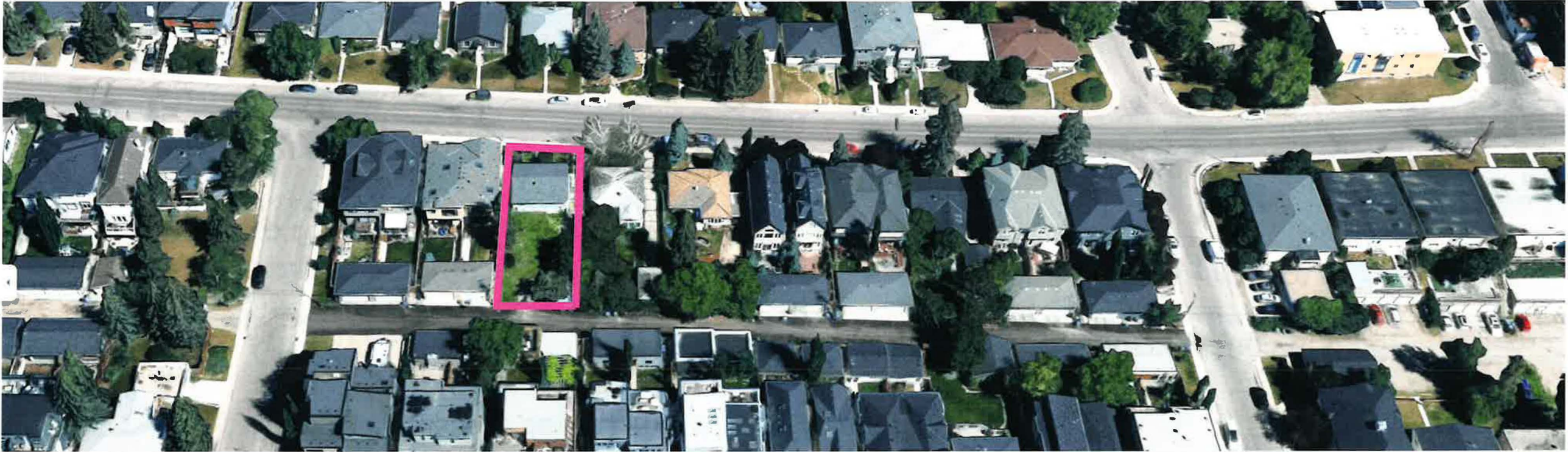




Public Hearing of Council

Agenda Item: 7.2.8

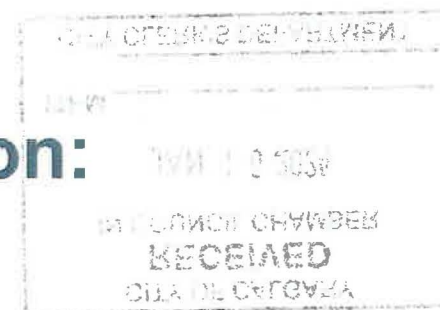


LOC2023-0224 / CPC2023-1182 Policy and Land Use Amendment

January 16, 2024

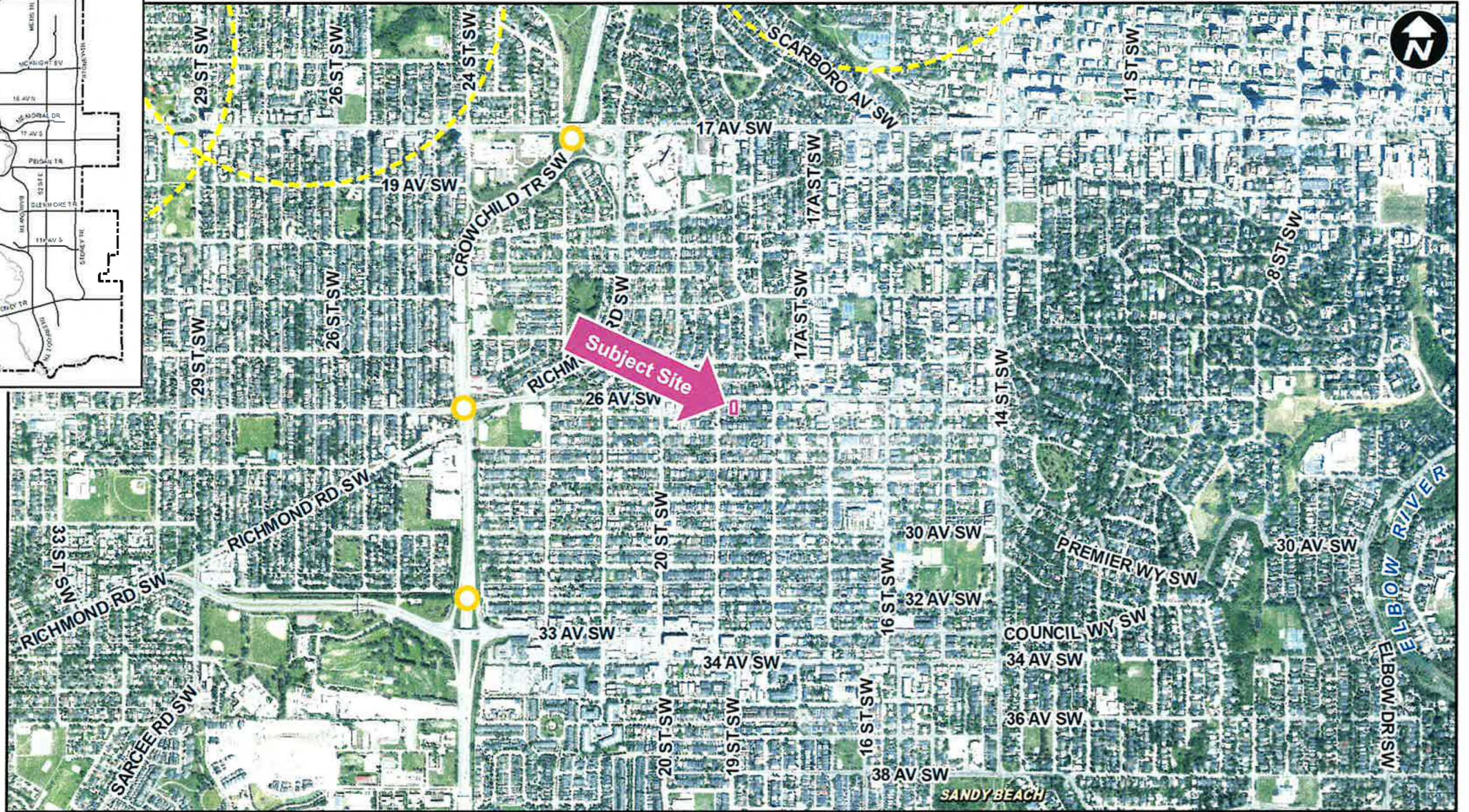
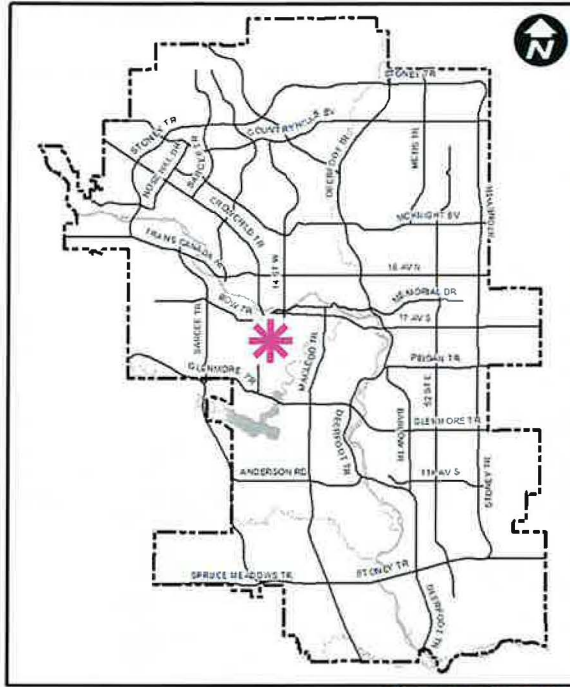
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 16 2024
ITEM: 7.2.8 - CPC2023-1182
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



That Council:

1. Give three readings to **Proposed Bylaw 2P2024** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 11D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1931 – 26 Avenue SW (Plan 4479P, Block 5, Lots 25 and 26) 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



