Proposed Amendments to the Banff Trail Area Redevelopment Plan

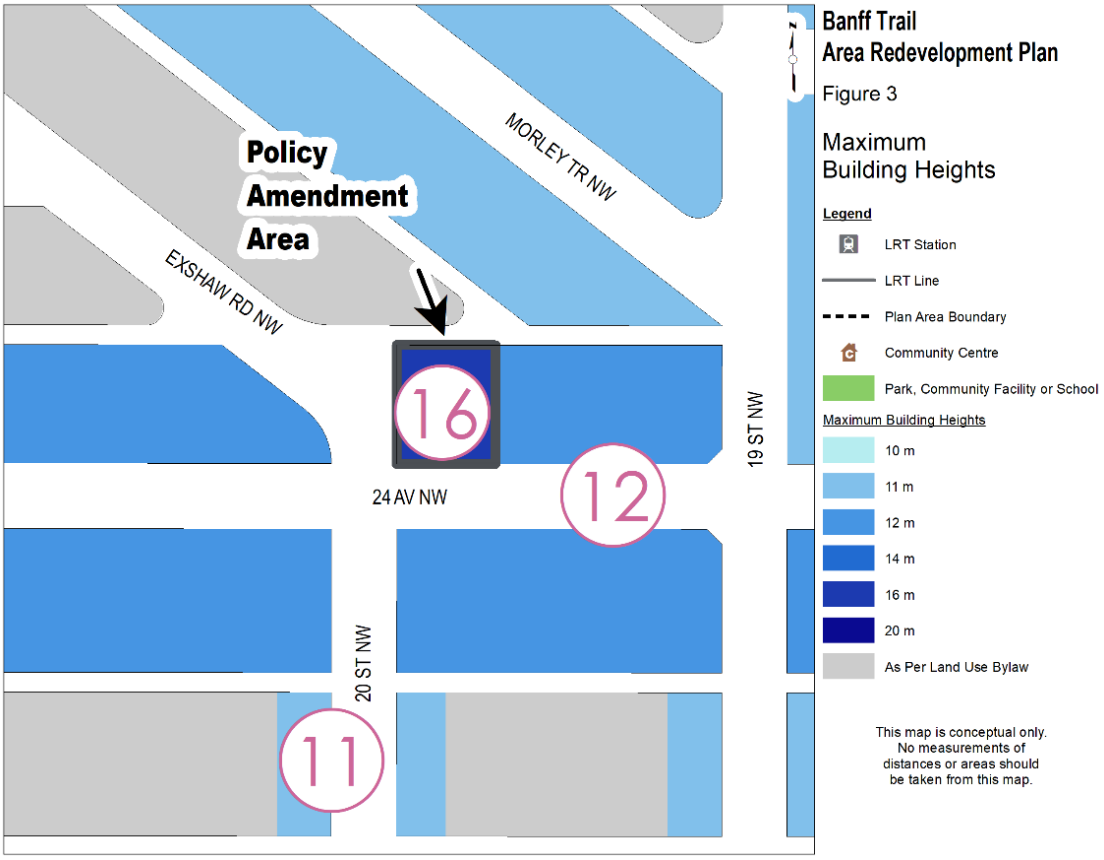
1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:

(a) In Section 2.1.3 Land Use, under the heading Medium Density Low-Rise, add a new subsection after subsection 2.1.3.7 and renumber the following sections accordingly:

"2.1.3.8 For the sites located at 2022 and 2026 – 24 Avenue NW, the following policies apply:

a. Development on these parcels should allow for mixed-use development.

b. Commercial uses should primarily front onto 24 Avenue NW and may wrap around the corner to the satisfaction of the Development Authority.

c. Commercial uses should be of a local neighbourhood-scale to the satisfaction of the Development Authority and should be located on the floor closest to grade only."

(b) Amend Figure 3 titled 'Maximum Building Heights', by changing 0.11 hectares ± (0.28 acres ±) located at 2022 and 2026 - 24 Avenue NW (Plan 2950AJ, Block 1, Lots 10 to 13) from '12 m' to '16 m' as generally illustrated in the sketch below: