

PROPOSED

CPC2021-0186
ATTACHMENT 2

BYLAW NUMBER 14P2019

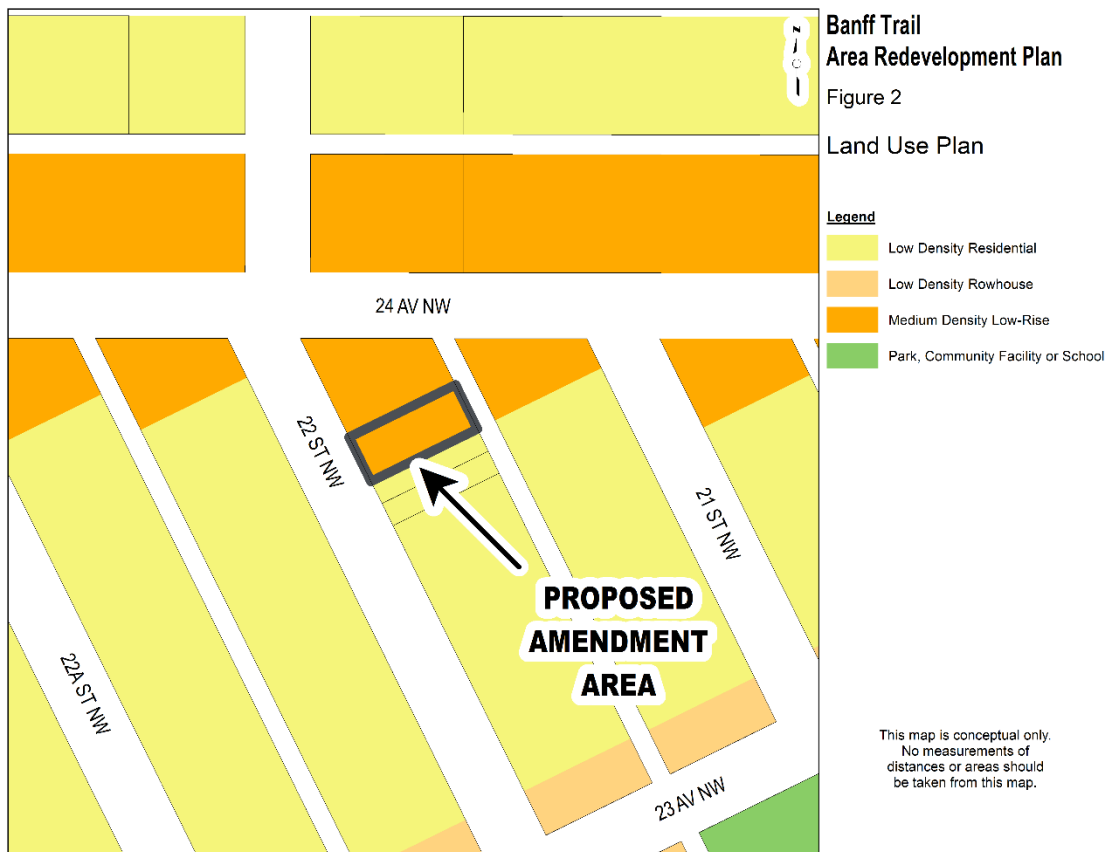
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BANFF TRAIL AREA REDEVELOPMENT PLAN BYLAW 7P86

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:

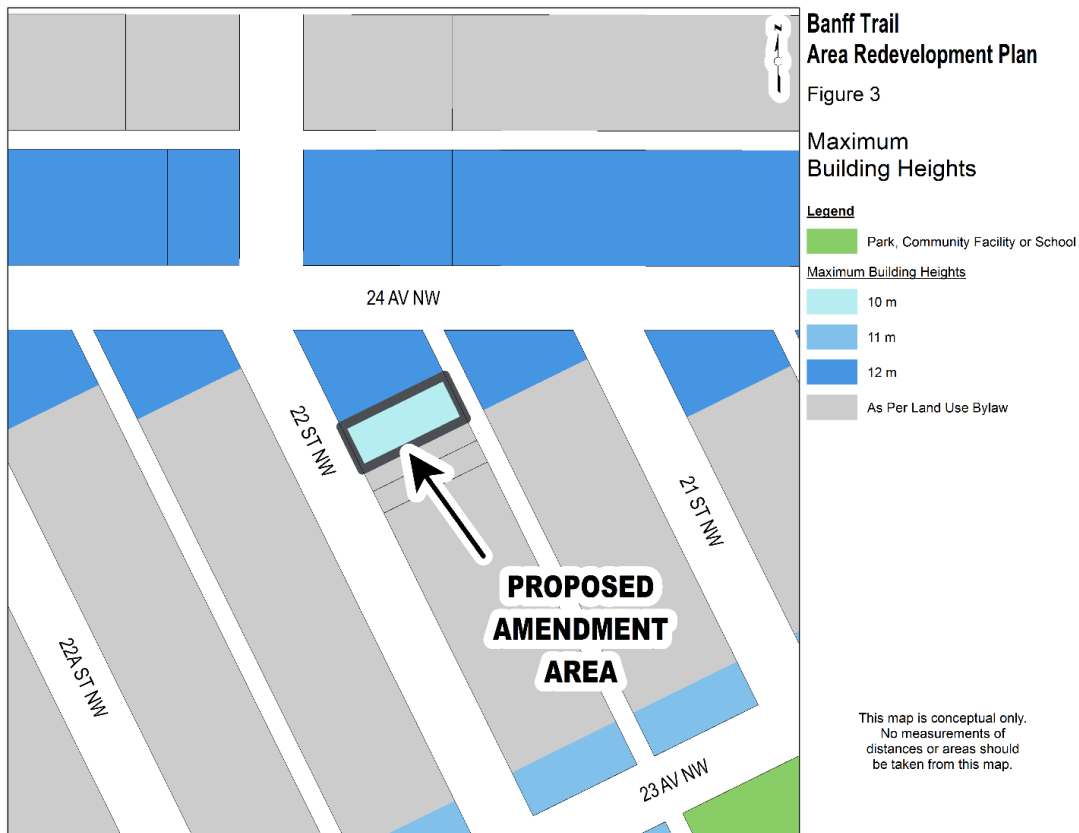
1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
 - (a) Amend Figure 2 entitled 'Land Use Plan', by changing 0.06 hectares \pm (0.15 acres \pm) located at 2436 - 22 Street NW (Plan 9110GI, Block 12, Lot 9) from 'Low Density Residential' to 'Medium Density Low-Rise' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 14P2019

- (b) Amend Figure 3 entitled 'Maximum Building Heights', by changing 0.06 hectares \pm (0.15 acres \pm) located at 2436 - 22 Street NW (Plan 9110GI, Block 12, Lot 9) from 'As Per Land Use Bylaw' to '10 m' as generally illustrated in the sketch below:



- (c) Add a new section:

"2.1.4.25

In addition to applicable policies identified in this Section, the following guidelines should be considered for the lands located at 2440 and 2436 – 22 Street NW, if the future development is for assisted living or any other type of special care facility:

- Building design, façade treatment and articulation of the future development should resemble a residential building;
- Site and building design strategies should be considered to limit potential impacts associated with operations and servicing of the development on adjacent properties (e.g. garbage pick-up, parking and vehicular access, deliveries);

PROPOSED

BYLAW NUMBER 14P2019

- Portions of a building which are located on the southern portion of the site may exceed the maximum building height requirements identified in Figure 3 at the discretion of the Development Authority; and
- The operator should consider entering into a 'Good Neighbour Agreement' with the local community association and/or adjacent landowners. "

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

READ A FIRST TIME ON FEBRUARY 25, 2019

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____