LEGEND

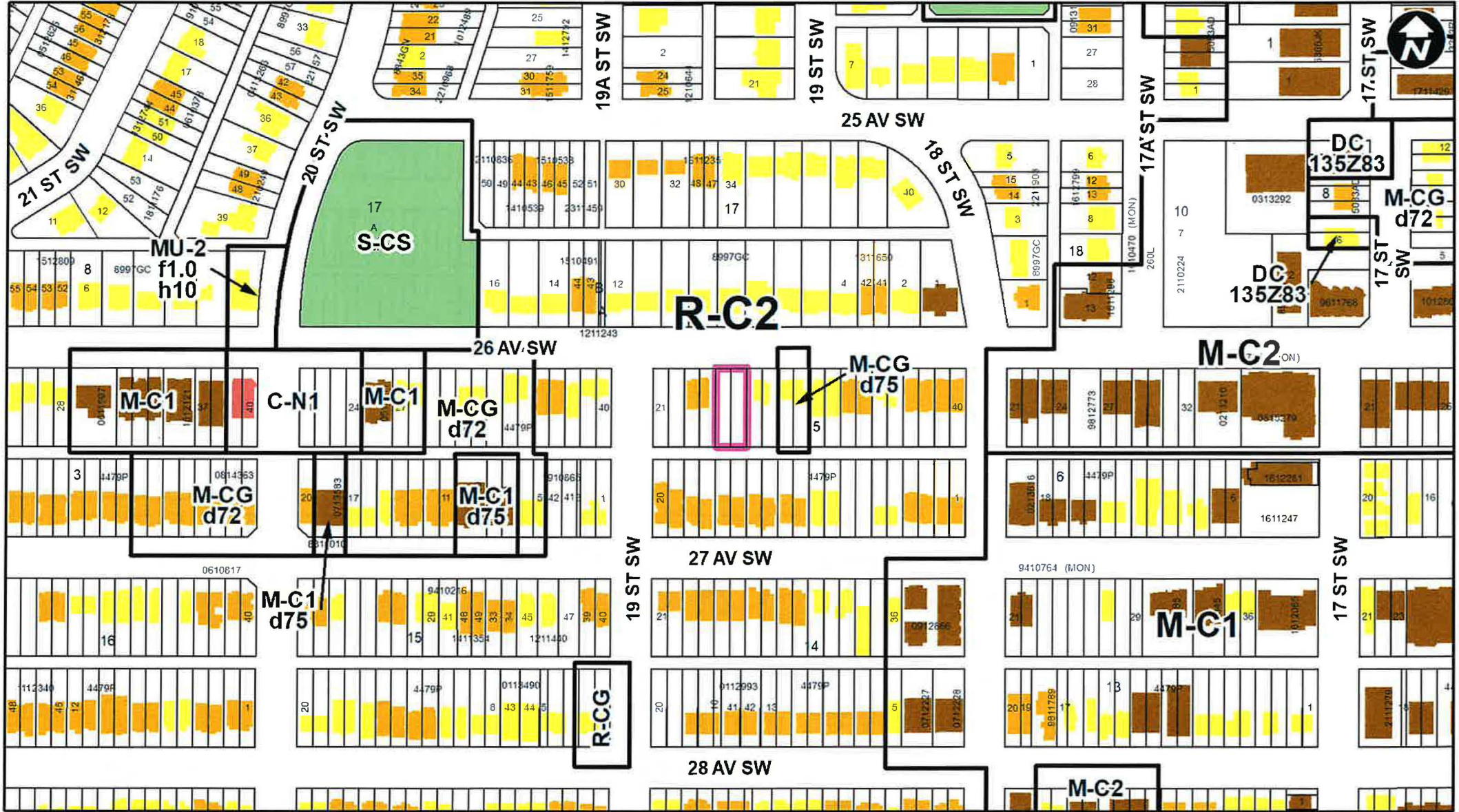
○ Bus Stop

Parcel Size:

0.06 ha
15m x 38m

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 Land Use Map



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

- Maximum Height: 11 metres (3 storeys)
- Maximum Density: 75 units per hectare (4 units)

Amendment to the Bankview Area Redevelopment Plan

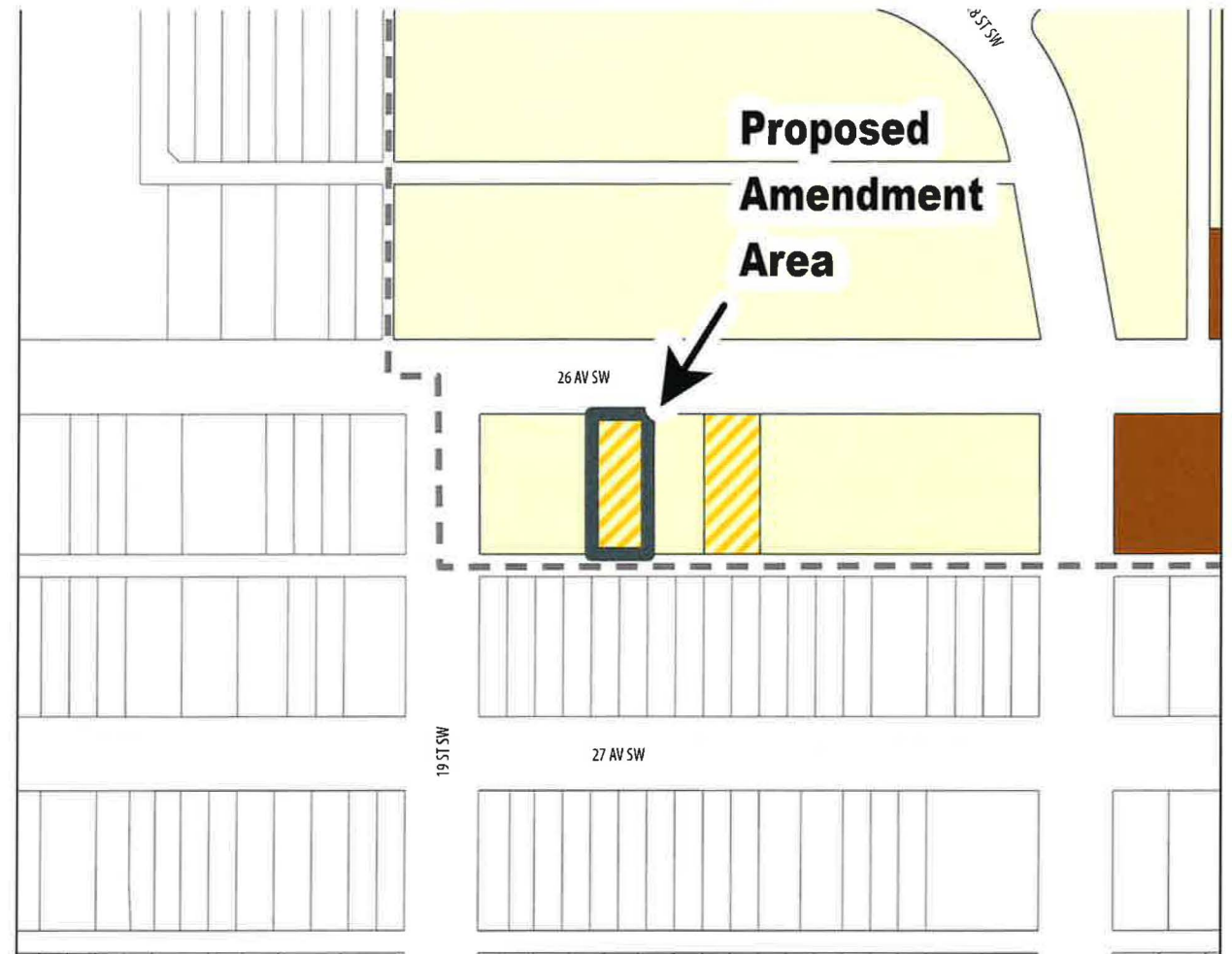
Proposed Amendment Bankview ARP:

- From “Conservation” to
“Conservation and Infill”

Land Use Policy

Legend

- Conservation
- Conservation and Infill
- Medium Density
- Study Area Boundary



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 2P2024** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 11D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1931 – 26 Avenue SW (Plan 4479P, Block 5, Lots 25 and 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides





