



Public Hearing of Council

Agenda Item: 7.2.3



LOC2023-0263 / CPC2023-1272

Policy and Land Use Amendment

February 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

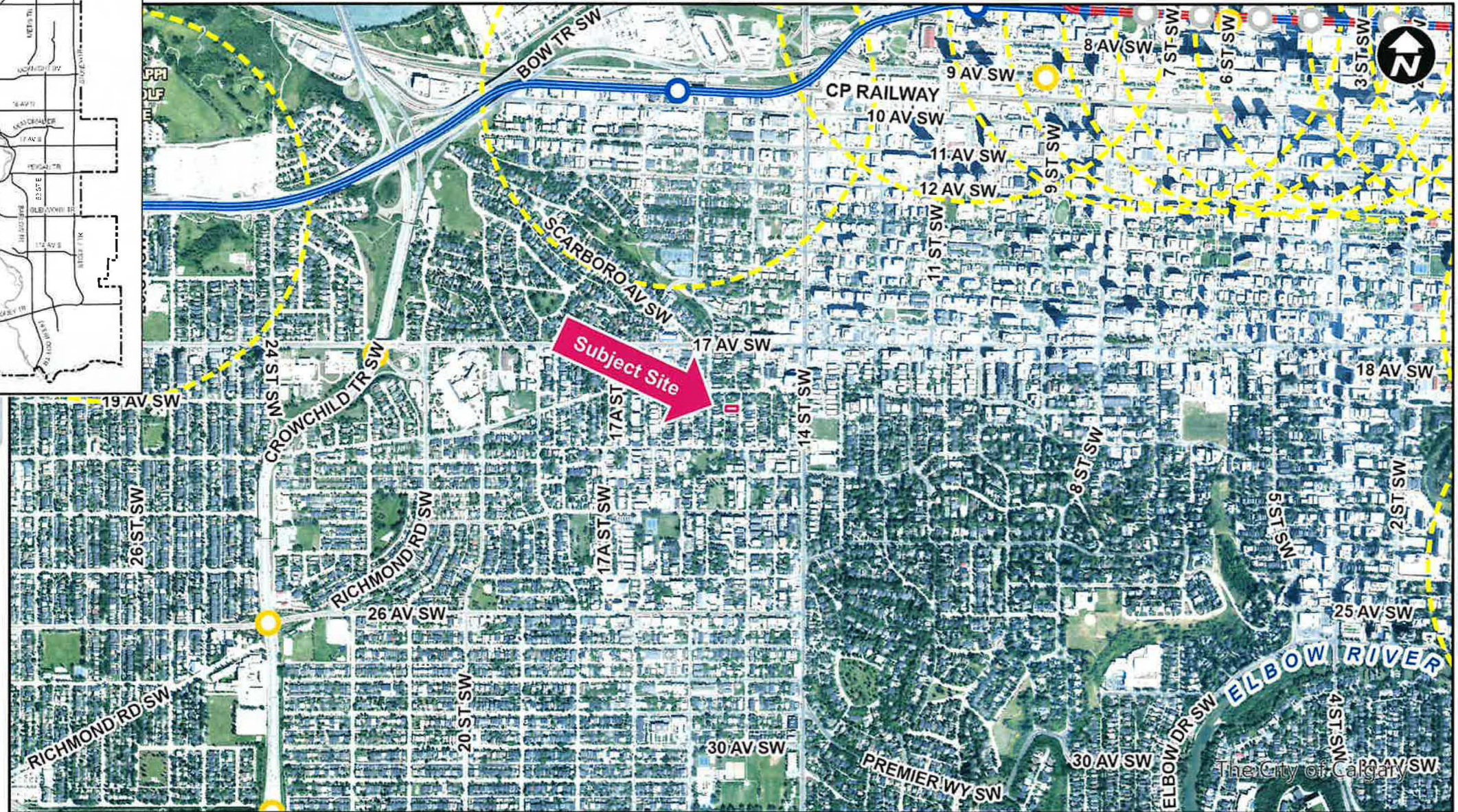
FEB 06 2024
ITEM: 7.2.3 CPC2023-1272
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

