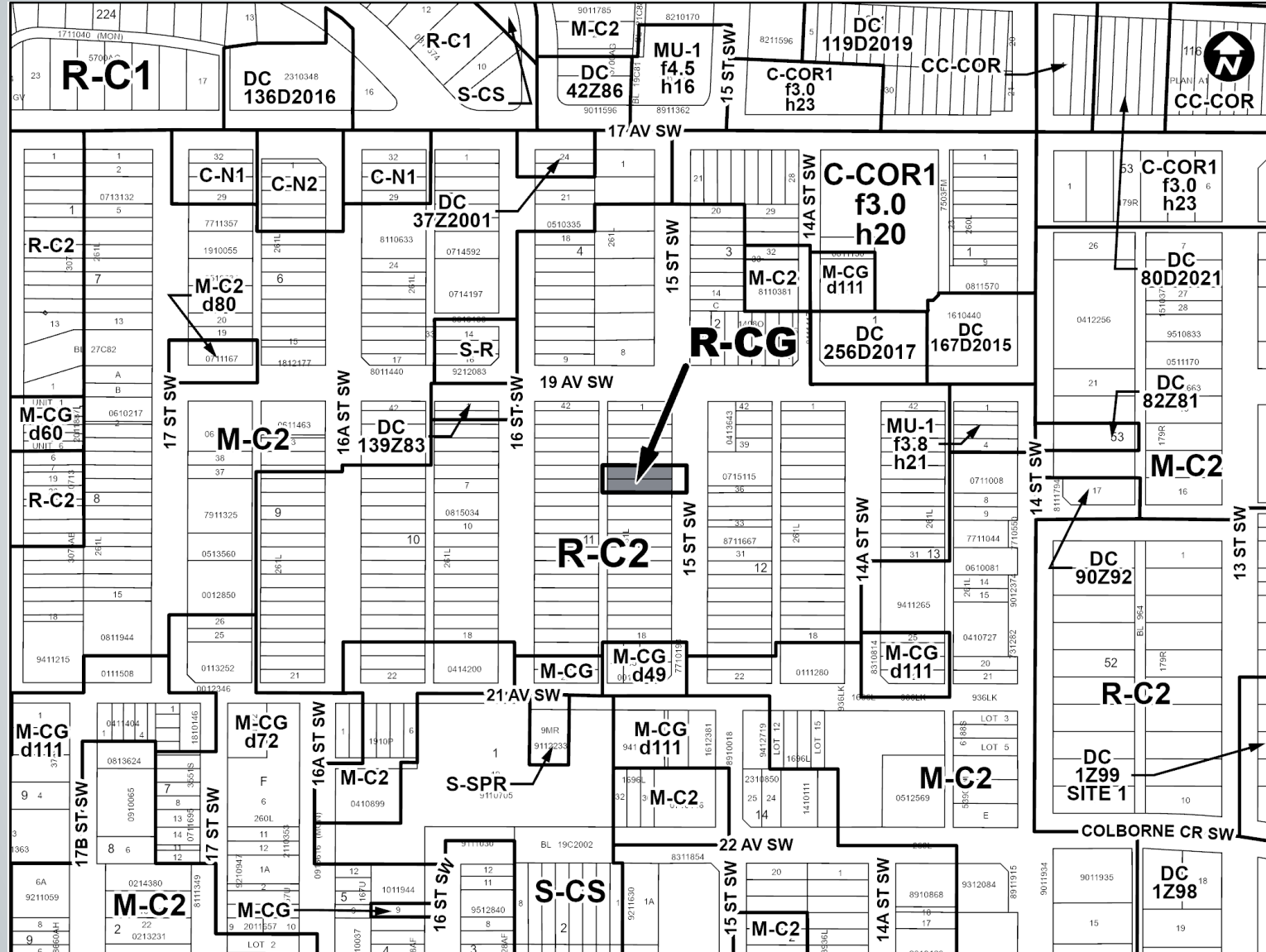
Parcel Size:

