



# Calgary Planning Commission

## Agenda Item: 7.2.6



# LOC2023-0350

## Policy and Land Use Amendment

February 22, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
FEB 22 2024  
ITEM: 7.2.6 CPC2024-0073  
Distrib: Presentation  
CITY CLERK'S DEPARTMENT

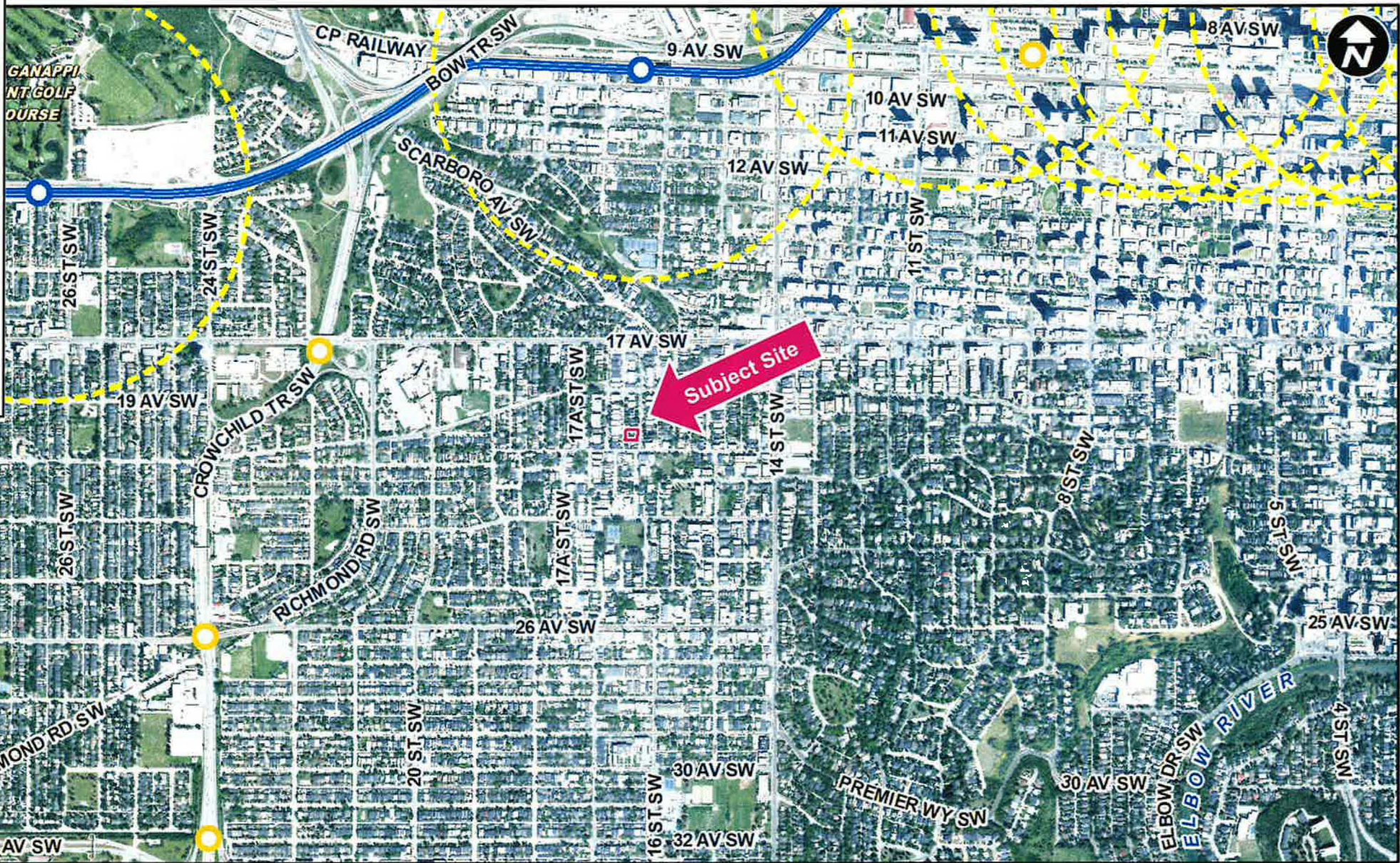
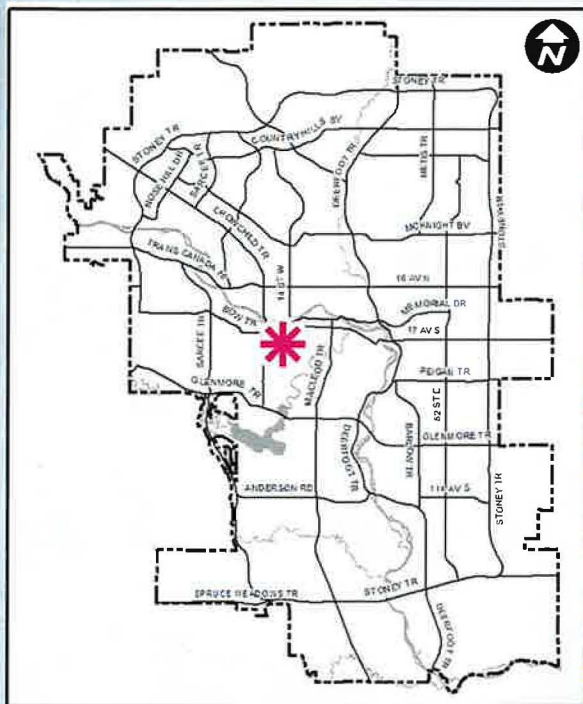
## RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0073) to the 2024 May 7 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 2131 and 2135 – 16A Street SW (Plan 261L, Block 9, Lots 15 to 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) 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:

