

BYLAW NUMBER 42P2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE BANFF TRAIL AREA
REDEVELOPMENT PLAN BYLAW 16P2011

WHEREAS it is desirable to amend the Banff Trail Area Redevelopment Plan Bylaw 16P2011, 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. This Bylaw may be cited as the “Banff Trail Area Redevelopment Plan Amendment Number 1 Bylaw.”
2. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 16P2011, as amended, is hereby further amended as follows:

(a) Delete section 3.4.2.17 in its entirety and replace with the following:

“3.4.2.17

In order to reduce the massing impacts of high rise buildings, the maximum floorplate size for any portion of a building above 32 metres should be:

- 750.0 square metres for residential uses;
- 1200.0 square metres for hotel uses; and
- 2200.0 square metres for commercial uses where the maximum horizontal dimension is 47.0 metres

The Development Authority may consider relaxing the floorplate size restriction of any portion a building above 32 metres. When evaluating such requests, the Development Authority shall comprehensively consider:

- i. shadow casting impacts on the public realm and the need to provide adequate light penetration to adjacent buildings;
- ii. the ability to achieve appropriate tower separation from existing or future development on adjacent sites;
- iii. the ability to use building orientation, shape and massing to mitigate any negative impacts; and
- iv. the cumulative building mass impact given the potential “build out” of the block.”

- (b) Delete sections 3.4.2.18 and 3.4.2.19 in their entirety and renumber the subsequent sections accordingly.

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

READ A FIRST TIME THIS ____ DAY OF _____, 2017.

READ A SECOND TIME THIS ____ DAY OF _____, 2017.

READ A THIRD TIME THIS ____ DAY OF _____, 2017.

MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.