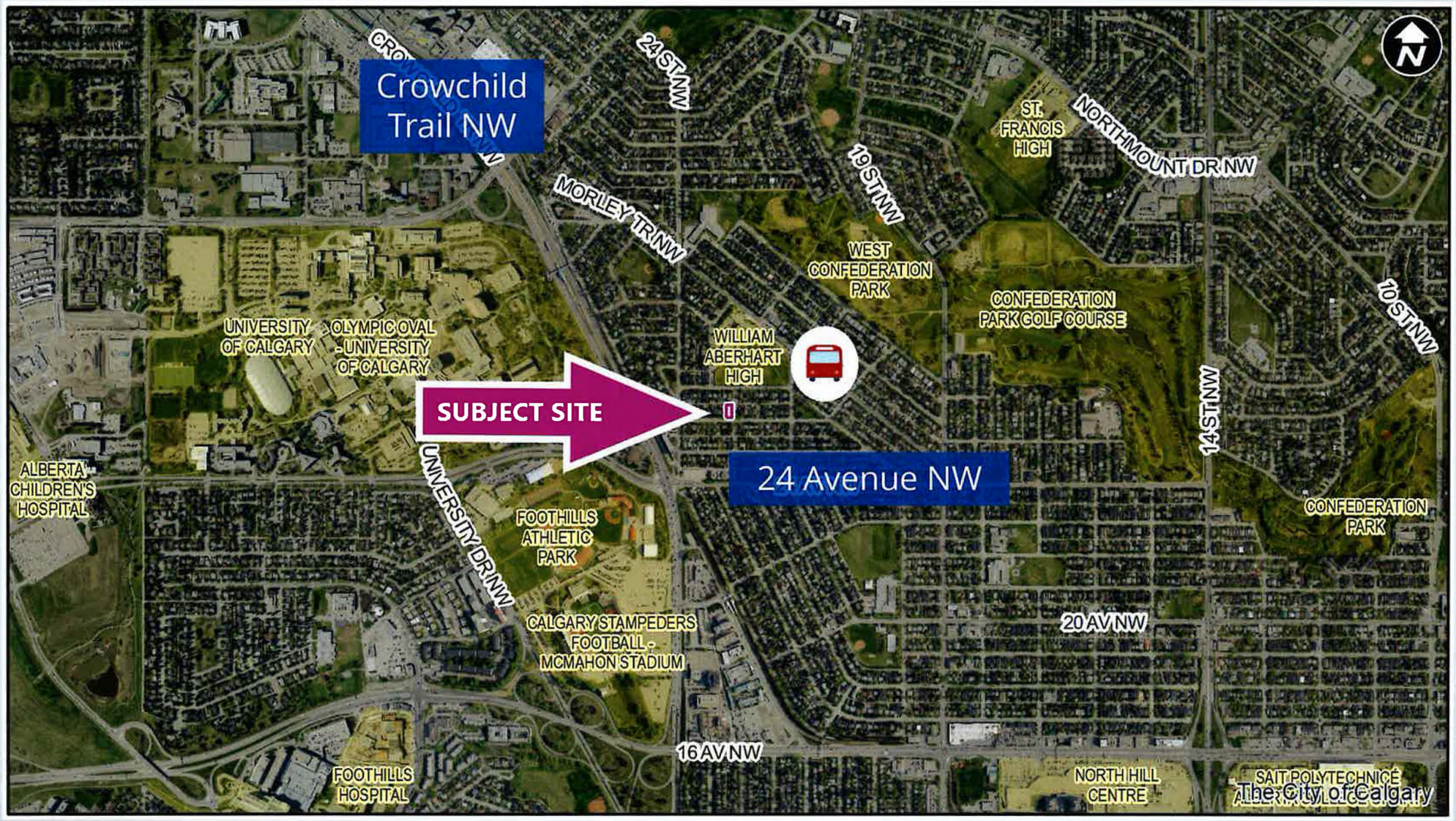
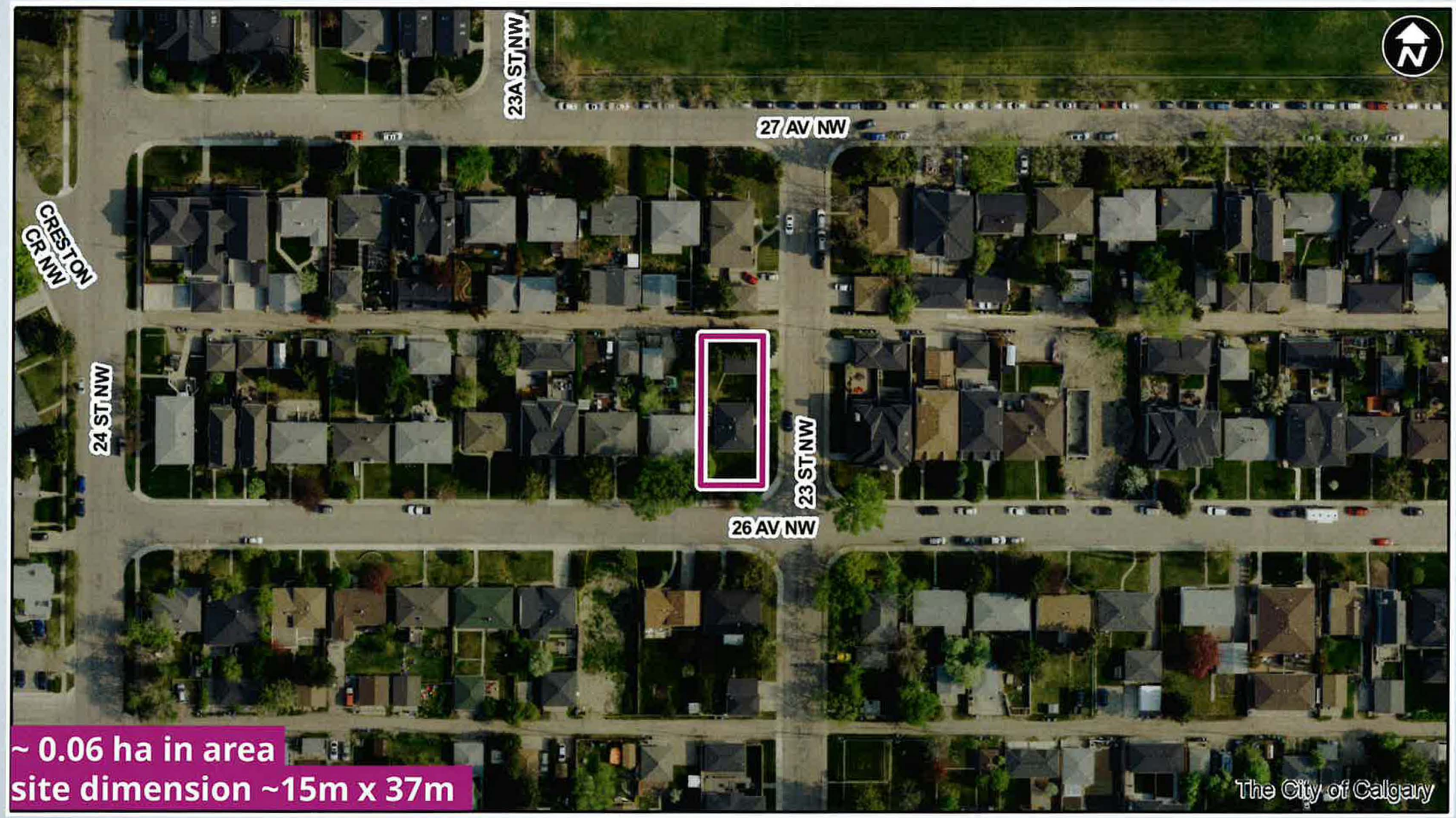
CITY OF CALGARY
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APR 27 2020
ITEM: #8.1.2 CPC2020-0322
Public Display + Distrib.
CITY CLERK'S DEPARTMENT

