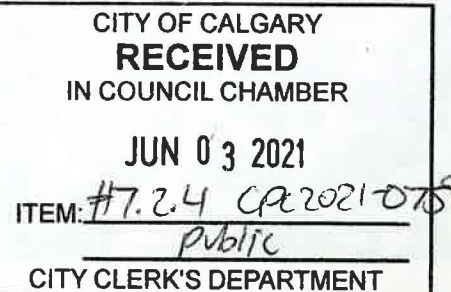
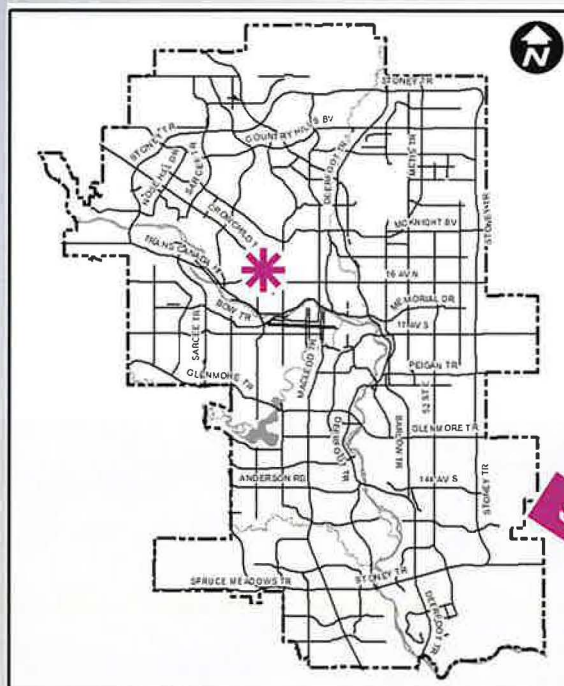


LOC2021-0020

Land Use Amendment

June 3, 2021





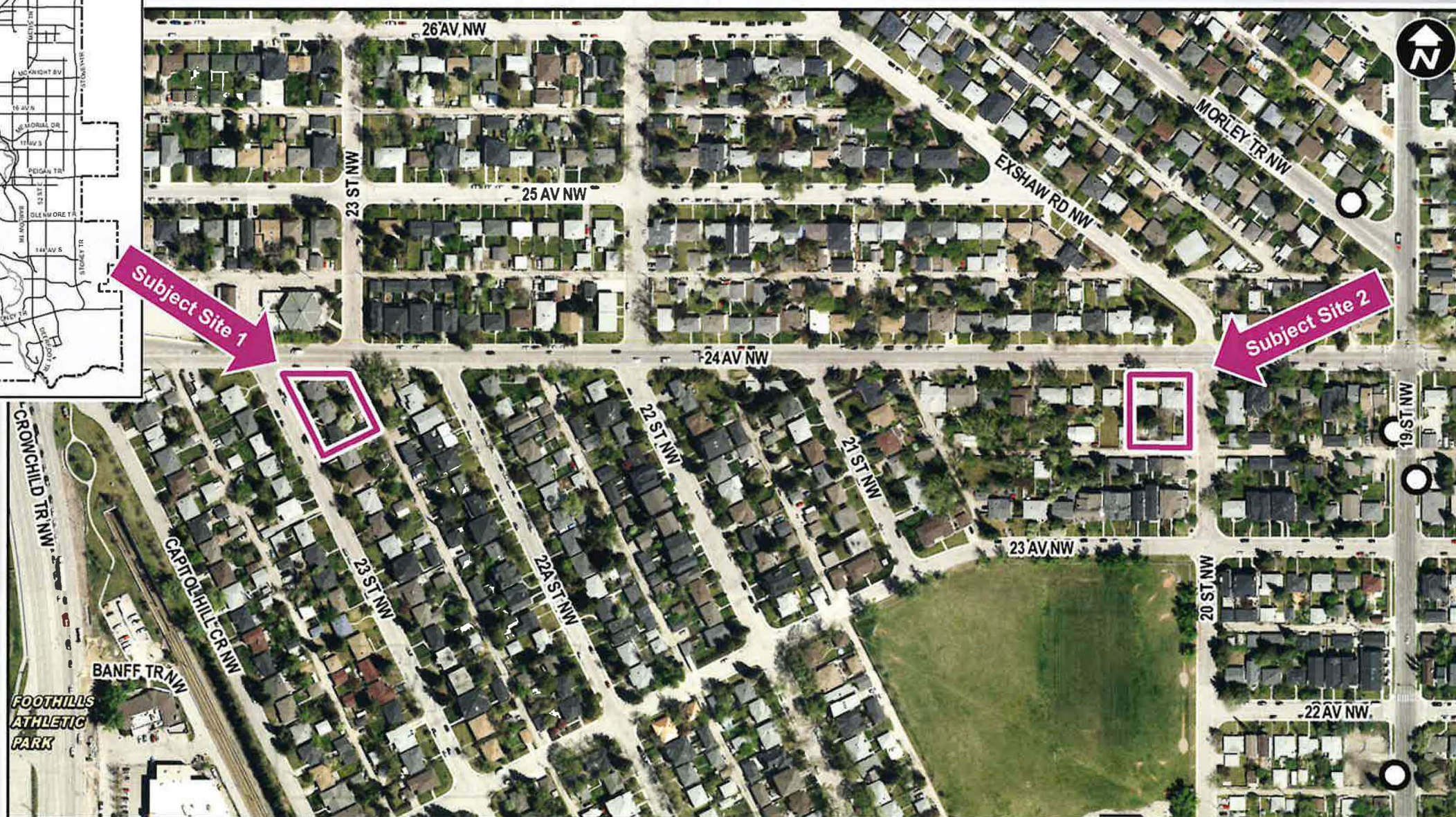
LEGEND

○ Bus Stop

Parcel Size:

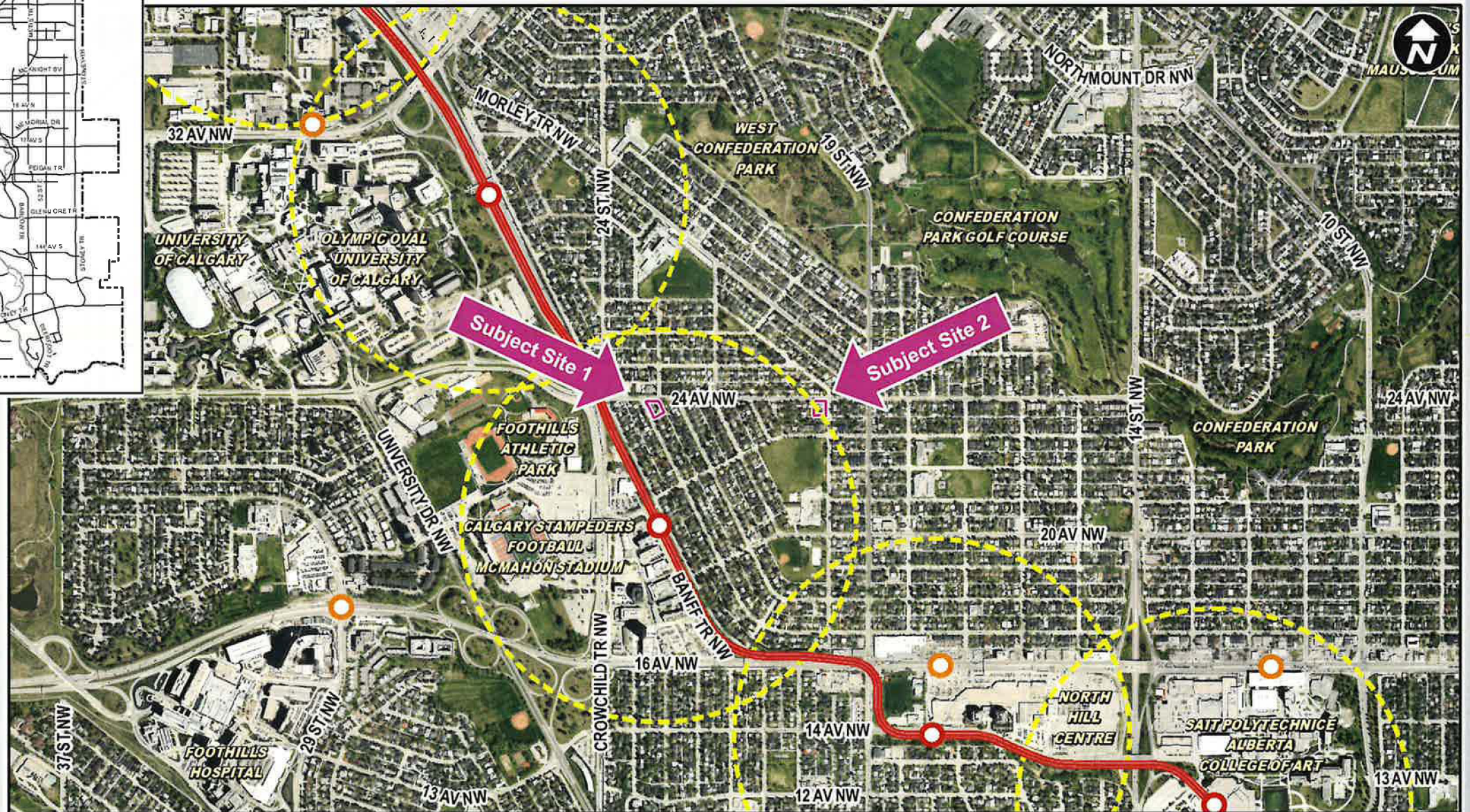
Site 1: 0.17 ha

Site 2: 0.16 ha





- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

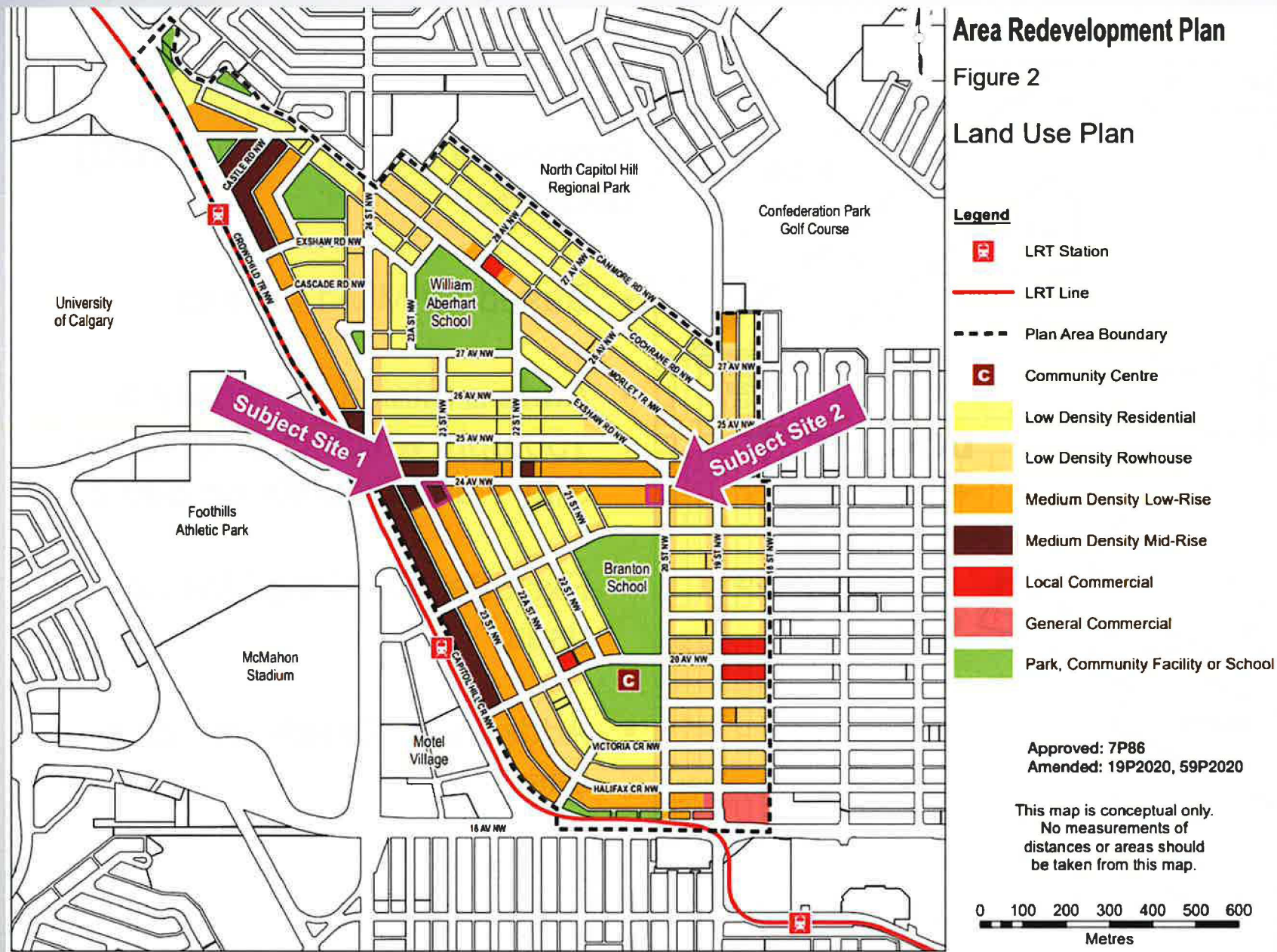






Proposed Direct Control (DC) Districts:

- Based on MU-1 District
- Adds a minimum density of 150 uph, which is 25 units on Site 1 and 24 units on Site 2
- Excludes Dwelling Unit as uses
- Adds Multi-Residential as a use



Proposed Text Amendments:

- Only apply to subject sites
- Minimum density of 150 uph
- Single and semi-detached dwellings prohibited

From the *Banff Trail Area Redevelopment Plan (ARP)*:

2.1.2 Context

*Many parcels in Banff Trail have a caveat registered against the certificate of title which may restrict development. These restrictions include, but are not limited to, restricting development to one or two-unit dwellings. **In some cases this caveat is not in alignment with the goals and objectives of this Plan and where such conflicts occur, The City of Calgary supports the direction of this Plan.***

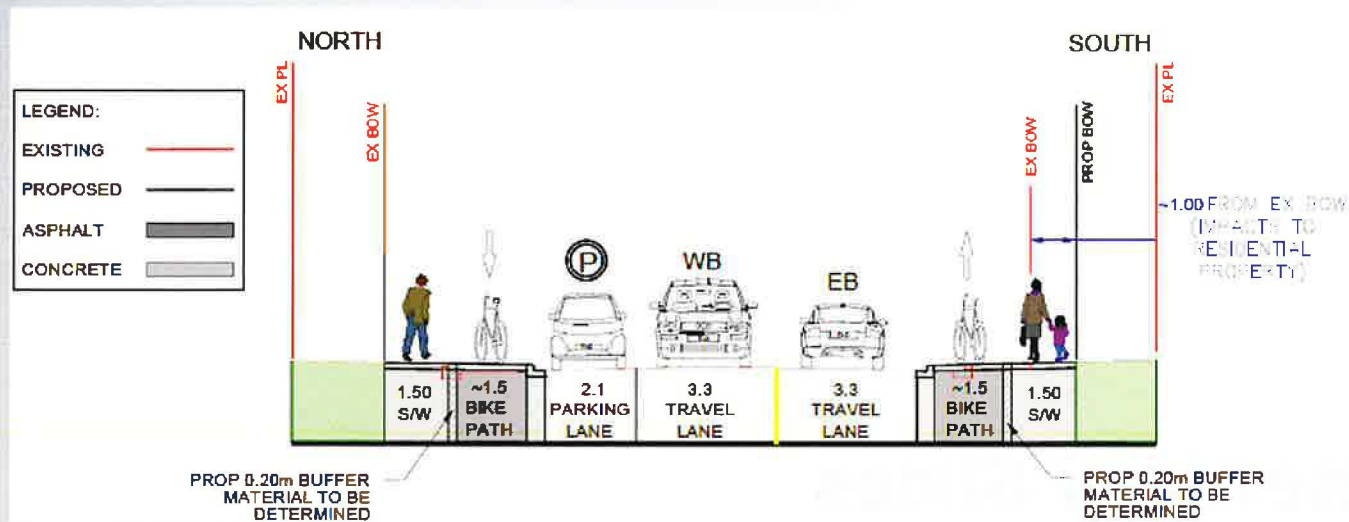
RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

