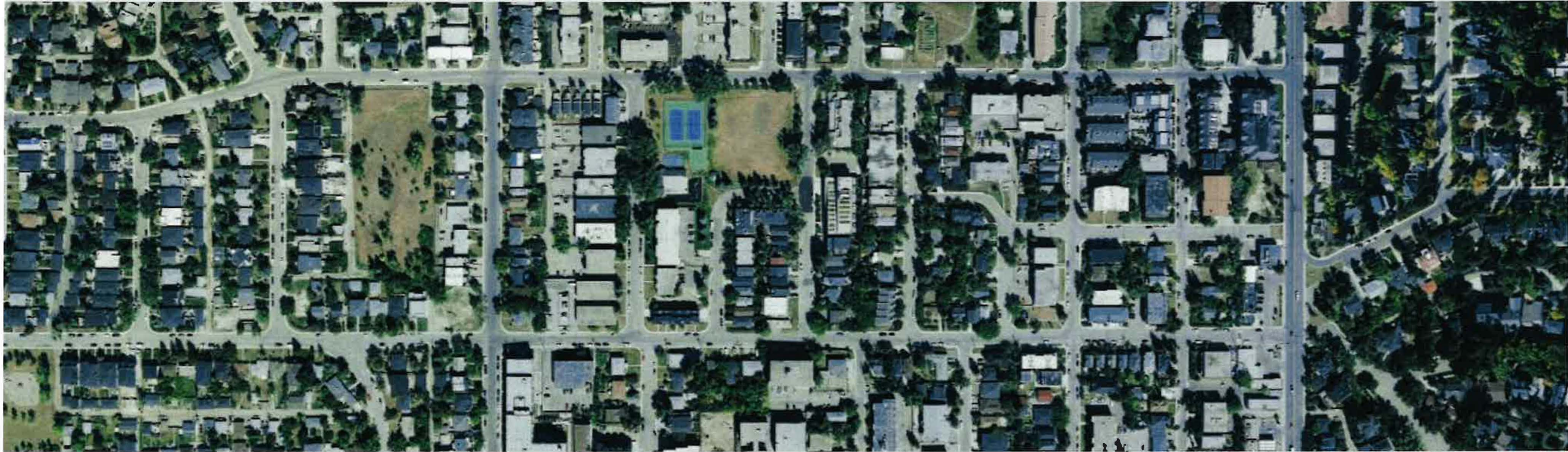




Public Hearing of Council

Agenda Item: 7.2.17



LOC2024-0004 / CPC2024-0306 Policy and Land Use Amendment

June 4, 2024

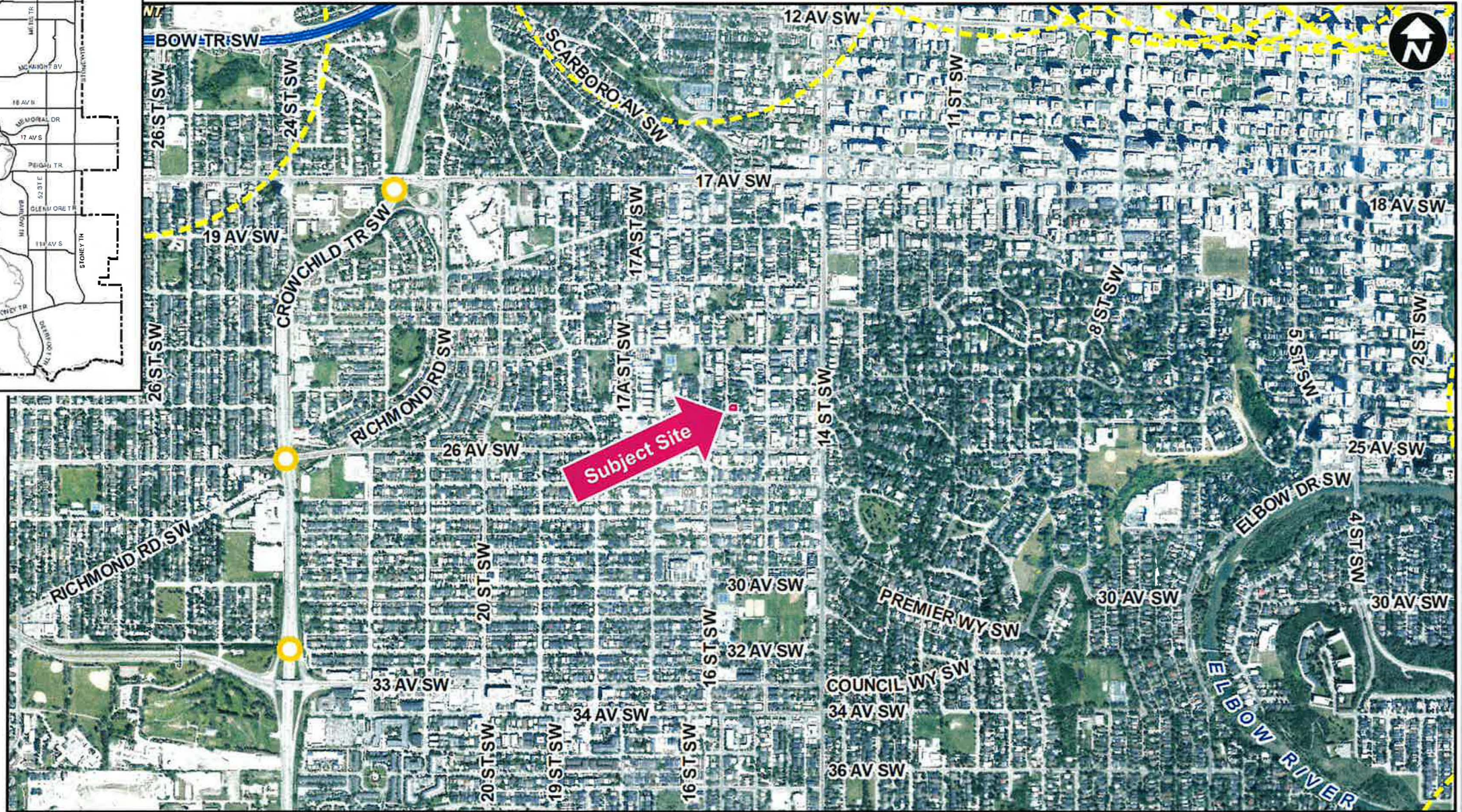