0.11 ha  
36m x 30m

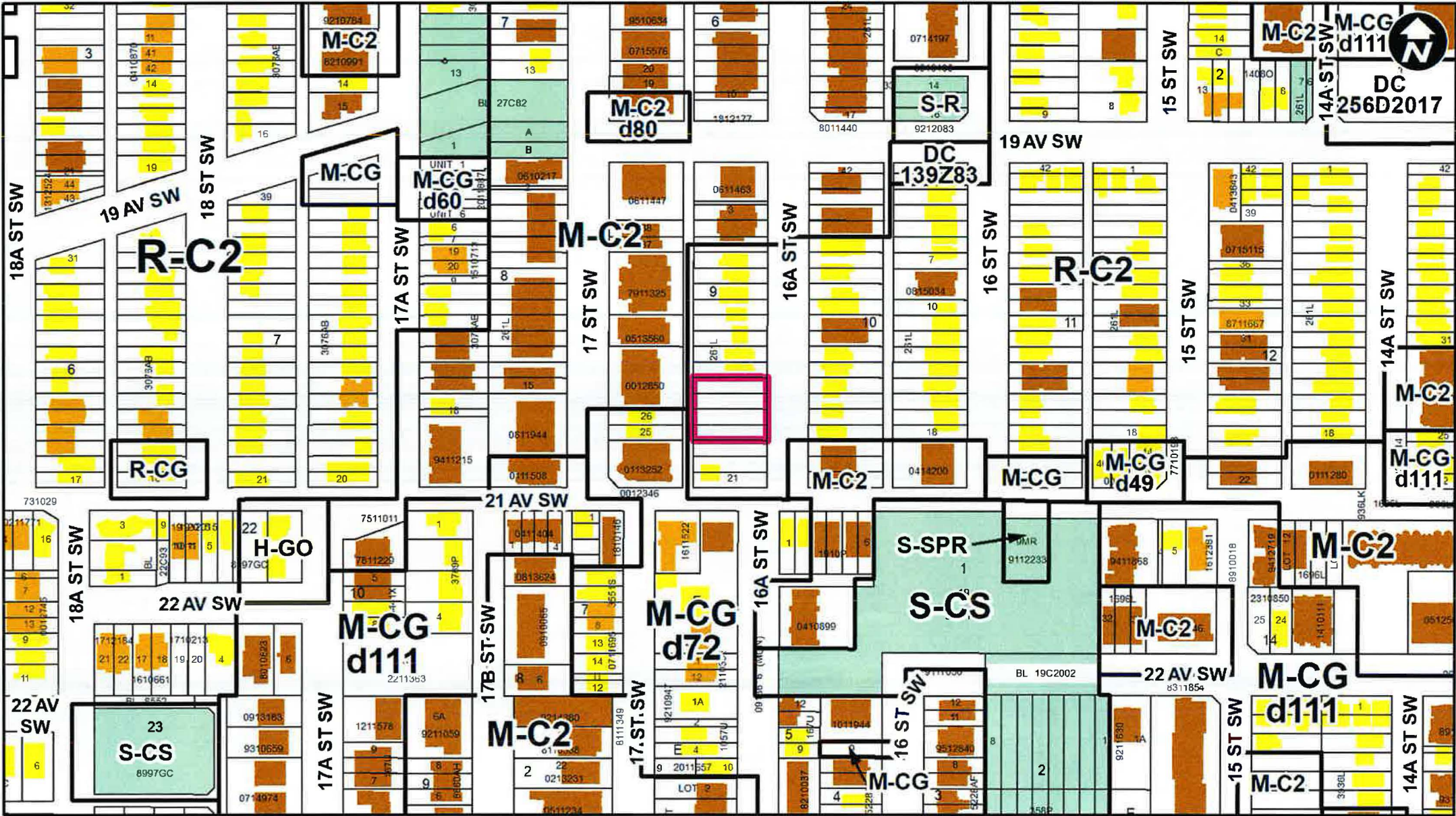






# Surrounding Land Use

- 