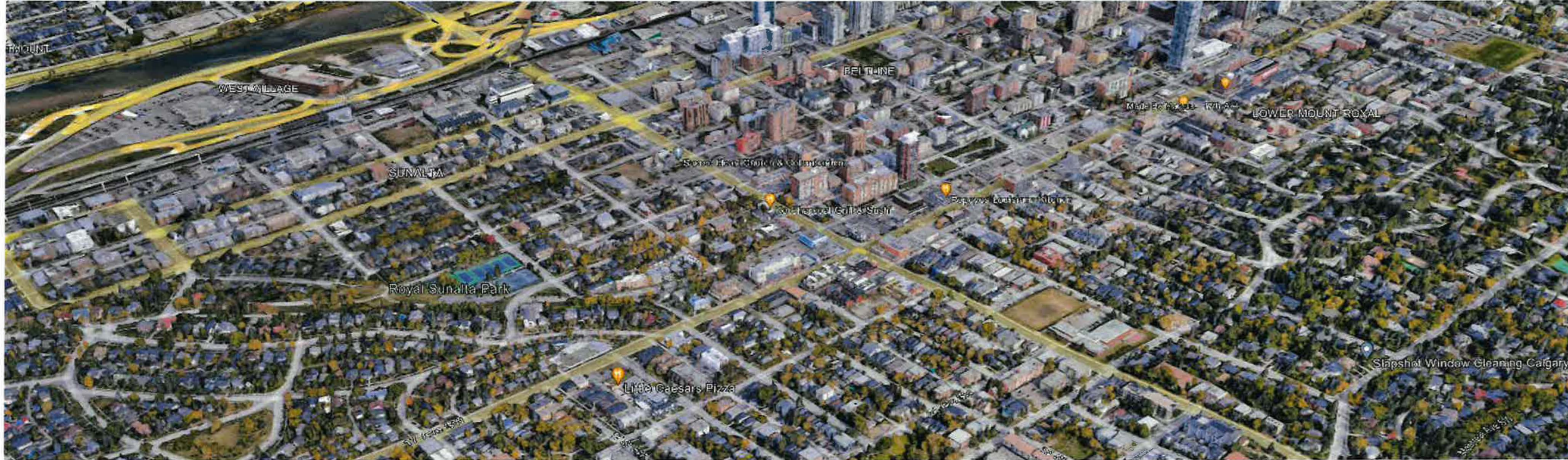




Public Hearing of Council

Agenda Item: 7.2.27



LOC2023-0350 / CPC2024-0073

Policy and Land Use Amendment

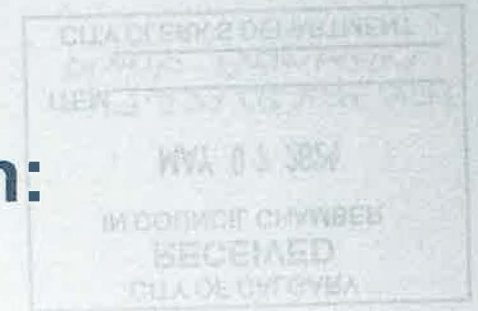
May 7, 2024

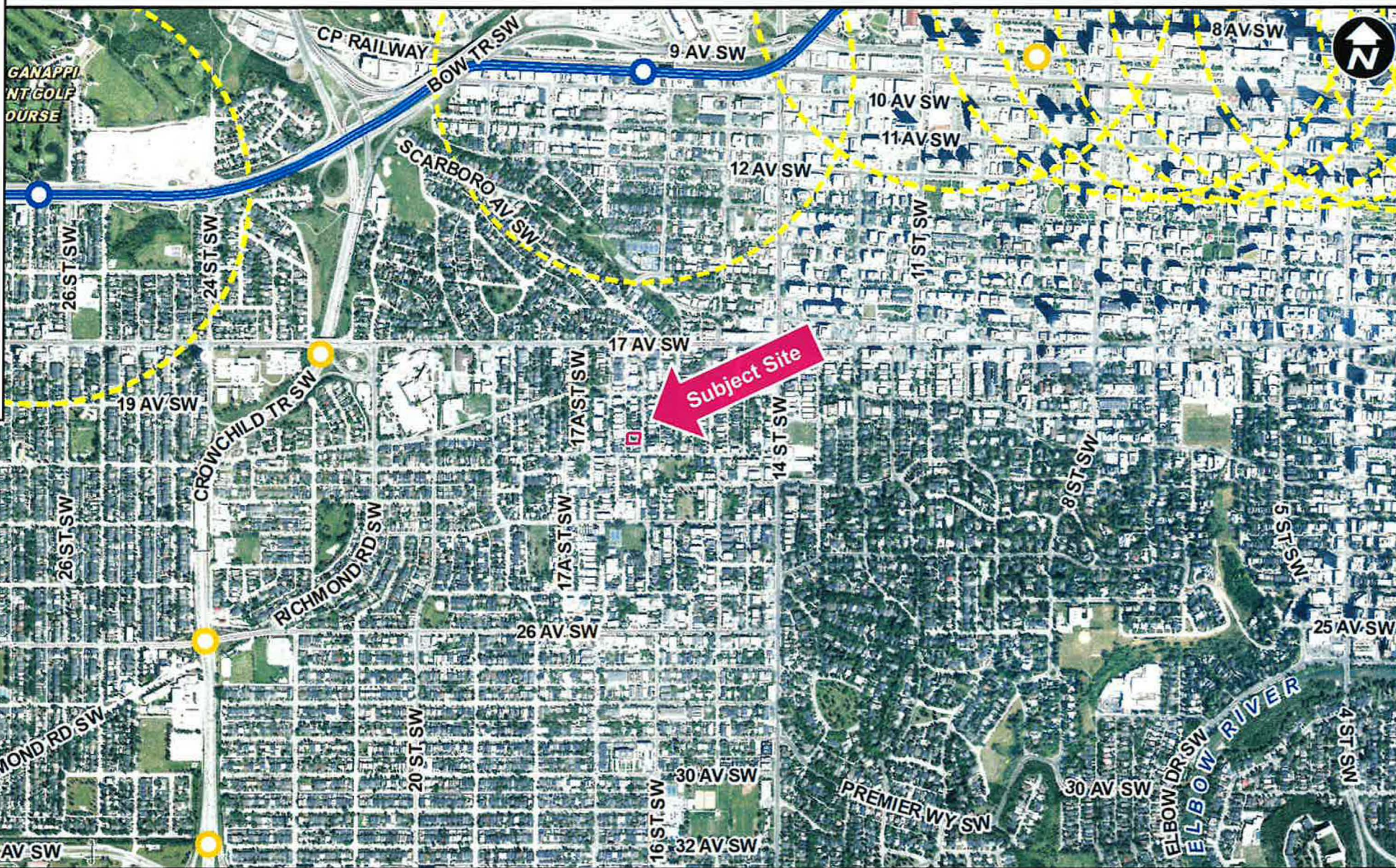
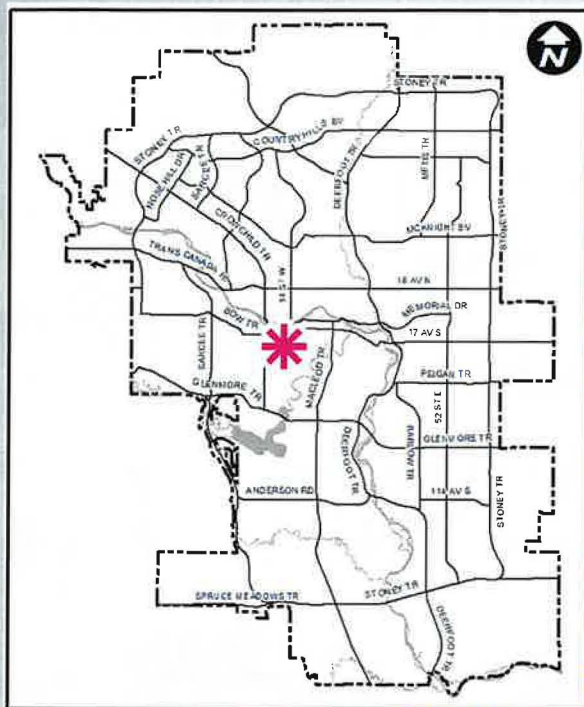
CITY OF CALGARY
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IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.27 CPC2024-0073
Distrb - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 23P2024** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 120D2024** 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

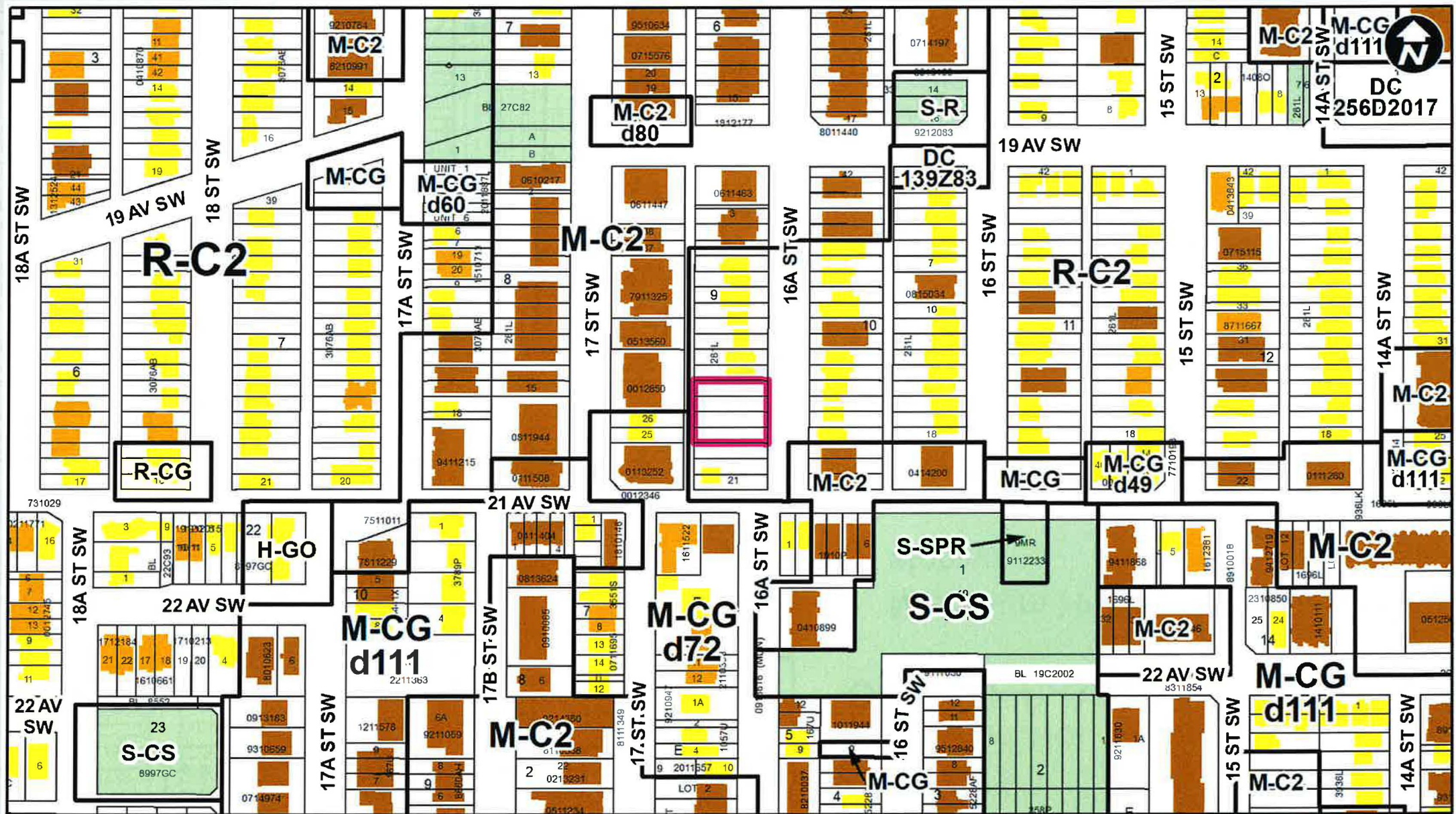
Parcel Size:

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 Housing – Grade Oriented (H-GO) District:

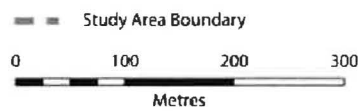
- Maximum Height: 12 metres or 3 storeys
- Maximum Density: 1.5 Floor Area Ratio
- Maximum Parcel Coverage: 60%
- Minimum courtyard depth: 6.5m

Bankview Area Redevelopment Plan

Fig. 2
Land Use Policy

Legend

-  Conservation
-  Conservation and Infill
-  Medium Low Density
-  Medium Density
-  Neighbourhood - Mid-Rise
-  Nimmons Residence Site
-  Medium Density Residential With Office Use
-  Local Commercial
-  General Commercial
-  Institutional
-  Park School and Recreation



This map is conceptual only. No measurements of distances or areas should be taken from this map.

Approved: 13P81
Amended: 31P2022, 39P2022,
16P2023, 25P2023








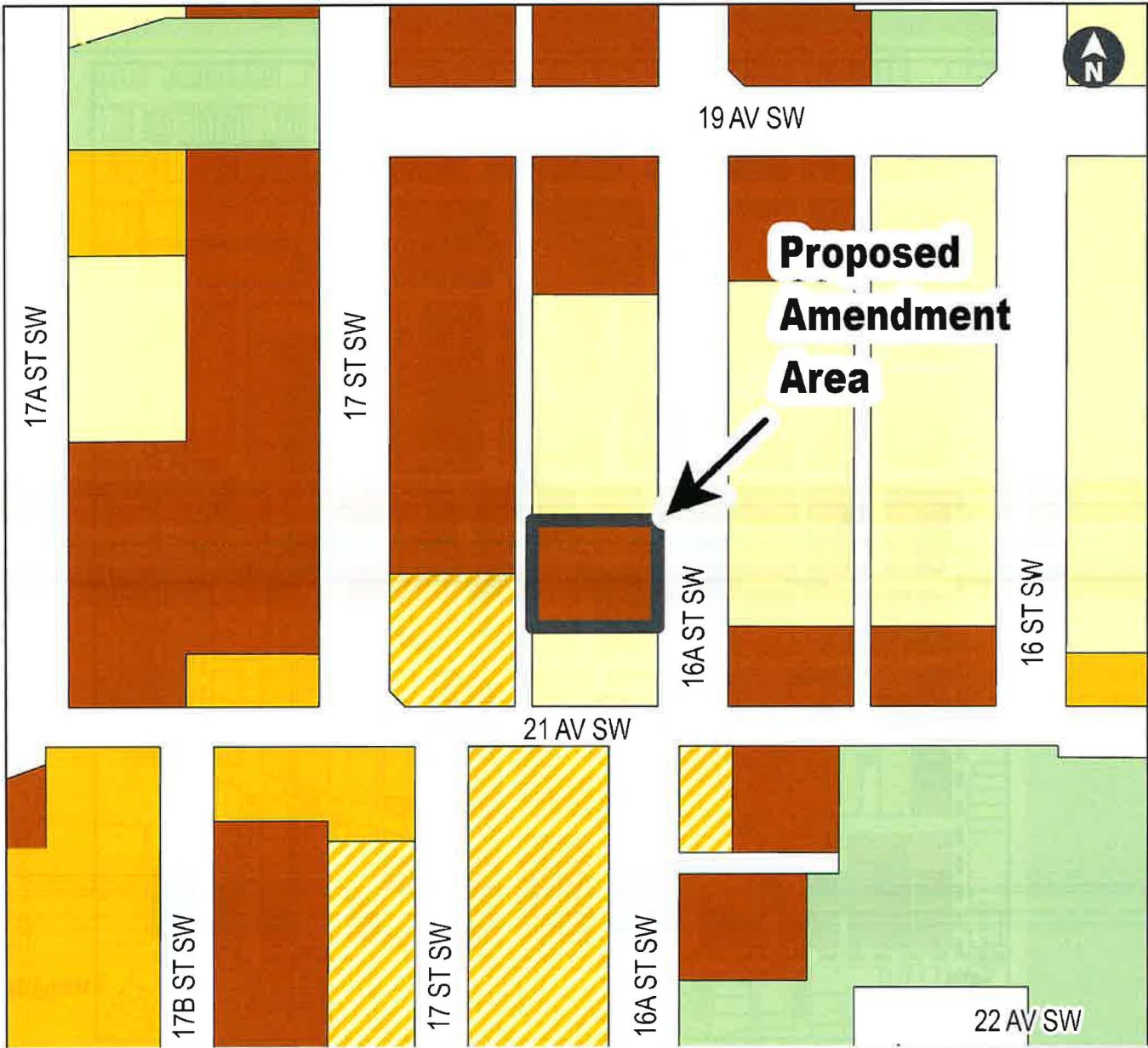
**Bankview
Area Redevelopment Plan**

Fig. 2

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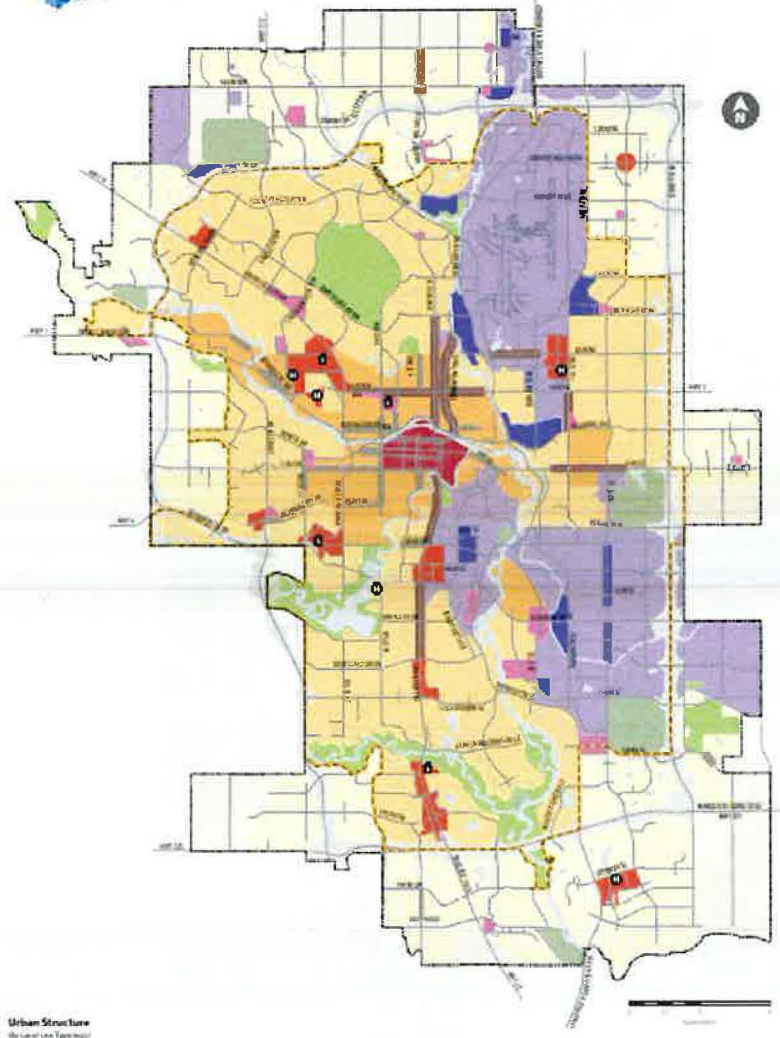
Supplementary Slides







1 Urban Structure



Urban Structure (By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

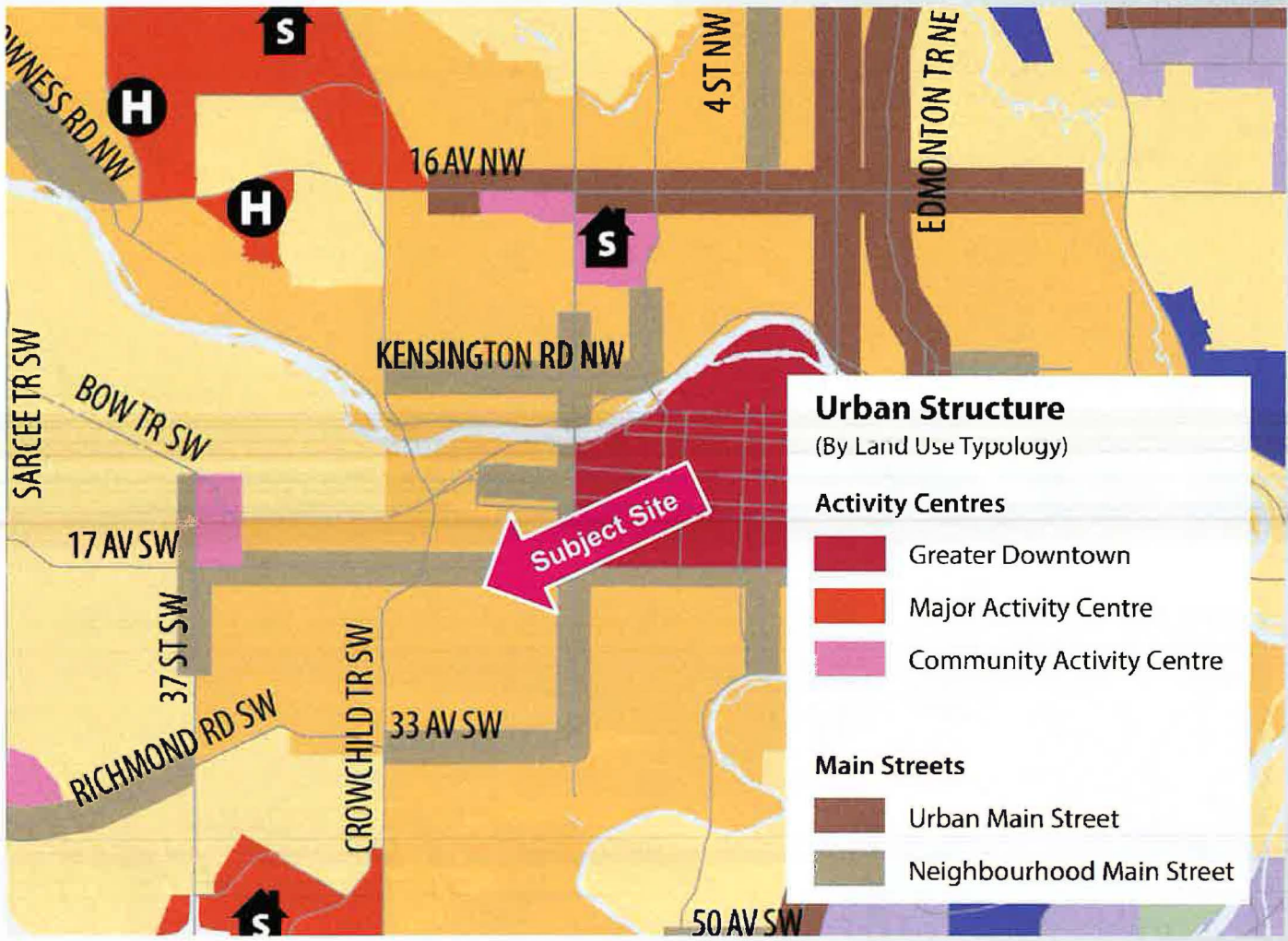
- Industrial - Outskirts (I1, I2)
- Standard Industrial
- Major Public Open Space
- Public Utility

Greater Residential

- Greater Residential
- Established

Other Features

- University
- Transportation/Activity Corridor
- City Limits
- Subsided Growth Boundary



Urban Structure (By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

	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