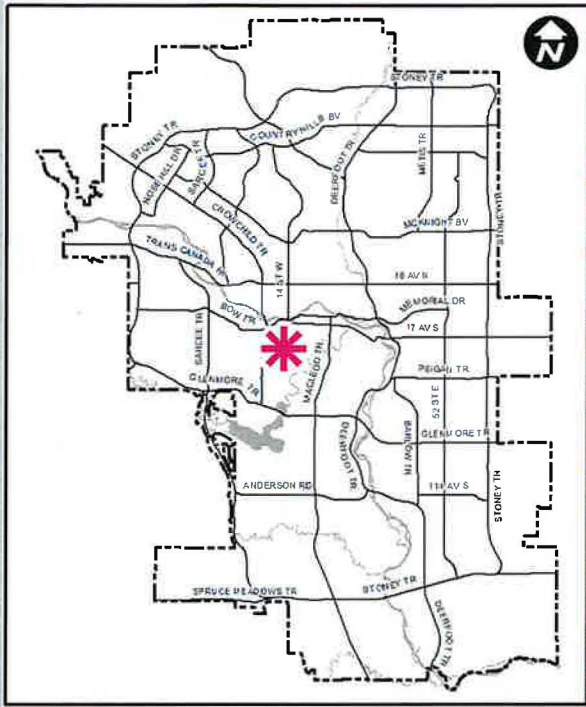
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.17 CPC2024-0306
Distrib Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

