

PROPOSED

CPC2019-1507
ATTACHMENT 1

BYLAW NUMBER 5P2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE BANFF TRAIL AREA
REDEVELOPMENT PLAN BYLAW 7P86
(LOC2019-0080/CPC2019-1507)**

WHEREAS it is desirable to amend the Banff Trail Area Redevelopment Plan Bylaw 7P86, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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:

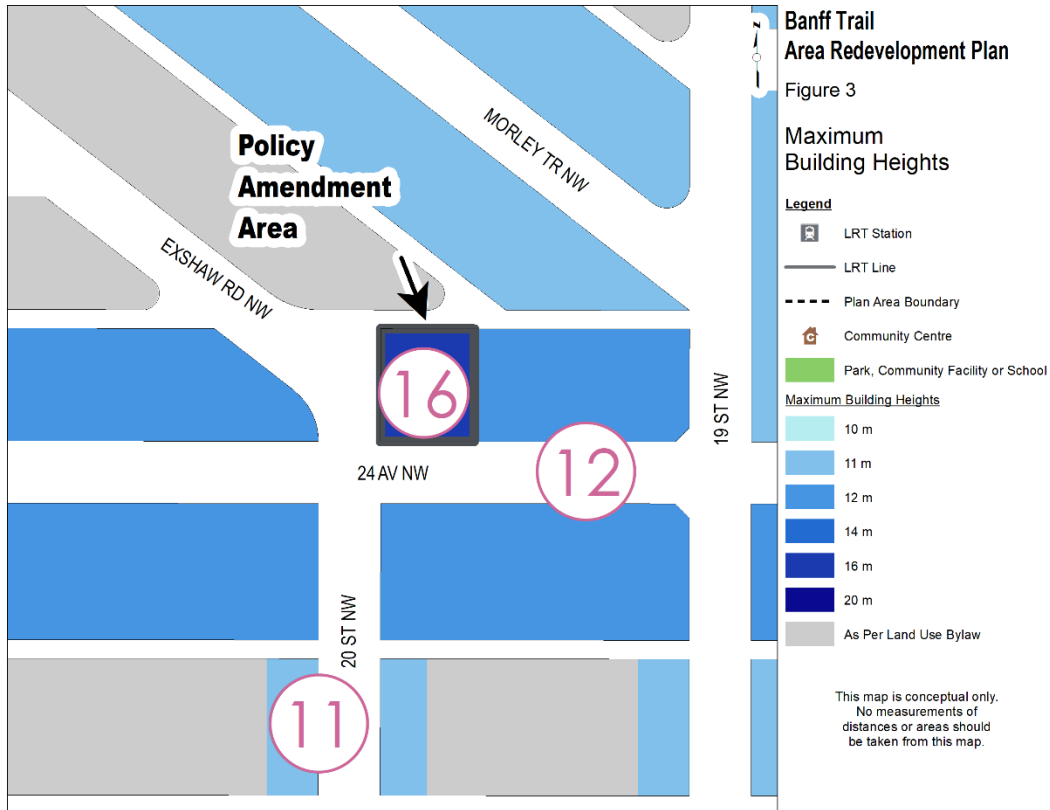
“2.1.3.8 For the sites located at 2022 and 2026 – 24 Avenue NW, the following policies apply:

 - 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.”

PROPOSED

BYLAW NUMBER 5P2020

- (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:



PROPOSED

BYLAW NUMBER 5P2020

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____