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



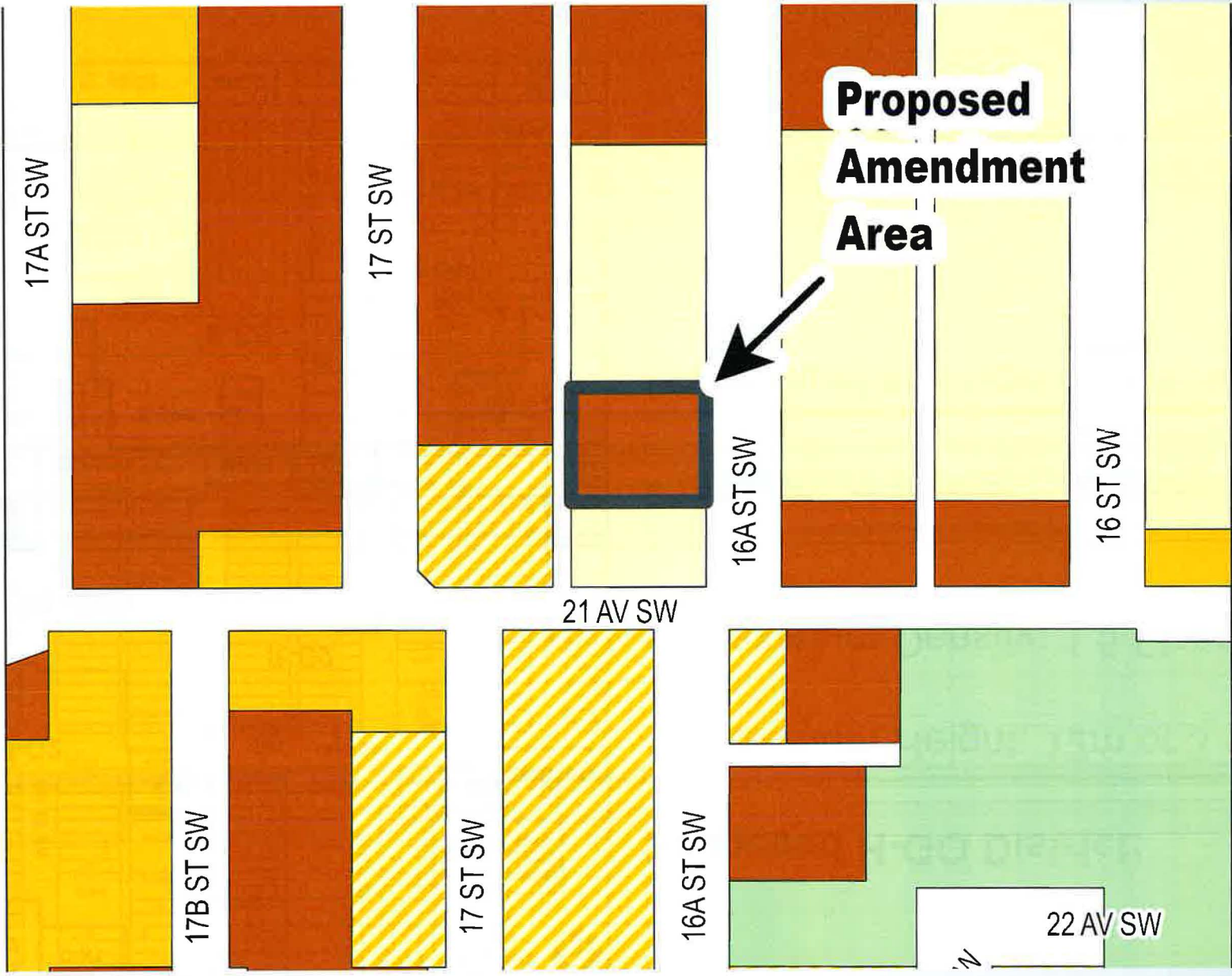
## Proposed H-GO District:

