

Proposed Amendment 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 Mid-Rise Residential, add a new subsection after subsection 2.1.3.11:

“2.1.3.12 For the sites located at 2460, 2464 and 2468 – 23 Street 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 0.17 hectares ± (0.42 acres ±) located at 2460, 2464 and 2468 - 23 Street NW (Plan 9110GI, Block 5, Lots 15 to 17) from ‘20 m’ to ‘23 m’ and add a new 23 metre height category to the legend, as generally illustrated in the sketch below:

