



LOC2024-0004

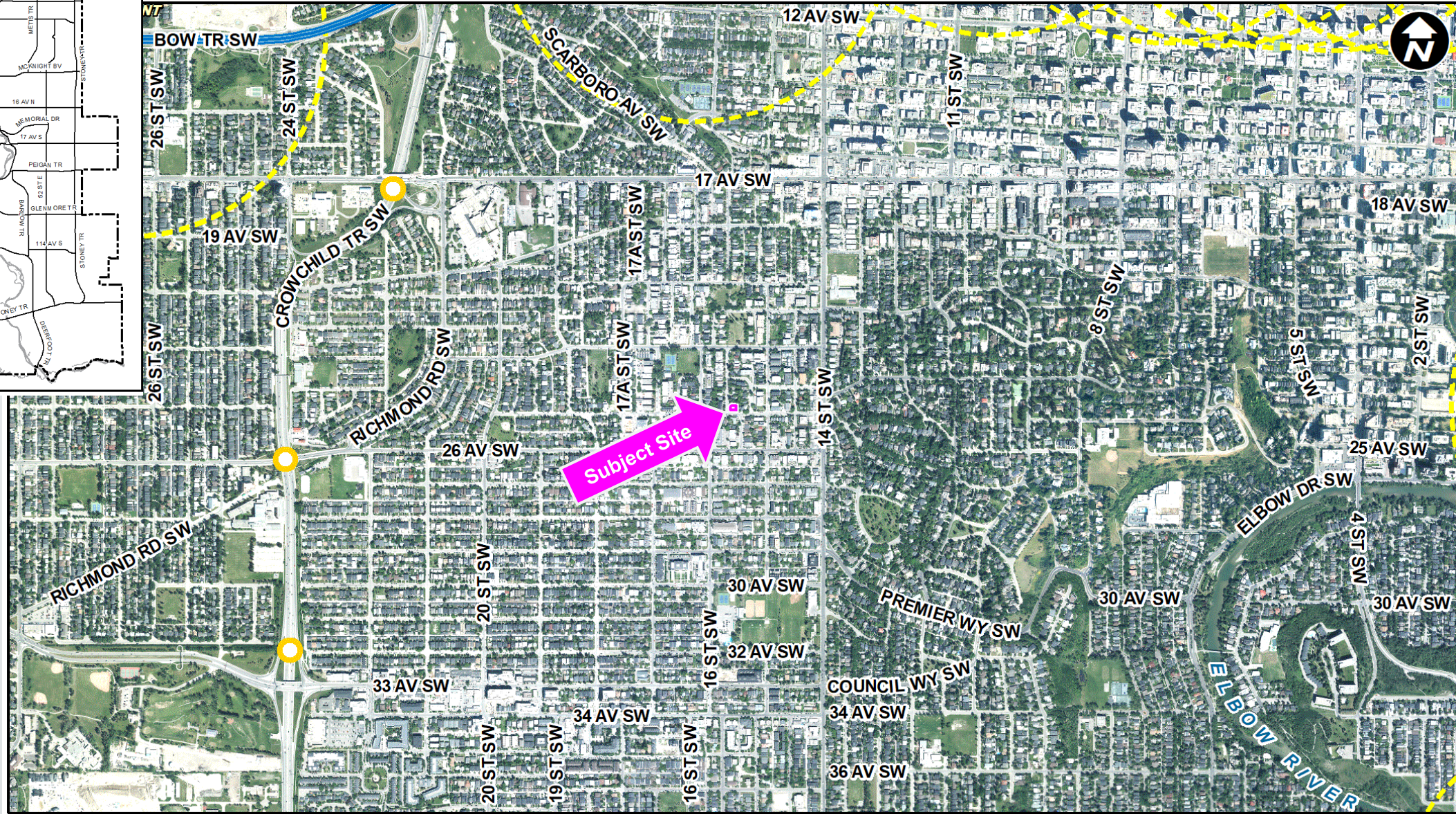
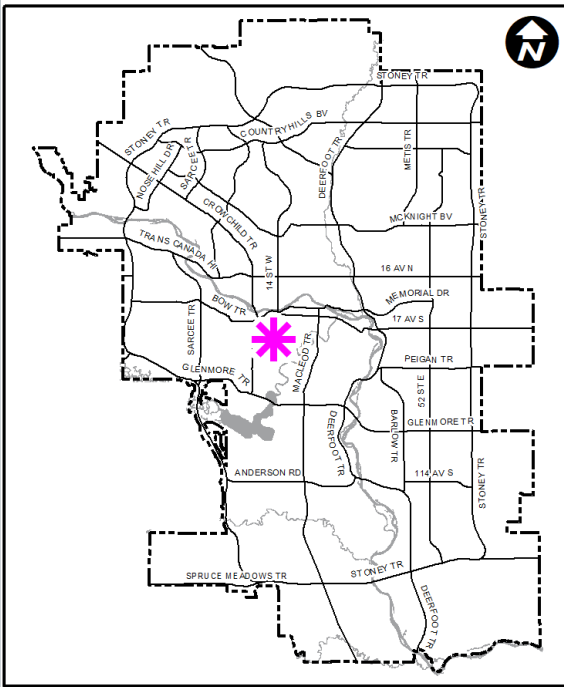
Policy and Land Use Amendment