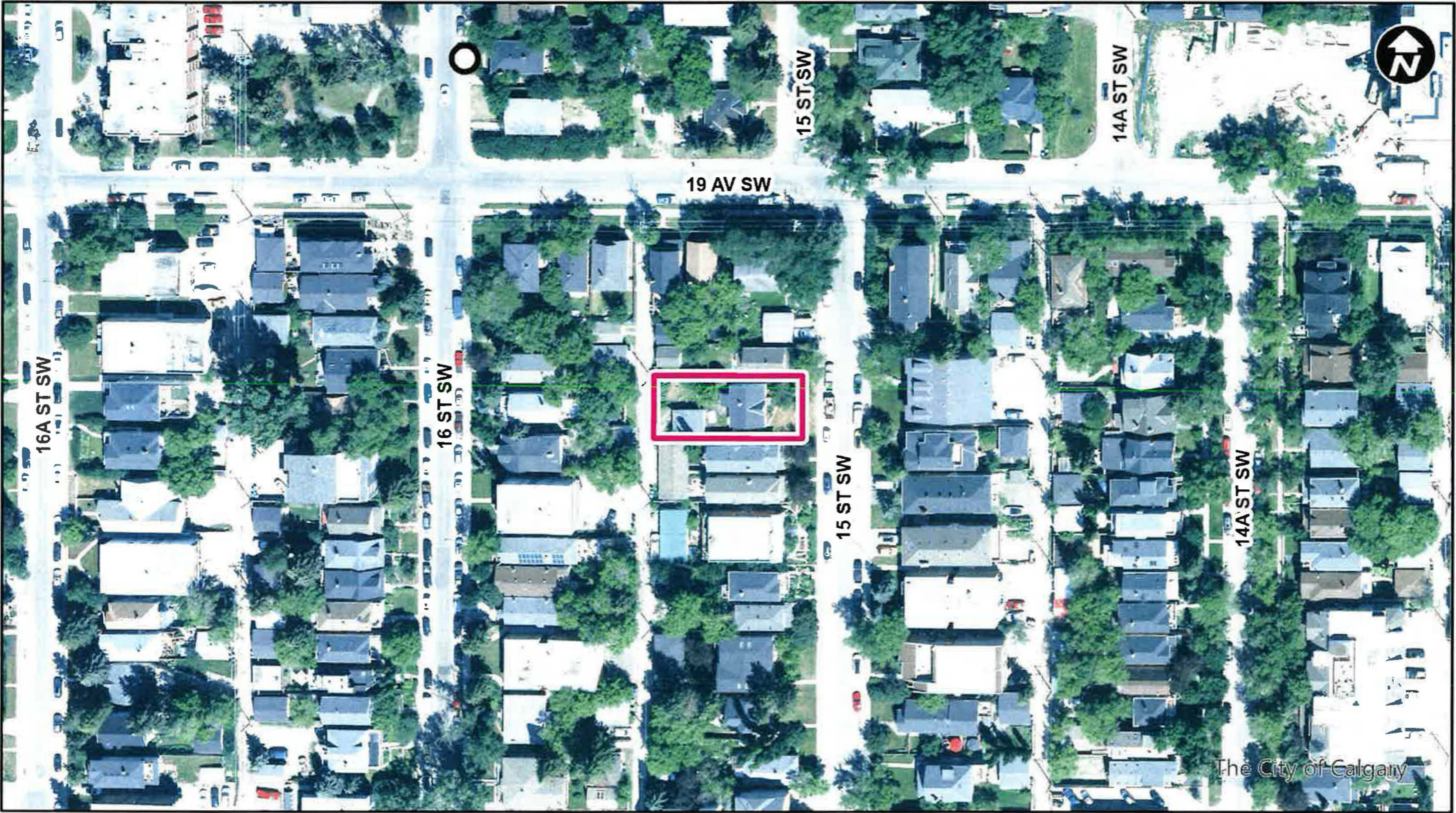
That Council:

1. Give three readings to **Proposed Bylaw 7P2024** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 45D2024** for the redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 2111 – 15 Street SW (Plan 261L, Block 11, Lots 6 and 7) 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

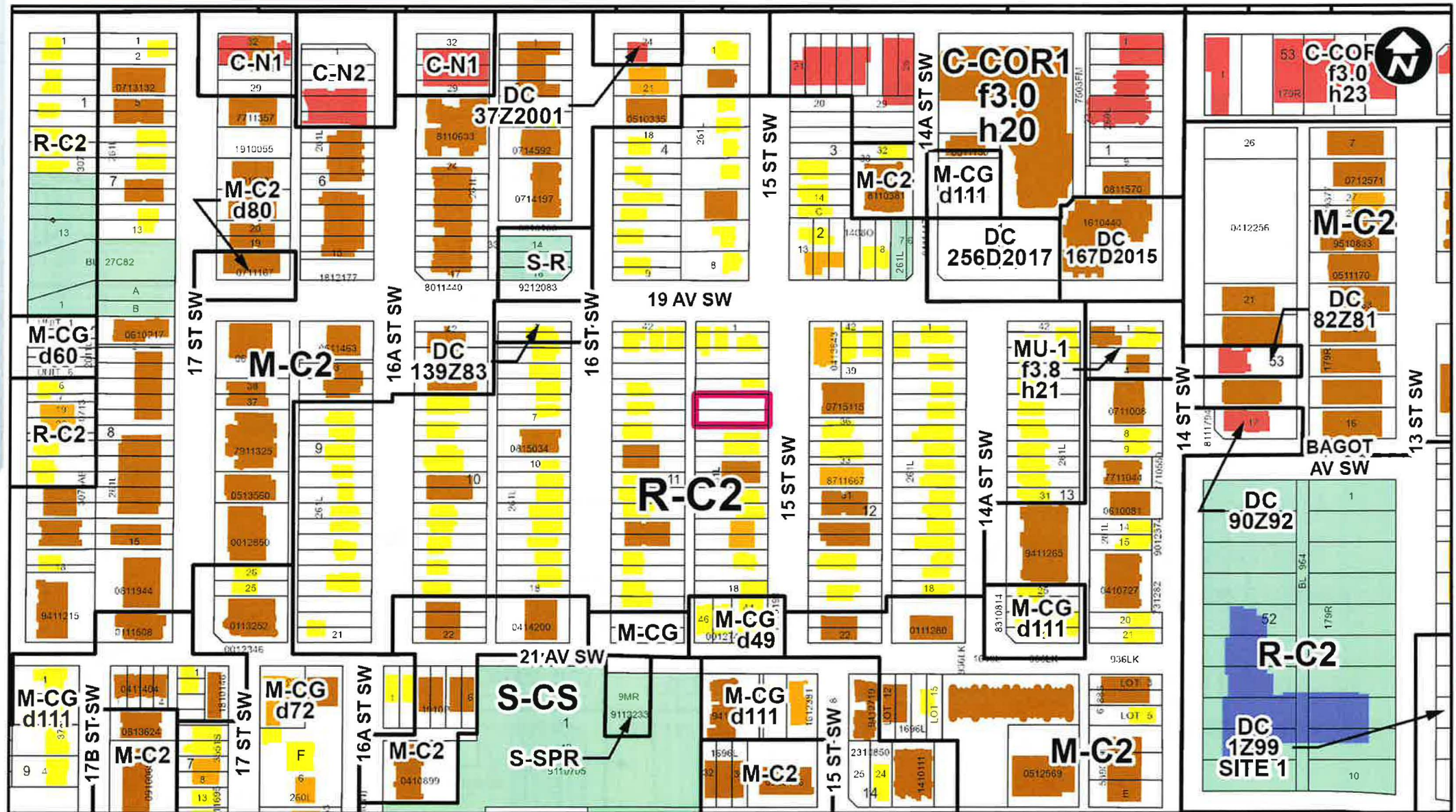


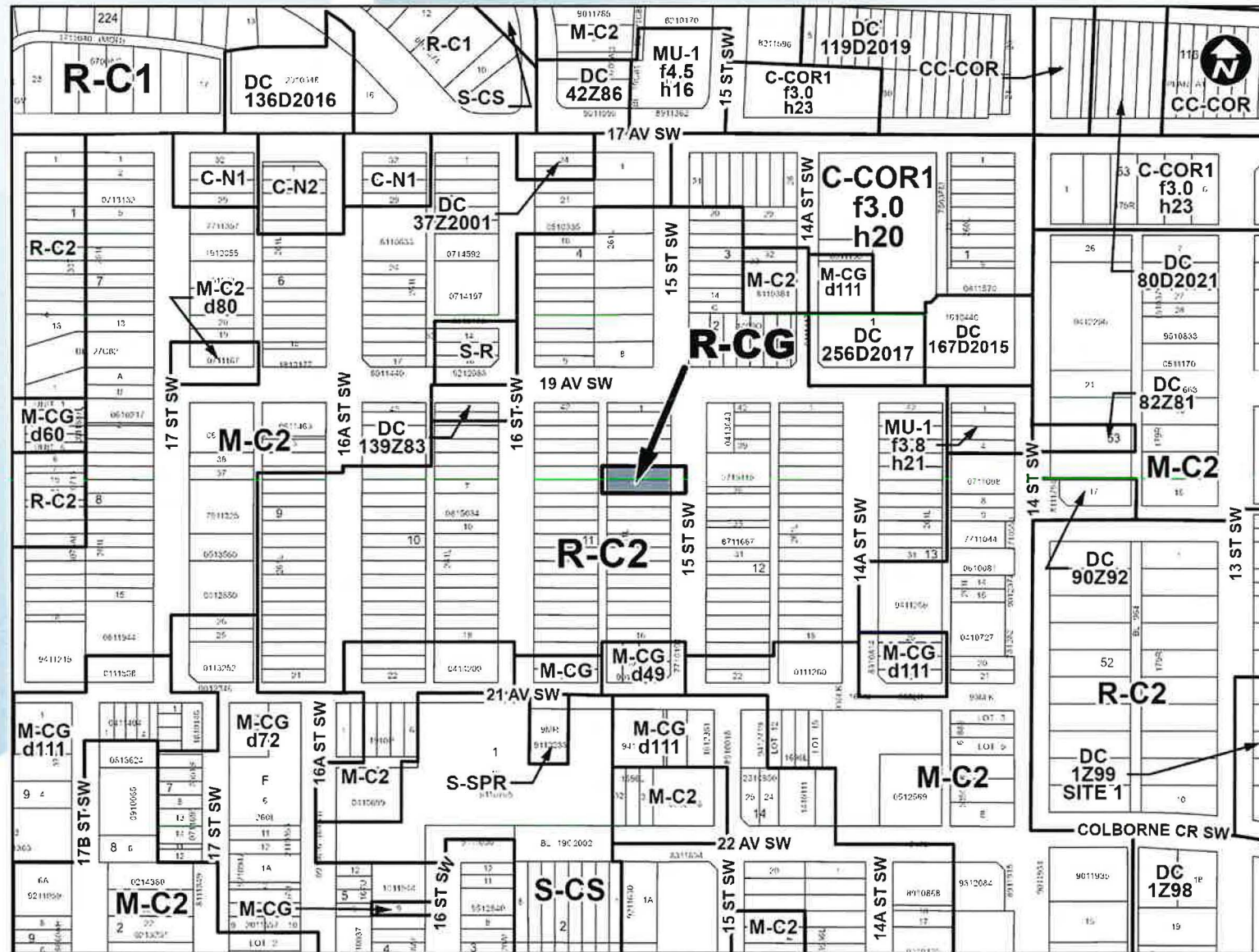
Parcel Size:

0.05 ha
36m x 15m

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

- allows for a range of grade-oriented housing including rowhouses and secondary suites
- maximum height of 11 metres
- maximum density of 75 units per hectare (4 dwelling units, plus suites)

Bankview Area Redevelopment Plan

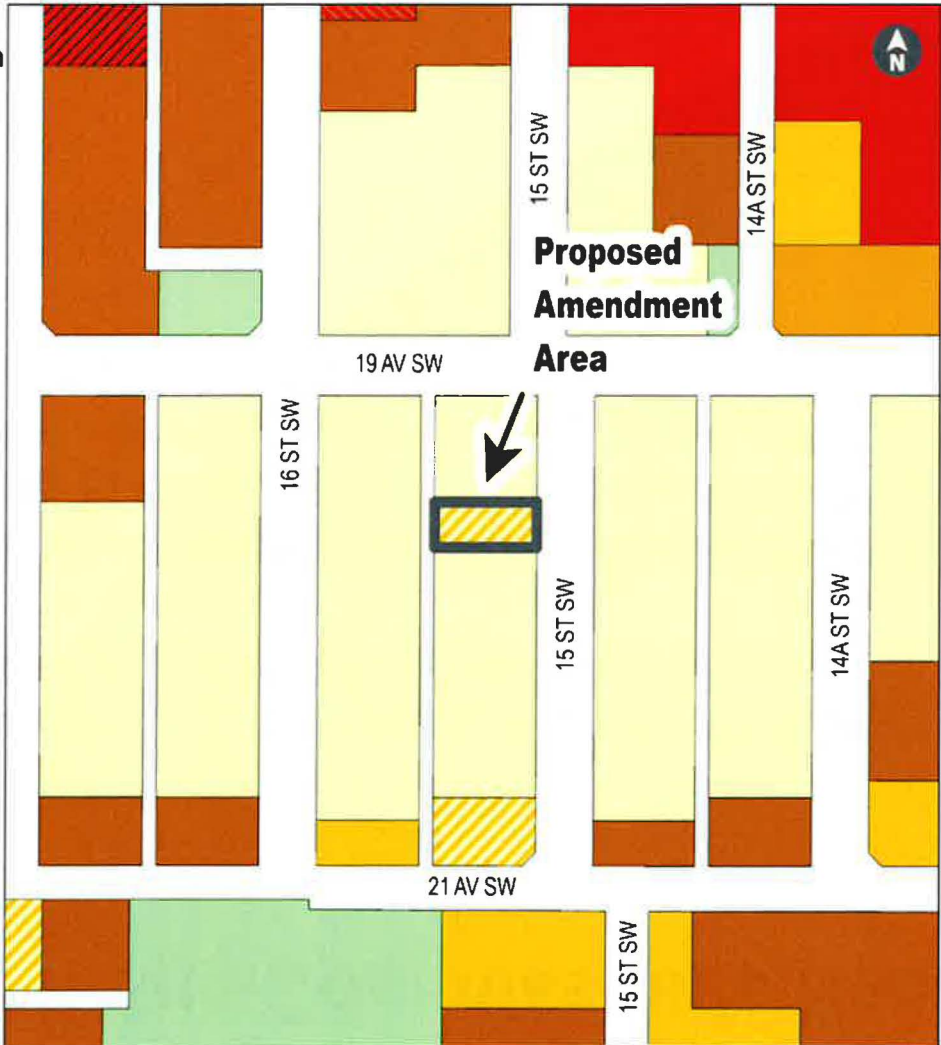
Bankview Area Redevelopment Plan

Fig. 2
Land Use Policy

- Legend**
- Conservation
 - Conservation and Infill
 - Medium Low Density
 - Medium Density
 - Neighbourhood - Mid-Rise
 - Medium Density Residential With Office Use
 - Local Commercial
 - General Commercial
 - Park School and Recreation



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



- Amend Land Use Policy category from 'Conservation' to 'Conservation and Infill'
- Intent of 'Conservation and Infill' area is to permit low-profile redevelopment to occur

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Supplementary Slides