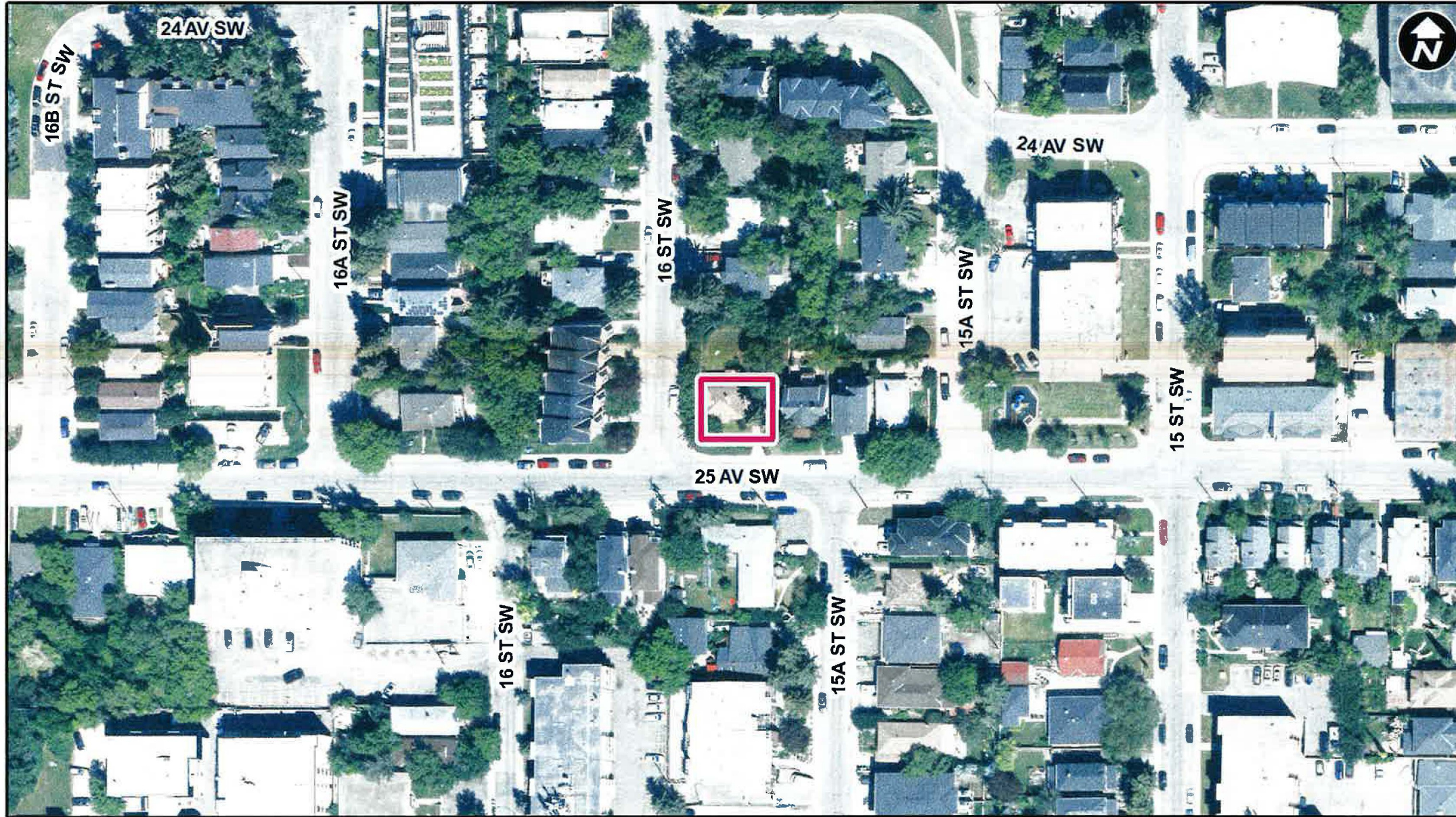
That Council:

1. Give three readings to **Proposed Bylaw 42P2024** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 176D2024** 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

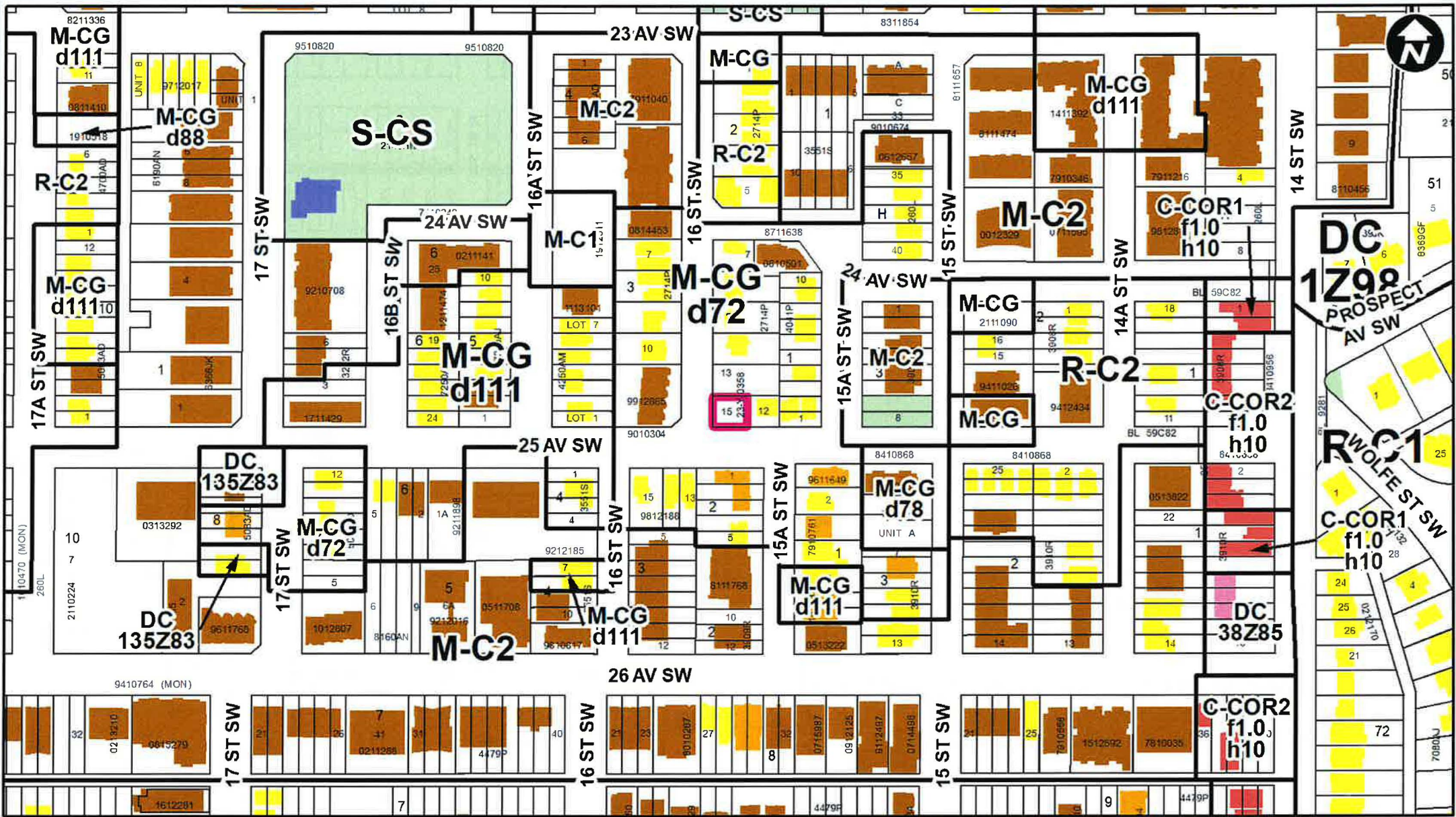


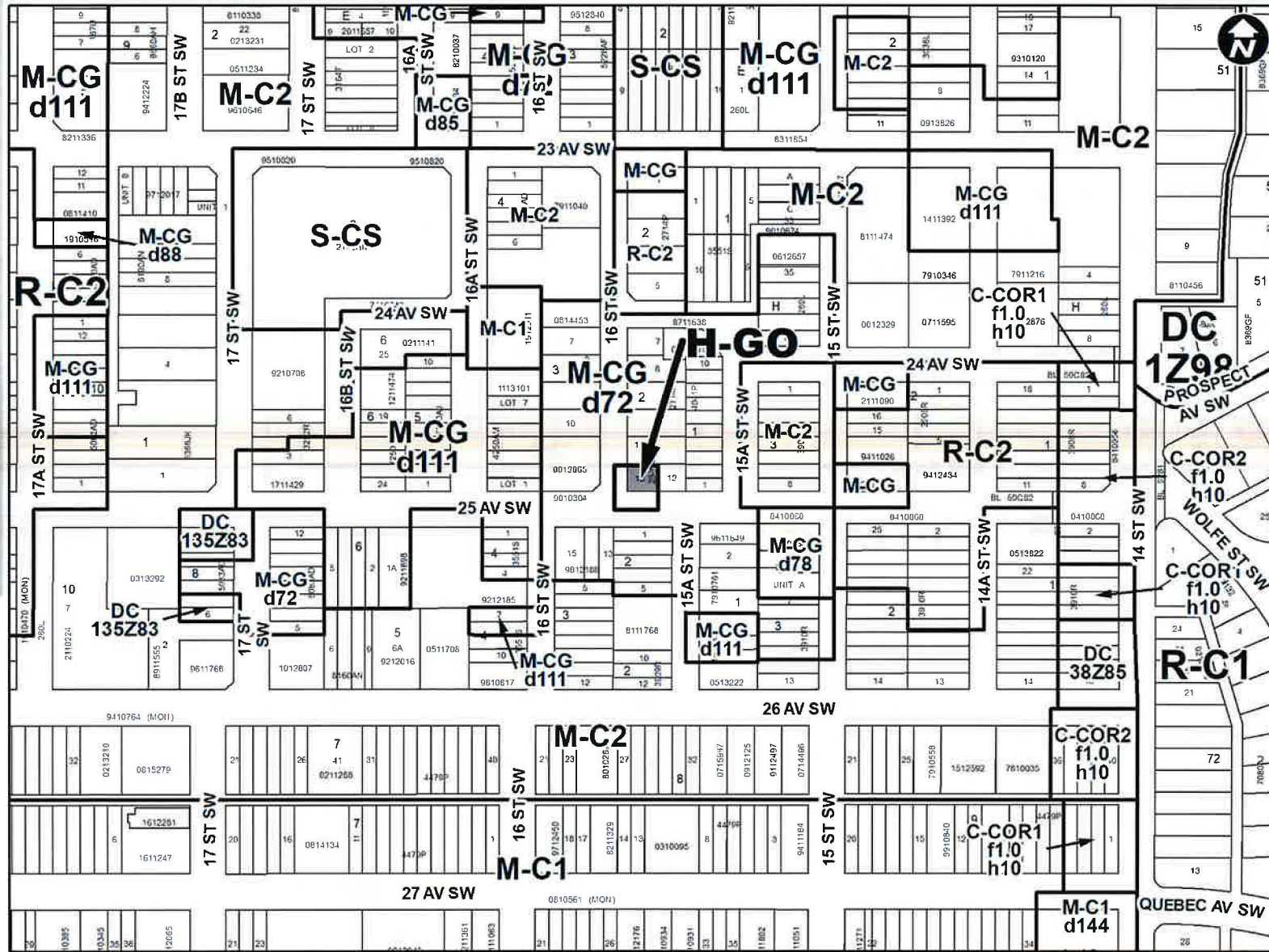
Parcel Size:

0.02 ha
10 m x 13 m

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



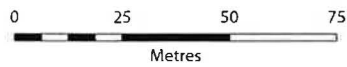


Proposed Housing – Grade Oriented (H-GO) District:

- Maximum height of 12 metres, or 3 storeys
- Maximum floor area ratio of 1.5
- Maximum 60% parcel coverage

Bankview Area Redevelopment Plan

Fig. 2
Land Use Policy



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

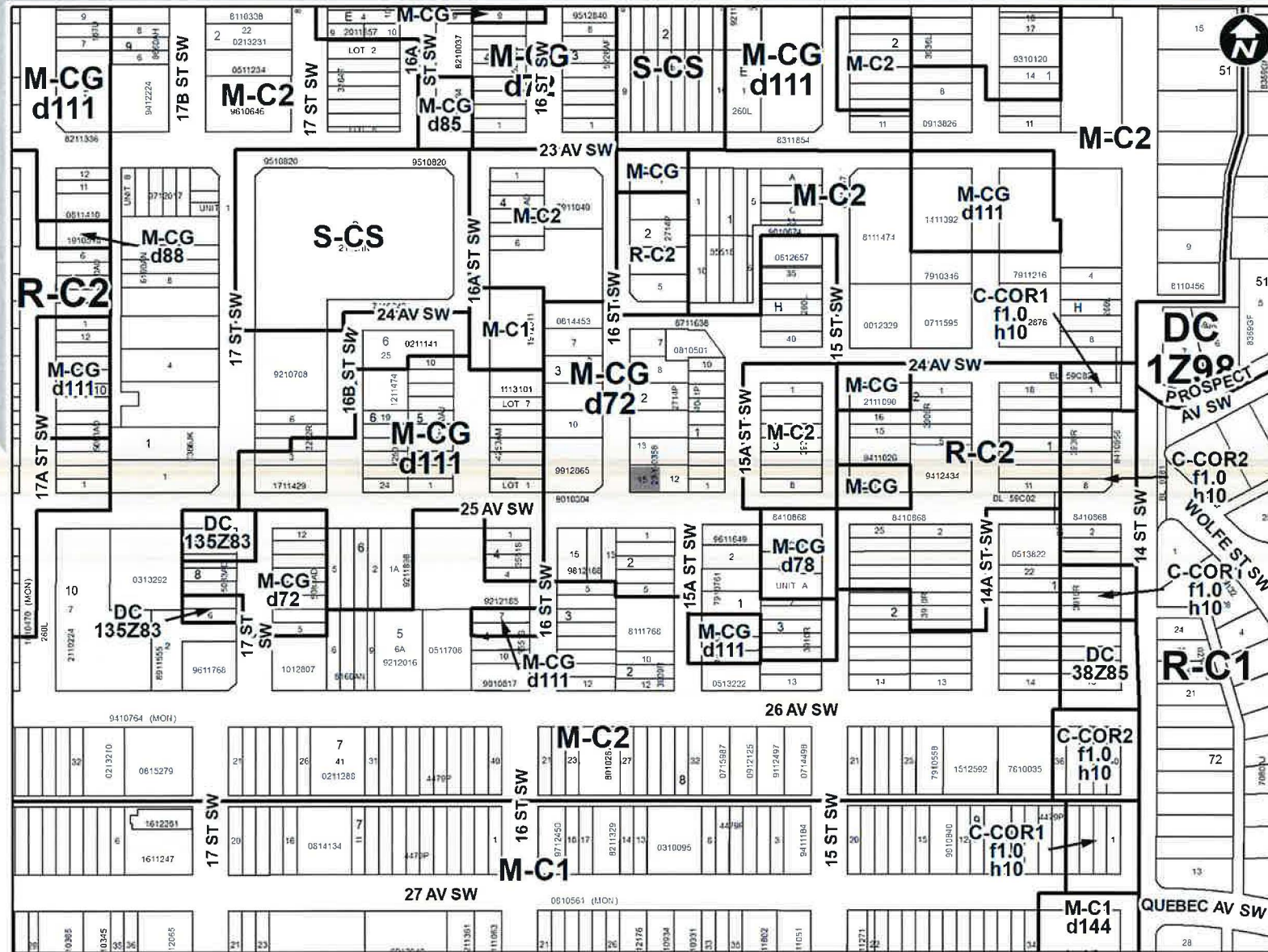
- From 'Conservation and Infill' to 'Medium Density'

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 42P2024** for the amendments to the Bankview Area Redevelopment Plan (Attachment 2); and
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Supplementary Slides