- Maximum Height: 12m or 3 storeys
- Maximum Density: 1.5 Floor Area Ratio
- Maximum Parcel Coverage: 60%
- Minimum courtyard depth: 6.5m

Land Use Policy

Legend

- Conservation
- Conservation and Infill
- Medium Low Density
- Medium Density
- Park School and Recreation



## RECOMMENDATIONS:

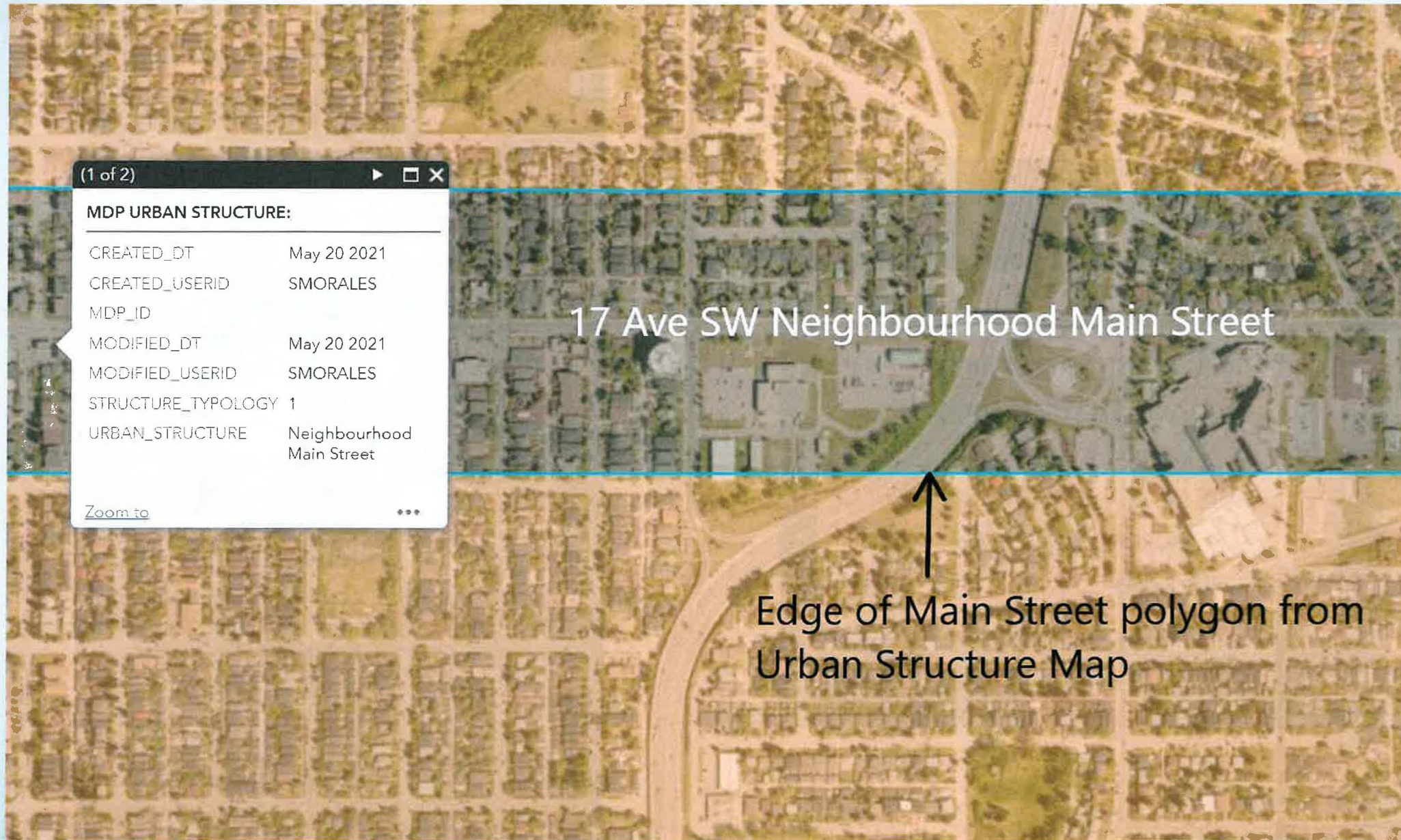
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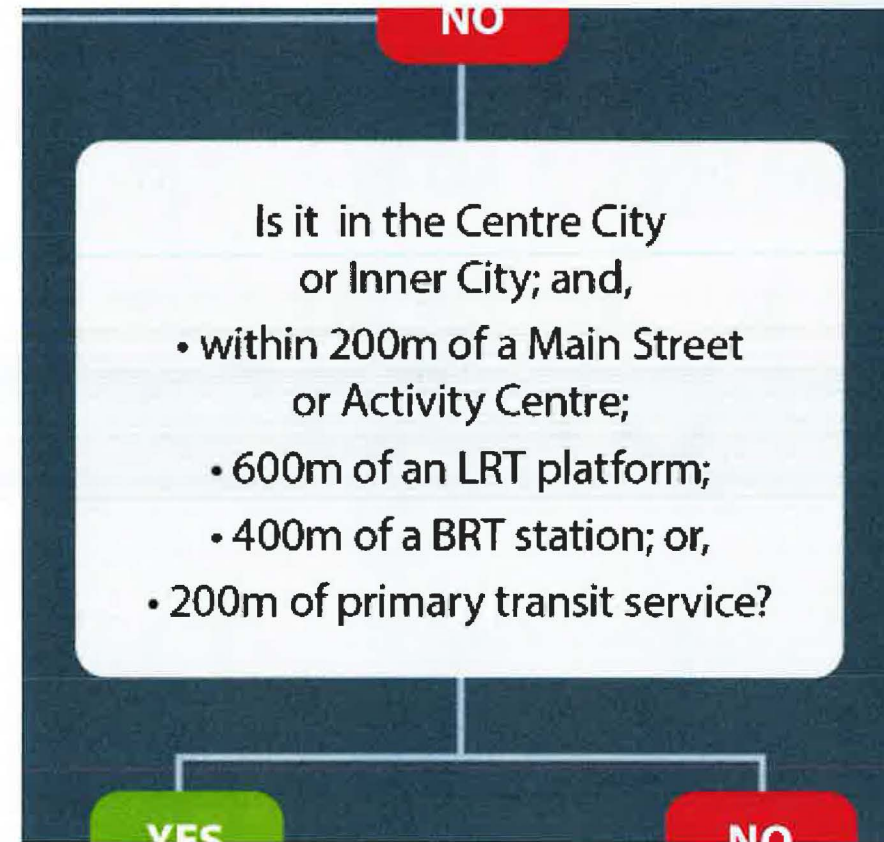
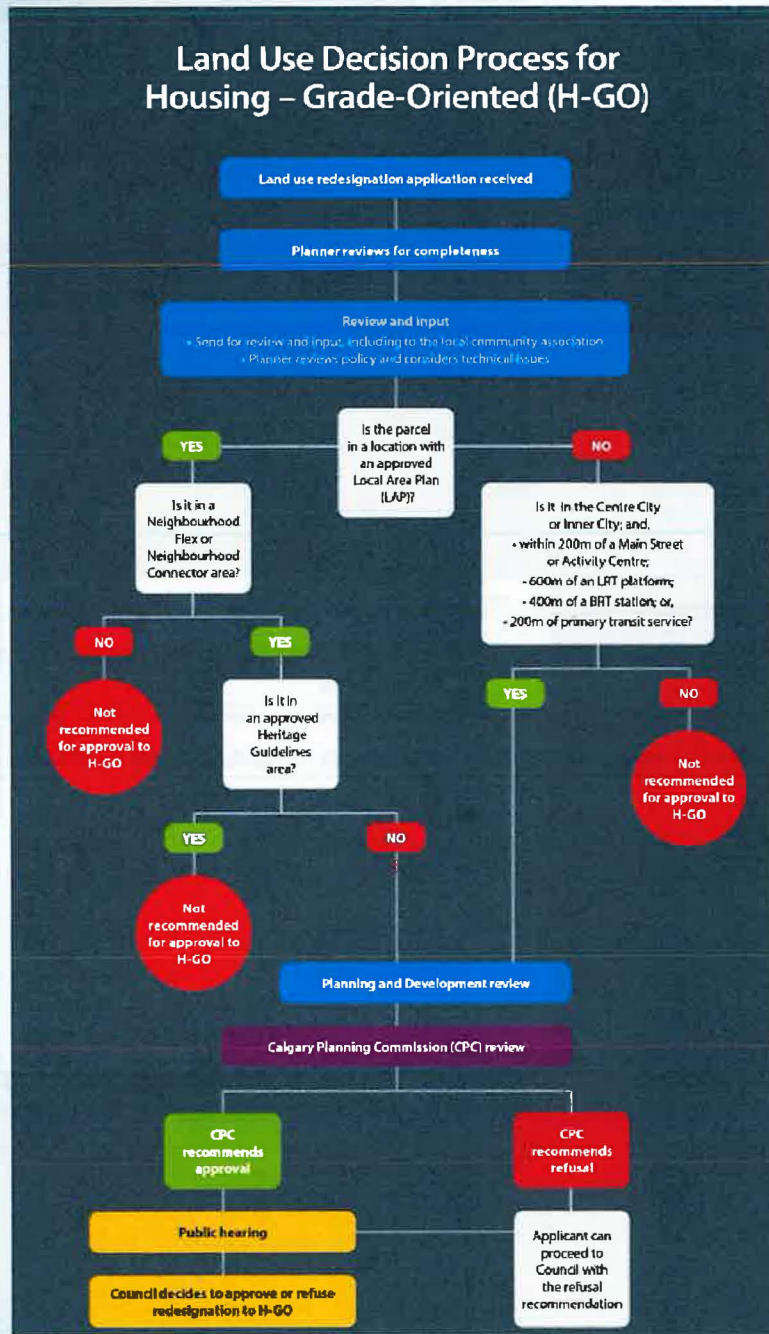
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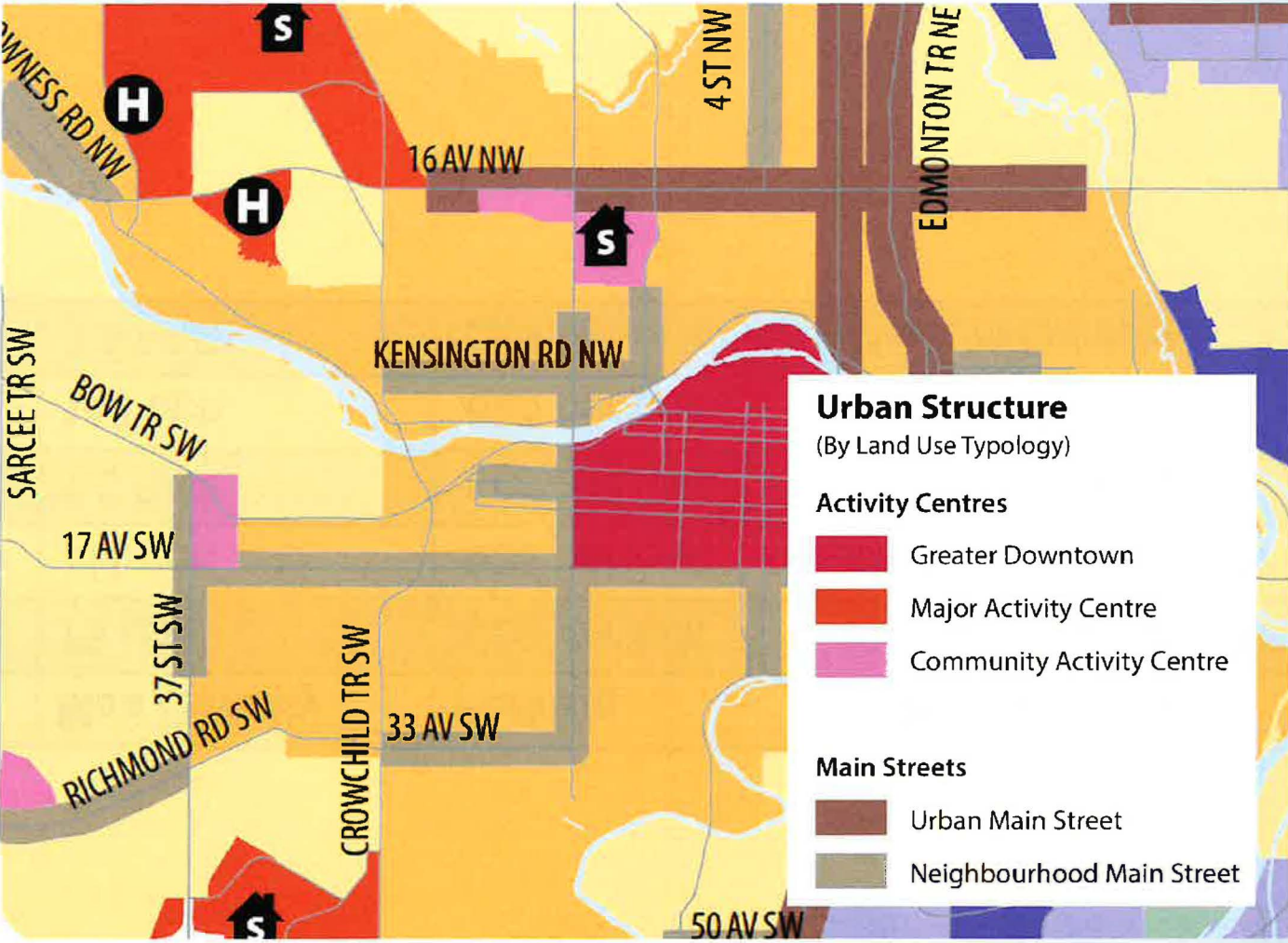
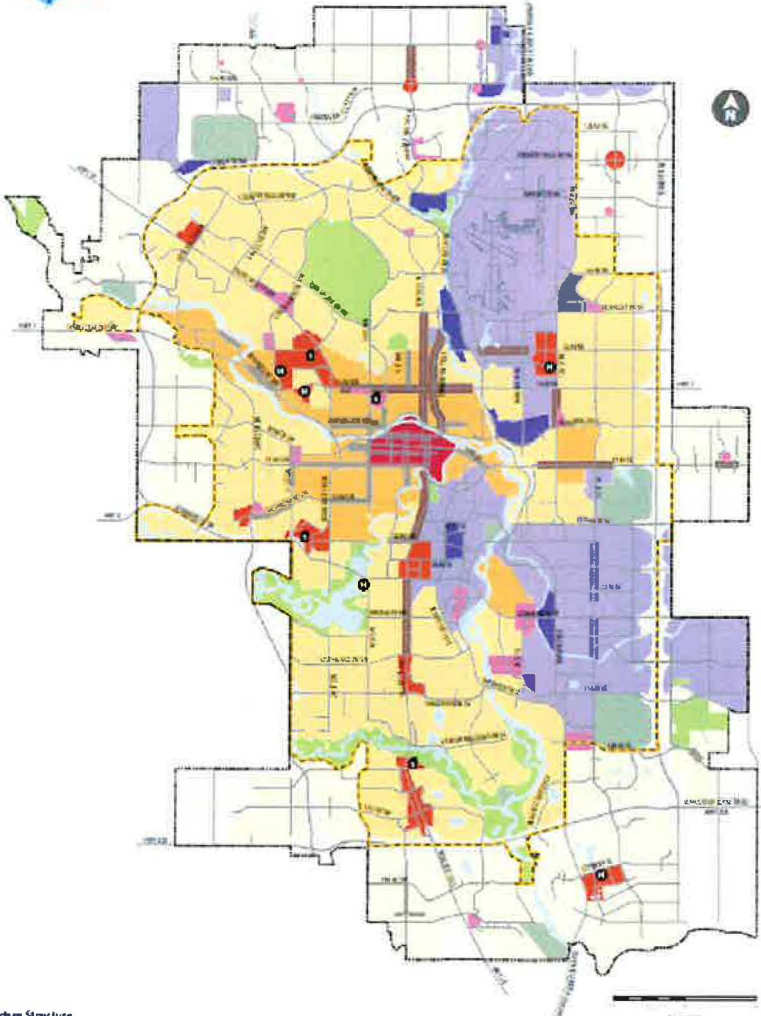
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## Supplementary Slides





1 Urban Structure



	Max Height	Max Density	Parking	ARP Policy Area
R-CG	11.0m	75 uph	.625 per unit	Medium Low Density
M-CG	12.0m	111 uph	.625 per unit	Medium Low Density
H-GO	12.0m	1.5 FAR	.625 per unit	Medium Density
M-C1	14.0m	148 uph	.625 per unit	Medium Density
M-C2	16.0	2.5 FAR	.625 per unit	Medium Density



# Route 6 (Killarney/26 AV SW) 17