0.05 ha
36m x 15m



LEGEND

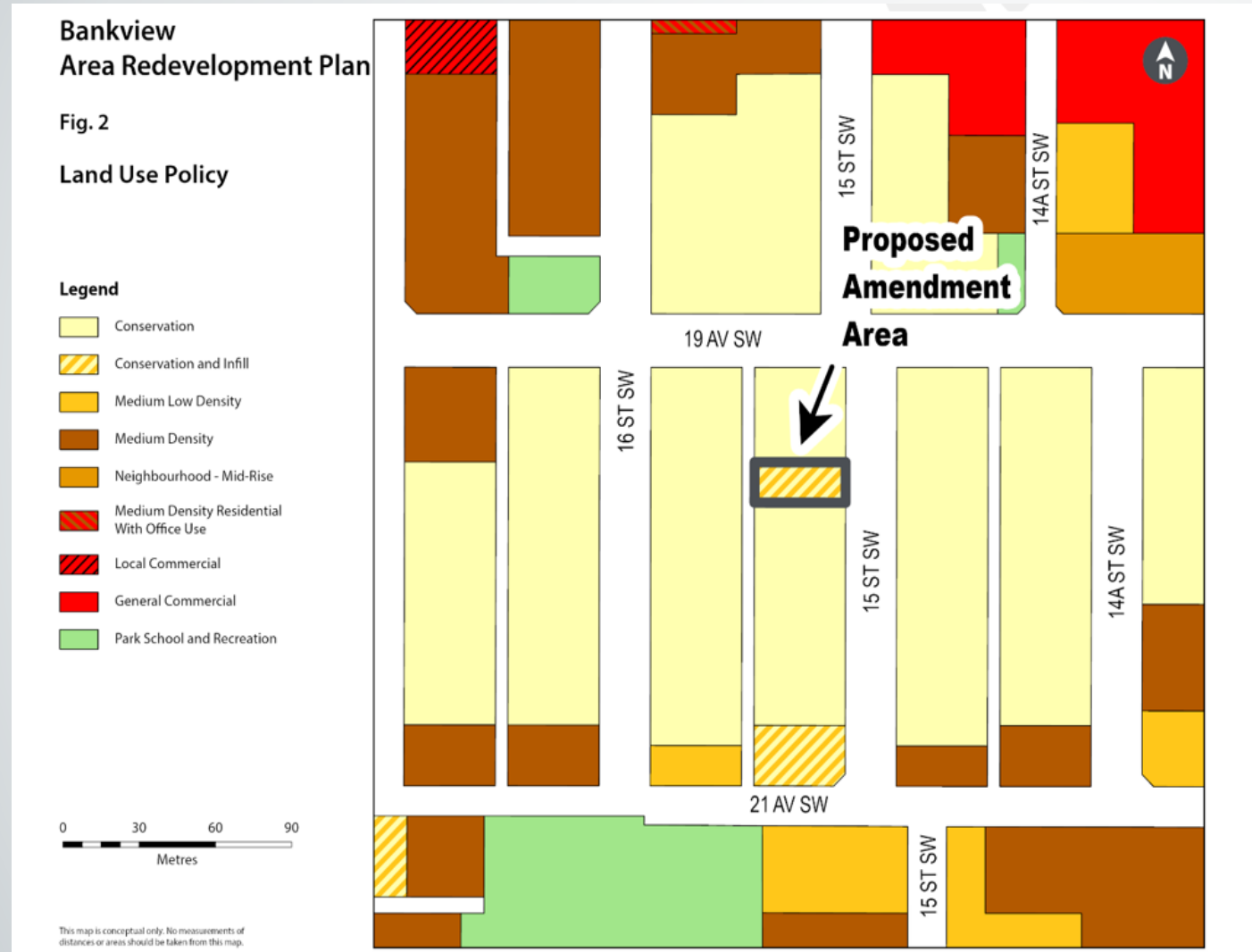
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



Proposed Residential – Grade-Oriented Infill (R-CG) District:

- allows for a range of grade-oriented housing including rowhouses and secondary suites
- maximum height of 11 metres
- maximum density of 75 units per hectare (4 dwelling units, plus suites)

Bankview Area Redevelopment Plan



- Amend Land Use Policy category from 'Conservation' to 'Conservation and Infill'
- Intent of 'Conservation and Infill' area is to permit low-profile redevelopment to occur

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Supplementary Slides





