

# PROPOSED

CPC2019-1508  
ATTACHMENT 1

## BYLAW NUMBER 6P2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE BANFF TRAIL AREA  
REDEVELOPMENT PLAN BYLAW 7P86  
(LOC2019-0081/CPC2019-1508)**

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**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:

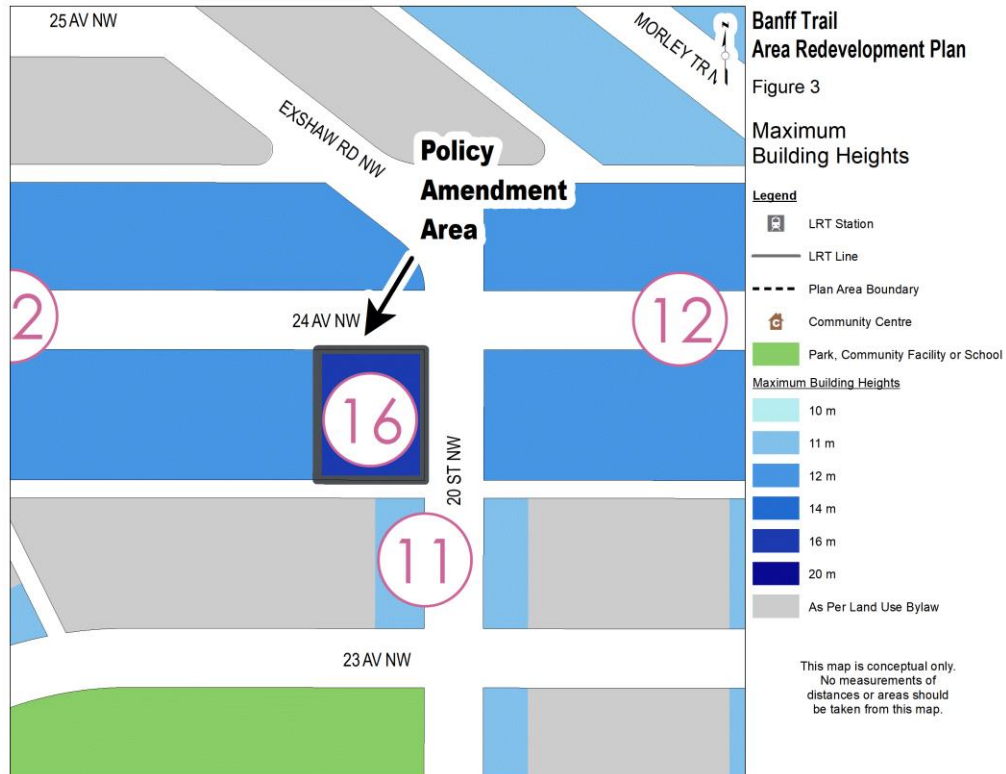
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 2103 and 2107 – 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.”

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- (b) Amend Figure 3 titled 'Maximum Building Heights', by changing 0.16 hectares ± (0.40 acres ±) located at 2103 and 2107 – 24 Avenue NW (Plan 9110G1, Block 14, Lots 15 and 16) from '12 m' to '16 m' 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 \_\_\_\_\_