

PROPOSED

CPC2019-1509
ATTACHMENT 1

BYLAW NUMBER 7P2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE BANFF TRAIL AREA
REDEVELOPMENT PLAN BYLAW 7P86
(LOC2019-0079/CPC2019-1509)**

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

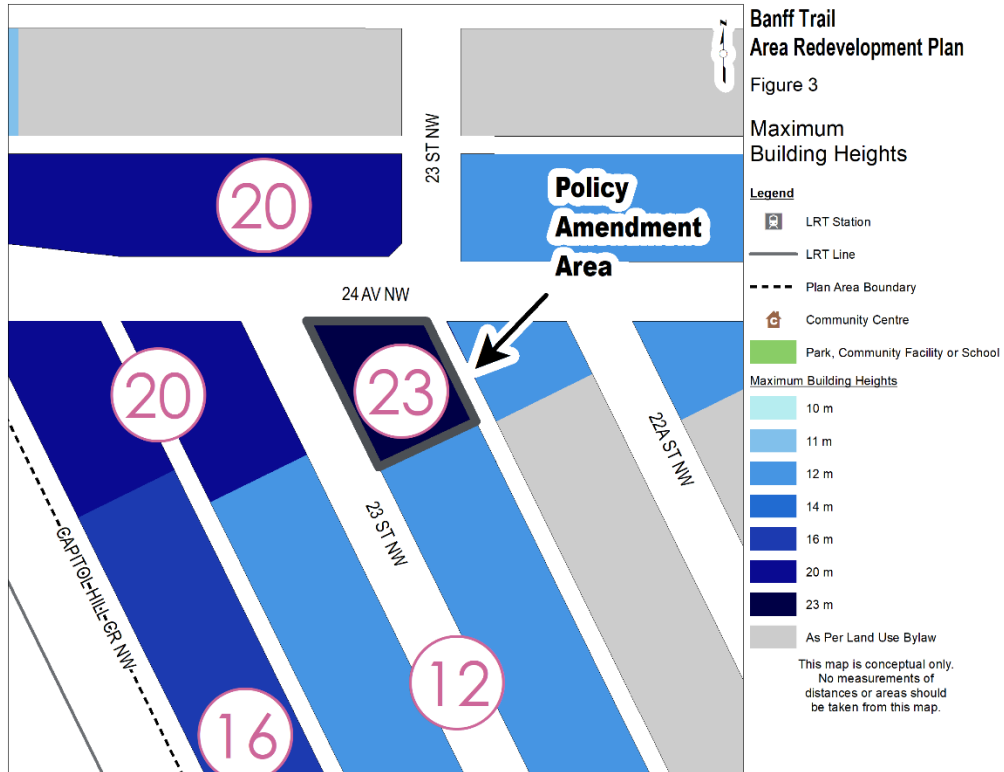
“2.1.3.12 For the sites located at 2460, 2464 and 2468 – 23 Street NW, the following policies apply:

 - 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.”

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- (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:



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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 _____