April 25, 2024













RECOMMENDATIONS:

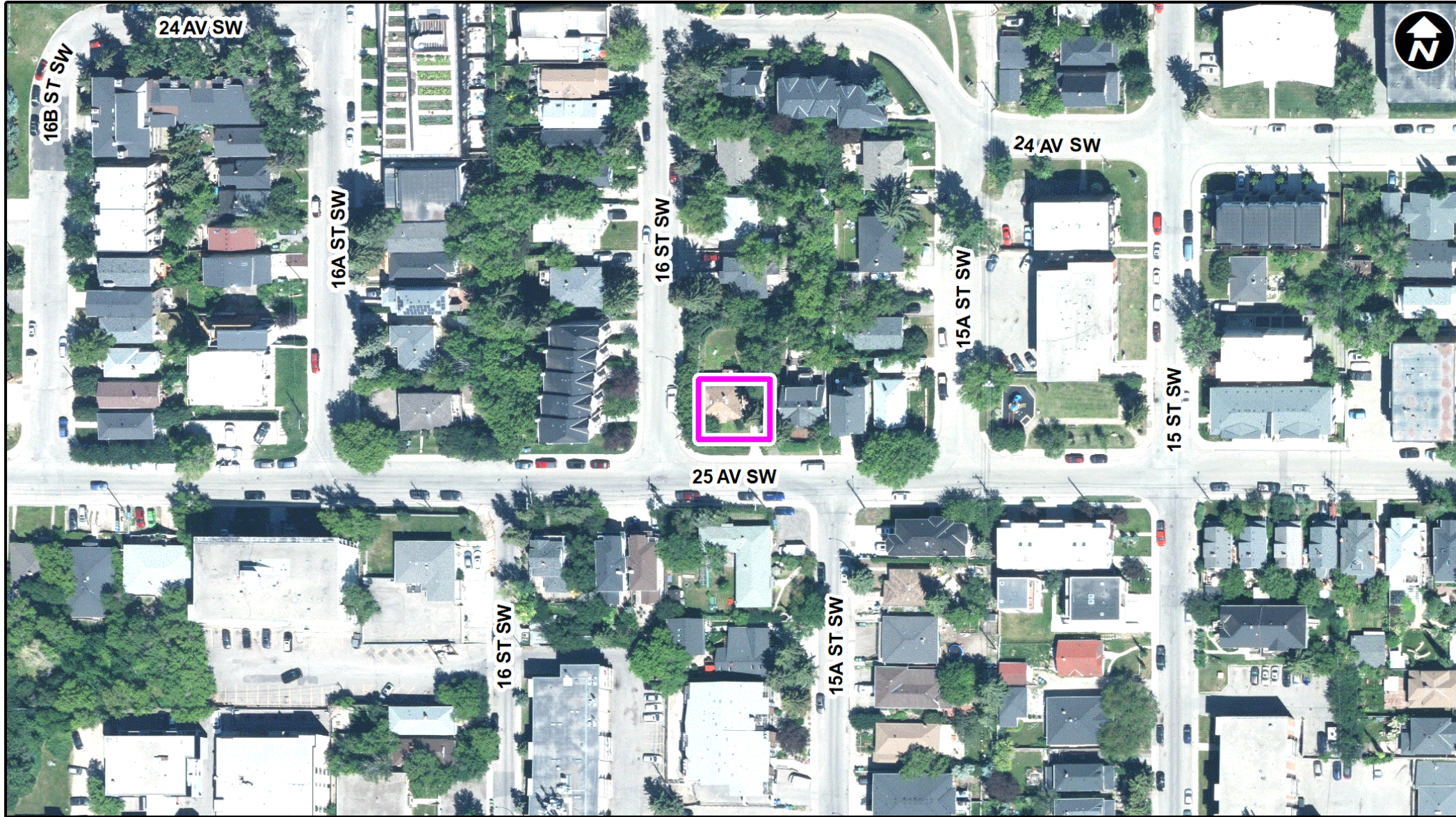
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.06 acres \pm) located at 1612 – 25 Avenue SW (a portion of Plan 2714P, Block 2, Lots 11 and 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) 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