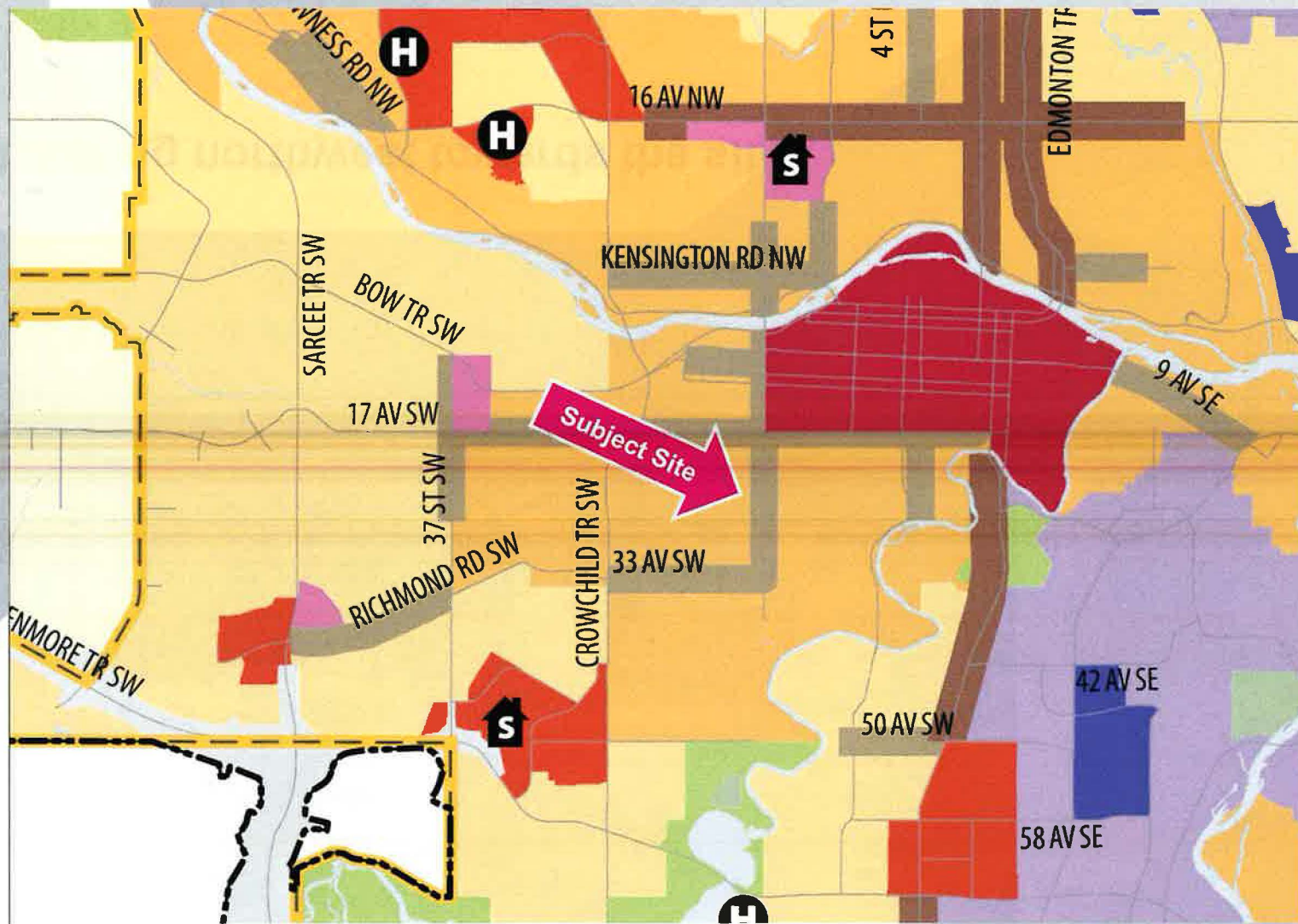




Looking northwest towards the site



Looking east towards the site



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

H-GO Criteria (Section 1386)	
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:	✓
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.	