LOC2019-0154 Land Use and Policy Amendment



The City of Calgary



- ~ 0.06 ha in area
- site dimension ~15m x 37m

LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Residential – Contextual One / Two Dwelling (R-C2)

to

Residential – Grade-Oriented Infill (R-CG)

Allows for:

- Rowhouse, single, semi, duplex, secondary suite.
- 75 units per hectare = 4.



Banff Trail Area Redevelopment Plan: Figure 2 and Figure 3



Banff Trail
Area Redevelopment Plan

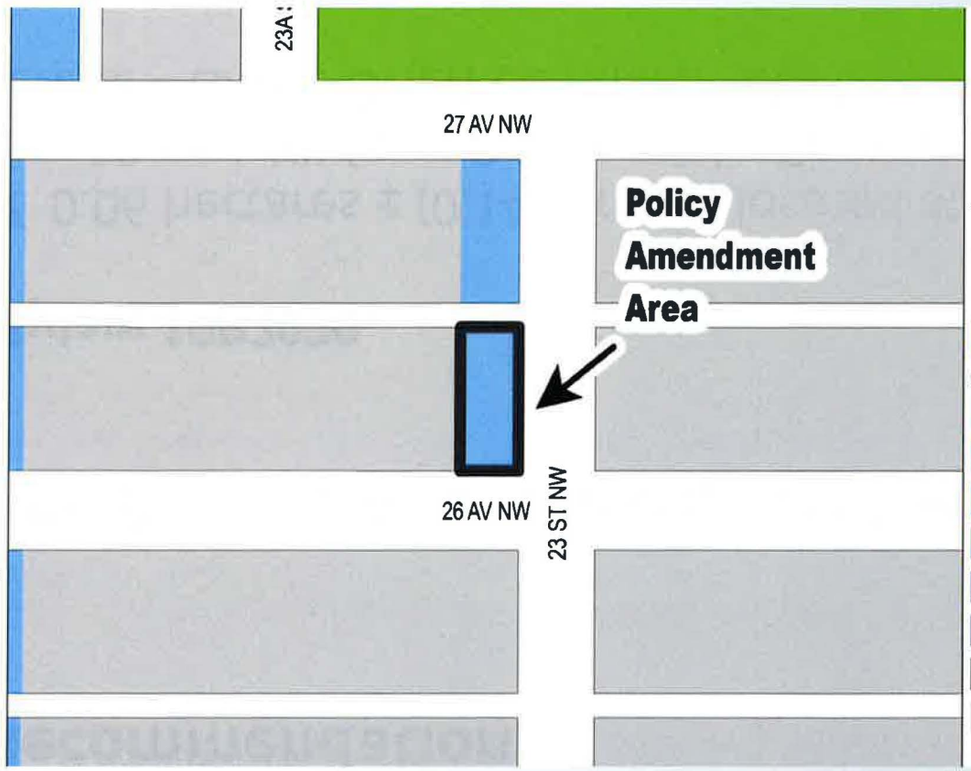
Figure 2

Land Use Plan

Legend

- LRT Station
- LRT Line
- Plan Area Boundary
- Community Centre
- Low Density Residential
- Low Density Rowhouse
- Medium Density Low-Rise
- Medium Density Mid-Rise
- Local Commercial
- General Commercial
- Park, Community Facility or Scho

This map is conceptual only. No measurements of distances or areas should be taken from this map.



Maximum
Building Heights

Legend

- LRT Station
- LRT Line
- Plan Area Boundary
- Community Centre
- Park, Community Facility or School

Maximum Building Heights

- 10 m
- 11 m
- 12 m
- 14 m
- 16 m
- 20 m
- 23 m
- As Per Land Use Bylaw

Calgary Planning Commission's Recommendation:

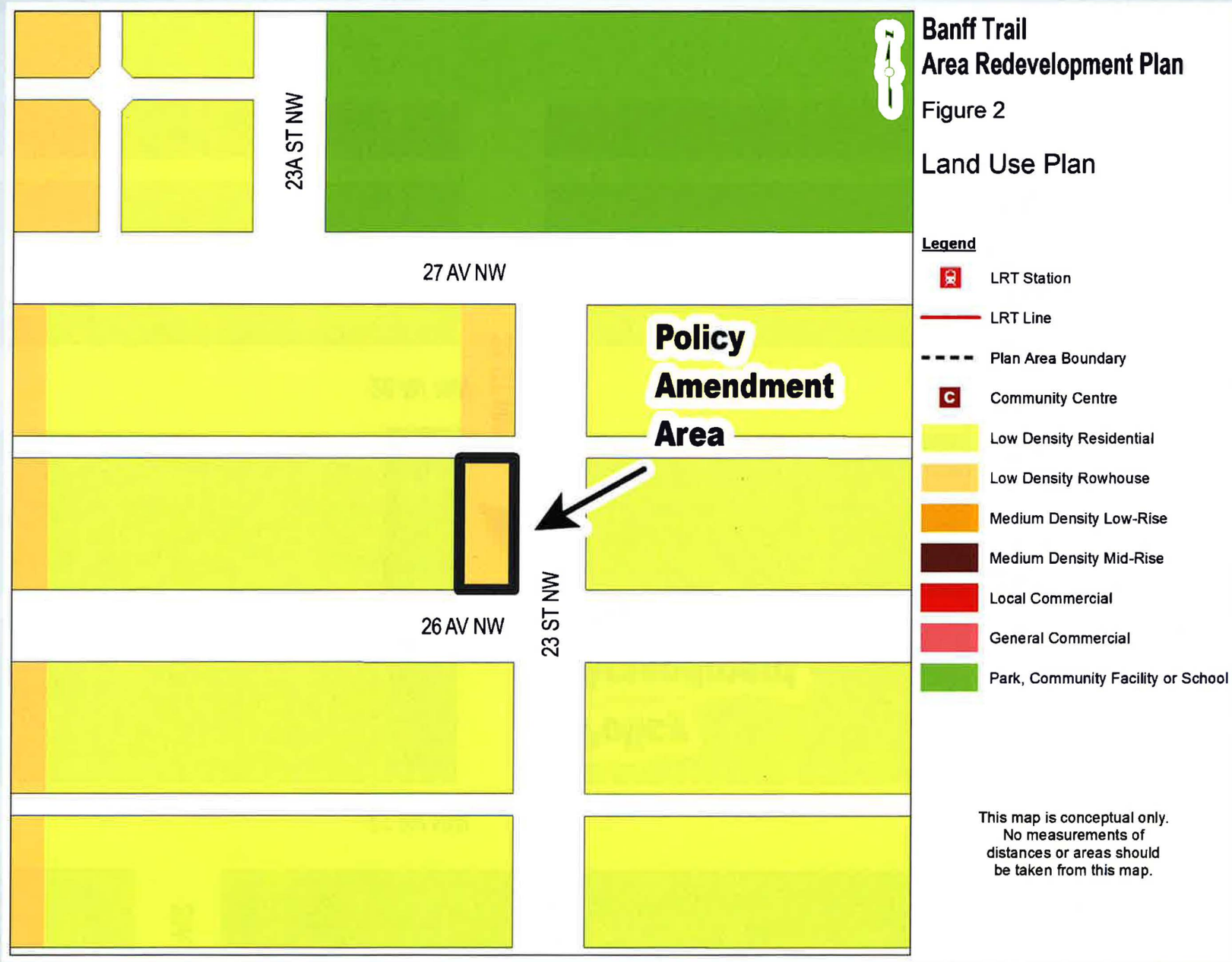
That Council hold a Public Hearing; and

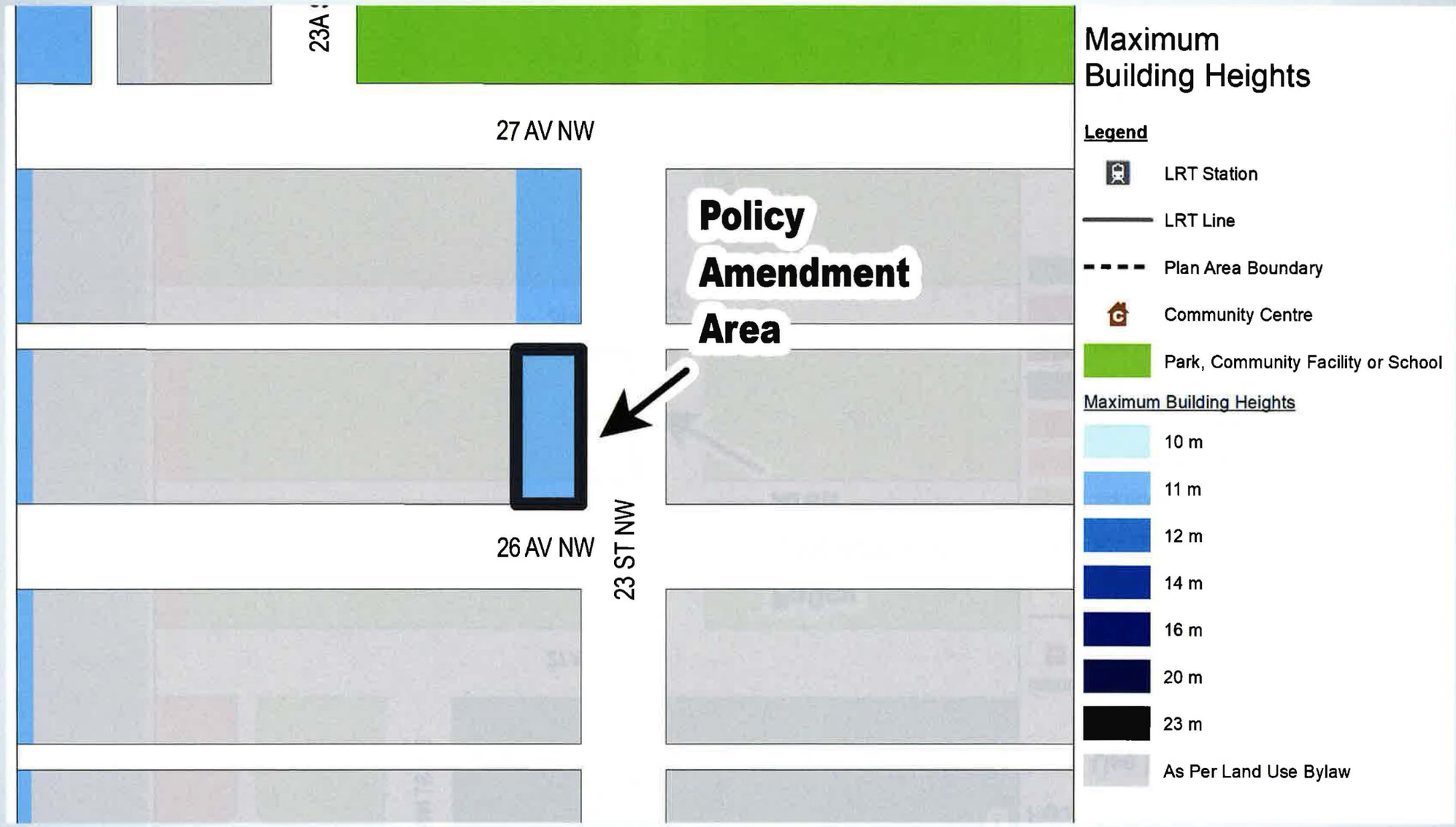
1. **ADOPT** the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and

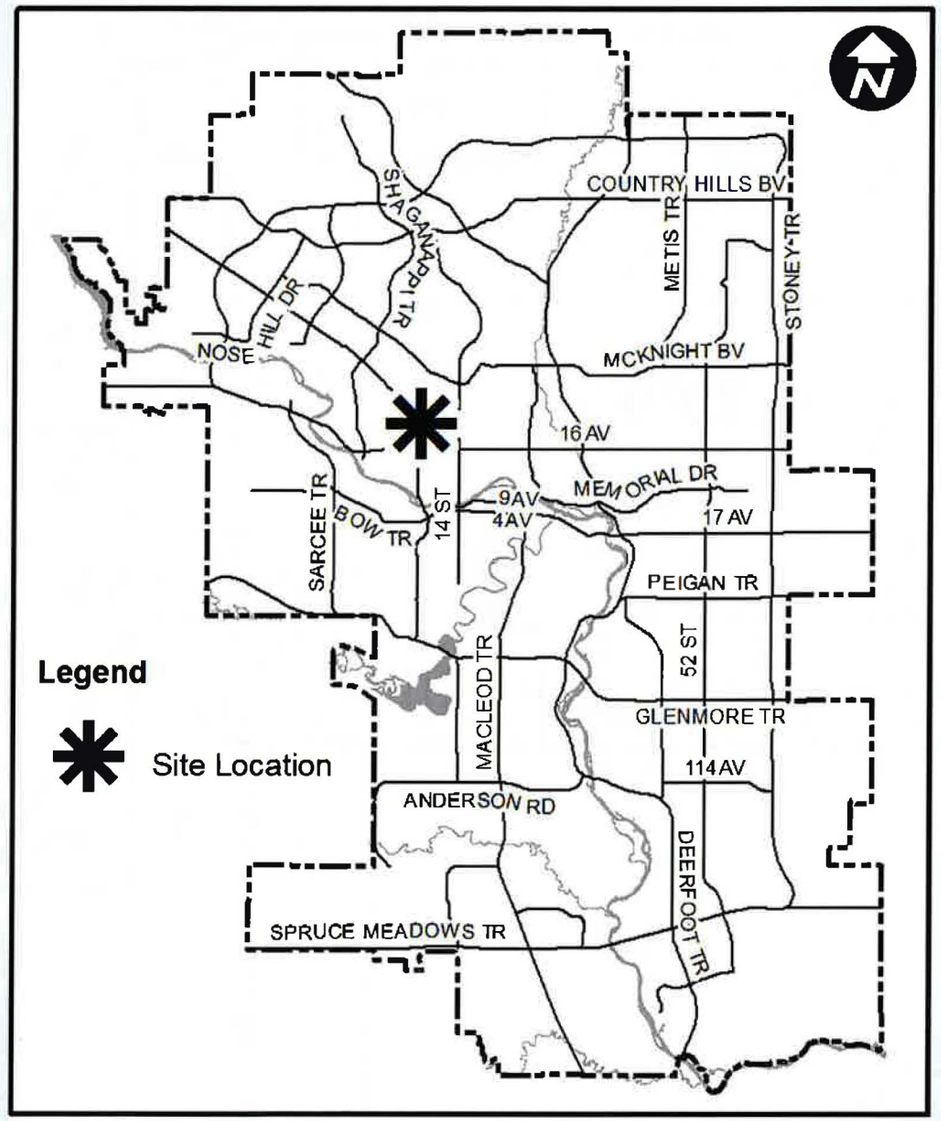
2. Give three readings to the **Proposed Bylaw 19P2020**.

3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2703 – 23 Street NW (Plan 3690AR, Block 4, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and

4. Give three readings to the **Proposed Bylaw 56D2020**.


Banff Trail
Area Redevelopment Plan
Figure 2
Land Use Plan
23A ST NW
27 AV NW
Policy
Amendment
Area
26 AV NW
23 ST NW
Legend
LRT Station
LRT Line
Plan Area Boundary
Community Centre
Low Density Residential
Low Density Rowhouse
Medium Density Low-Rise
Medium Density Mid-Rise
Local Commercial
General Commercial
Park, Community Facility or School
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23A
27 AV NW
Policy
Amendment
Area
26 AV NW
23 ST NW
Maximum
Building Heights
Legend
LRT Station
LRT Line
Plan Area Boundary
Community Centre
Park, Community Facility or School
Maximum Building Heights
10 m
11 m
12 m
14 m
16 m
20 m
23 m
As Per Land Use Bylaw


N
COUNTRY HILLS BV
METIS TR
STONEY TR
SHAGANAPPI TR
NOSE HILL DR
MCKNIGHT BV
16 AV
MEMORIAL DR
9AV
4AV
17 AV
14 ST
SARCEE TR
BOW TR
PEIGAN TR
52 ST
MACLEOD TR
GLENMORE TR
114 AV
ANDERSON RD
DEERFOOT TR
SPRUCE MEADOWS TR
Legend
Site Location


CASCADE RD NW
M-C1
MORLEY TR NW
S-CS
R-CG
23A ST NW
27 AV NW
R-C2
CRESTON CR NW
R-C2
CAPITOL HILL CR NW
R-CG
R-CG
EXSHAW RD NW
R-C2
S-CS
8543GN
24 ST NW
CROWCHILD TR NW
26 AV NW
22 ST NW
23 ST NW
R-C2
DC
118D2009
S-CI
25 AV NW
S-CI
S-R
R-C1
23 ST NW
24 AV NW