Parcel Size:

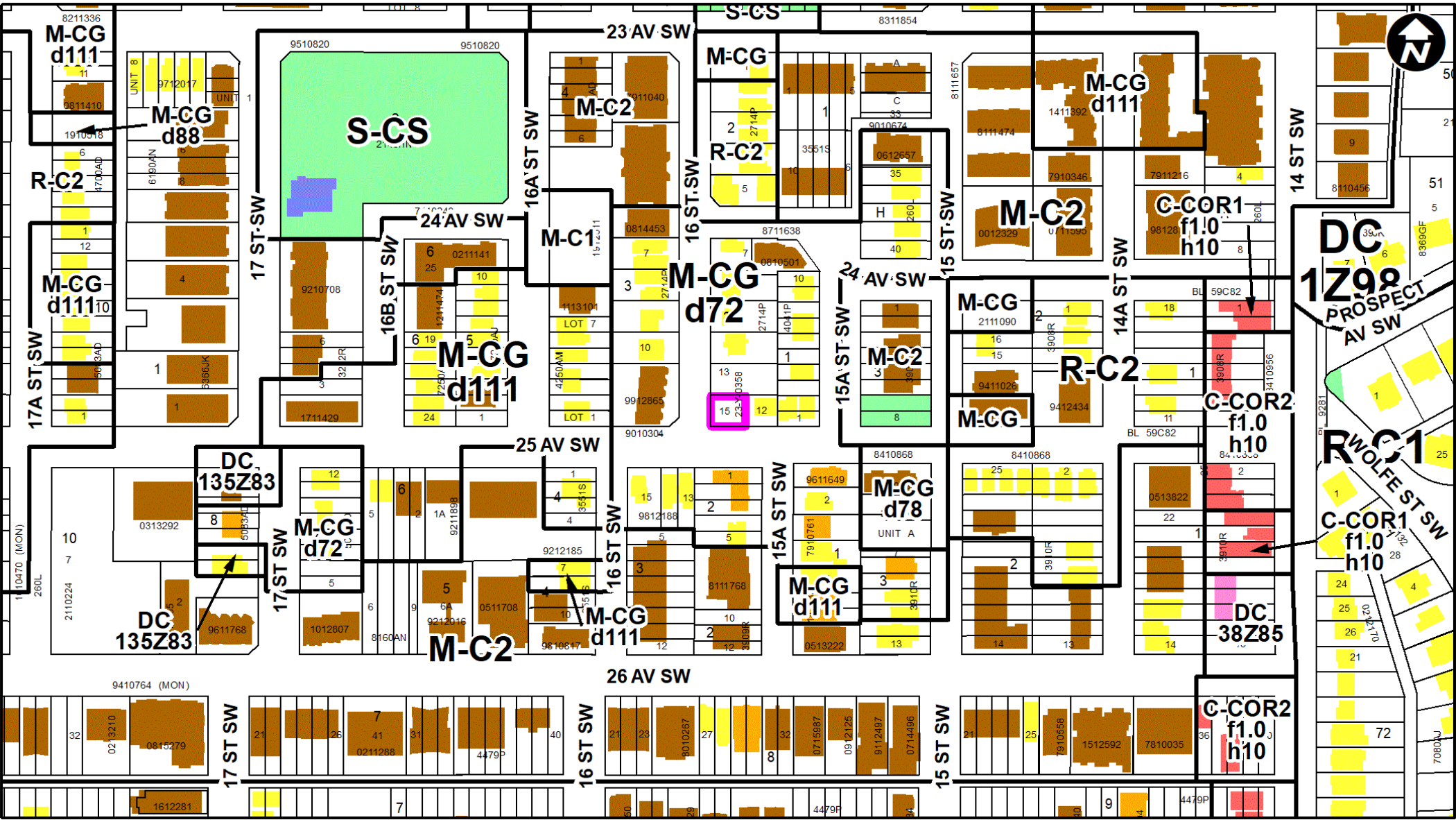
0.02 ha
10 m x 13 m



Looking northwest towards the site



Looking east towards the site



- 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

H-GO Criteria (Section 1386)	Met
In an area in an approved LAP as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories	
In the Centre City or Inner City areas identified on the Urban Structure Map of the MDP and also within one or more of the following:	X
200 metres of a Main Street or Activity Centre identified on the MDP; 600 metres of an existing or capital-funded LRT platform; 400 metres of an existing or capital-funded BRT station; or 200 metres of primary transit service.	X



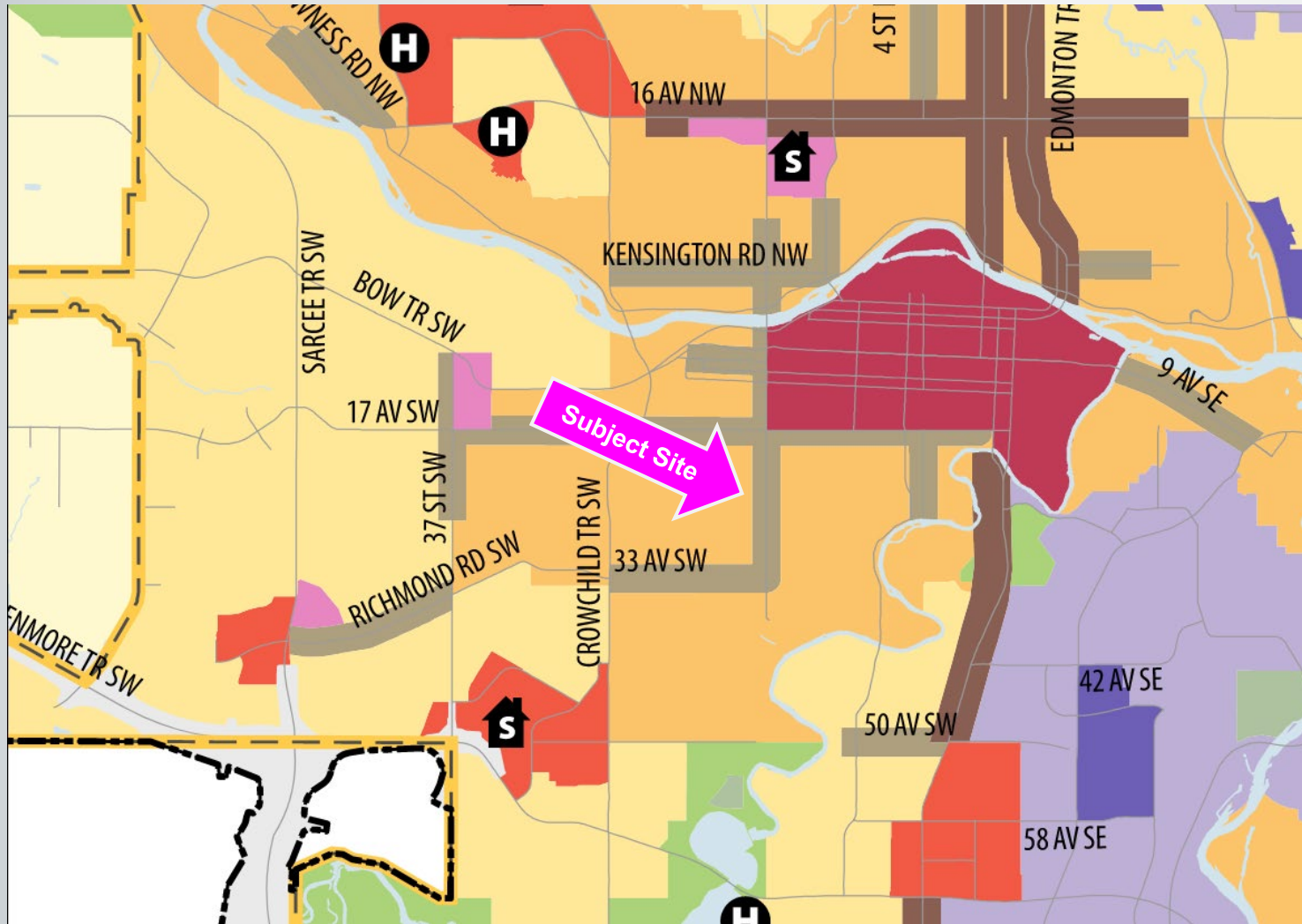
- From 'Conservation and Infill' to 'Medium Density'

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Supplementary Slides



Urban Structure
(By Land Use Typology)

Activity Centres	Developed Residential
 Greater Downtown	 Inner City
 Major Activity Centre	 Established
 Community Activity Centre	
Main Streets	Developing Residential
 Urban Main Street	 Planned Greenfield with Area Structure Plan (ASP)
 Neighbourhood Main Street	 Future Greenfield