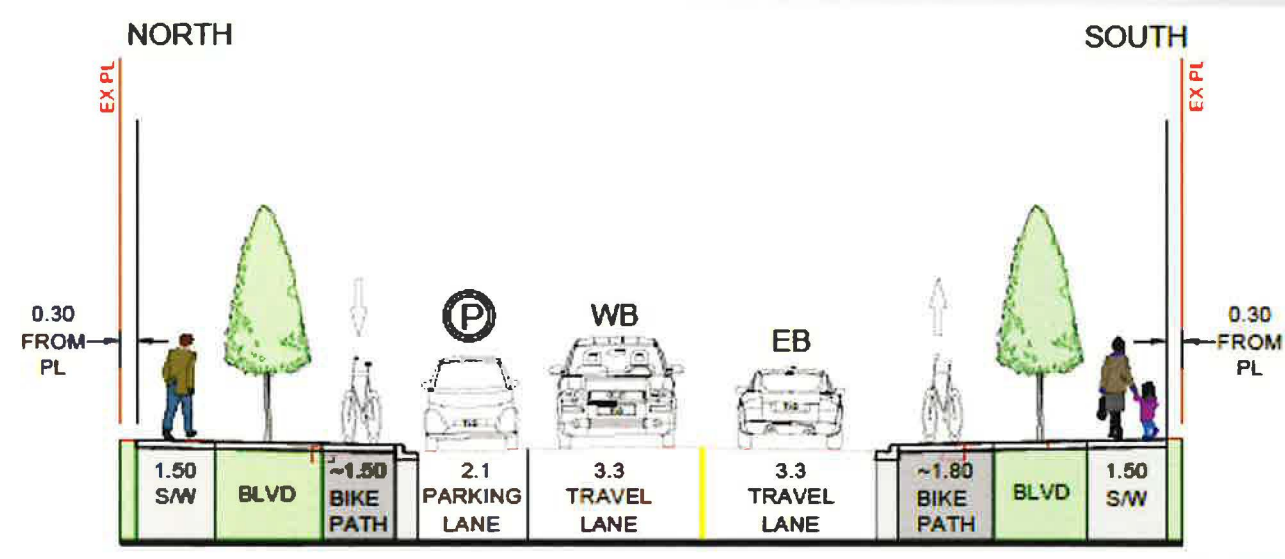
1. Give three readings to the proposed bylaw for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw for the redesignation of 0.17 hectares $\pm$ (0.42 acres $\pm$) located at 2460, 2464, and 2468 – 23 Street NW (Plan 9110GI, Block 5, Lots 15 to 17) from Mixed Use - General (MU-1f3.9h23) District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 3);
3. Give three readings to the proposed bylaw for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 0.16 hectares $\pm$ (0.40 acres $\pm$) located at 2103 and 2107 – 24 Avenue NW (Plan 9110GI, Block 14, Lots 15 and 16) from Mixed Use - General (MU-1f2.9h16) District to Direct Control District to accommodate mixed-use development, with guidelines (Attachment 5).

Supplementary Slides

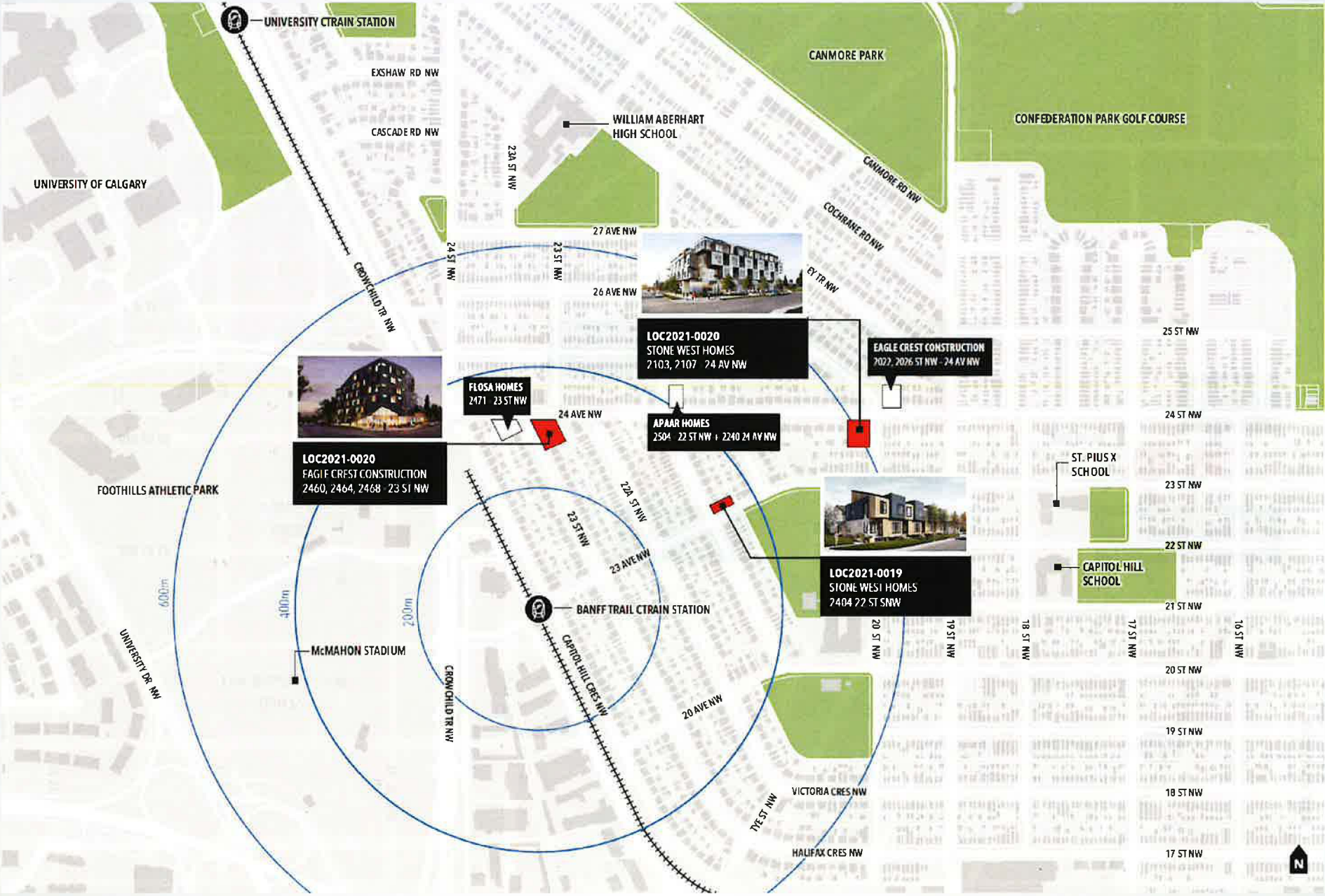
Cross Section for 24 Avenue NW



Cross Section for 24 Avenue NW at Redevelopment Sites

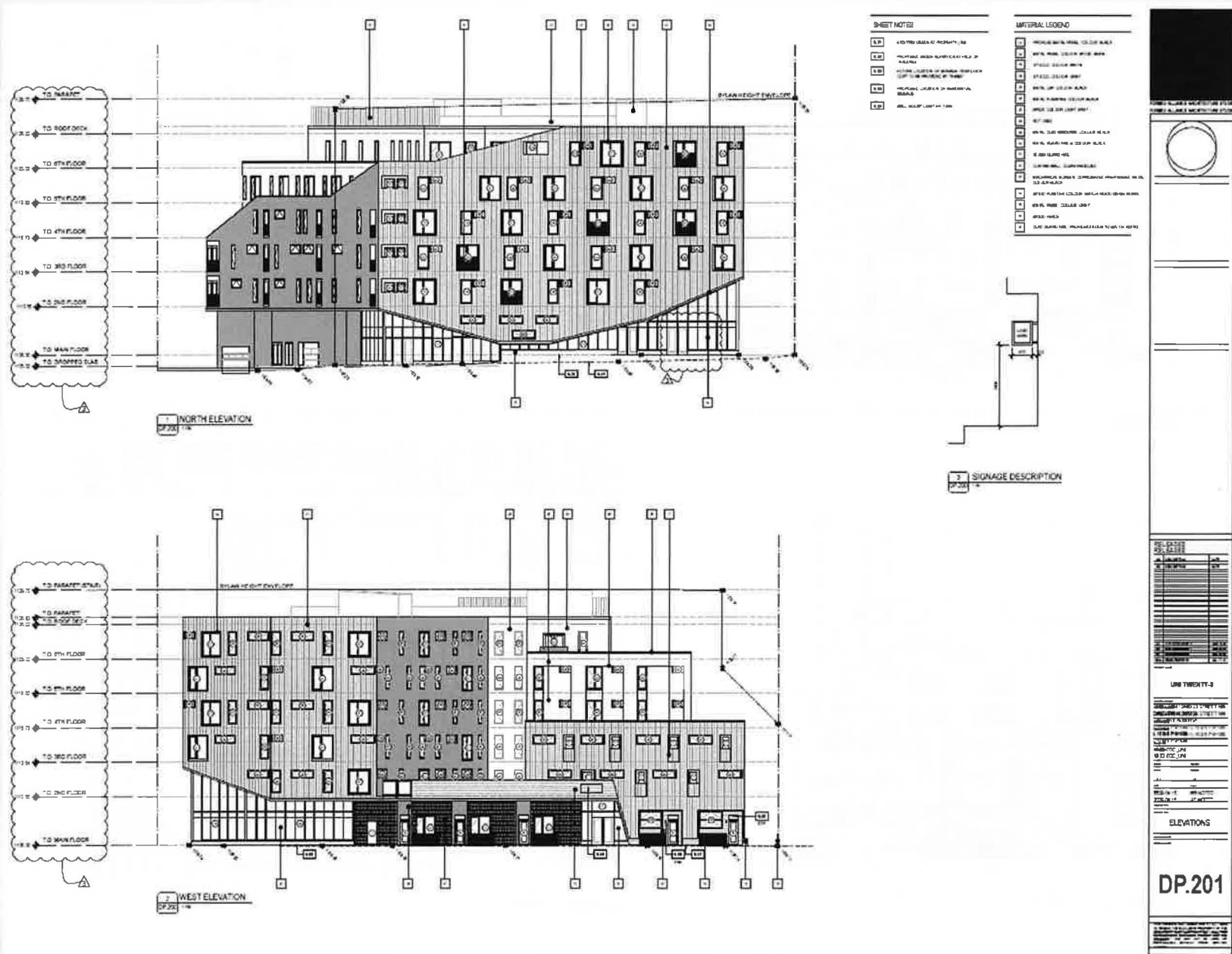




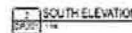
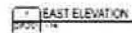








16



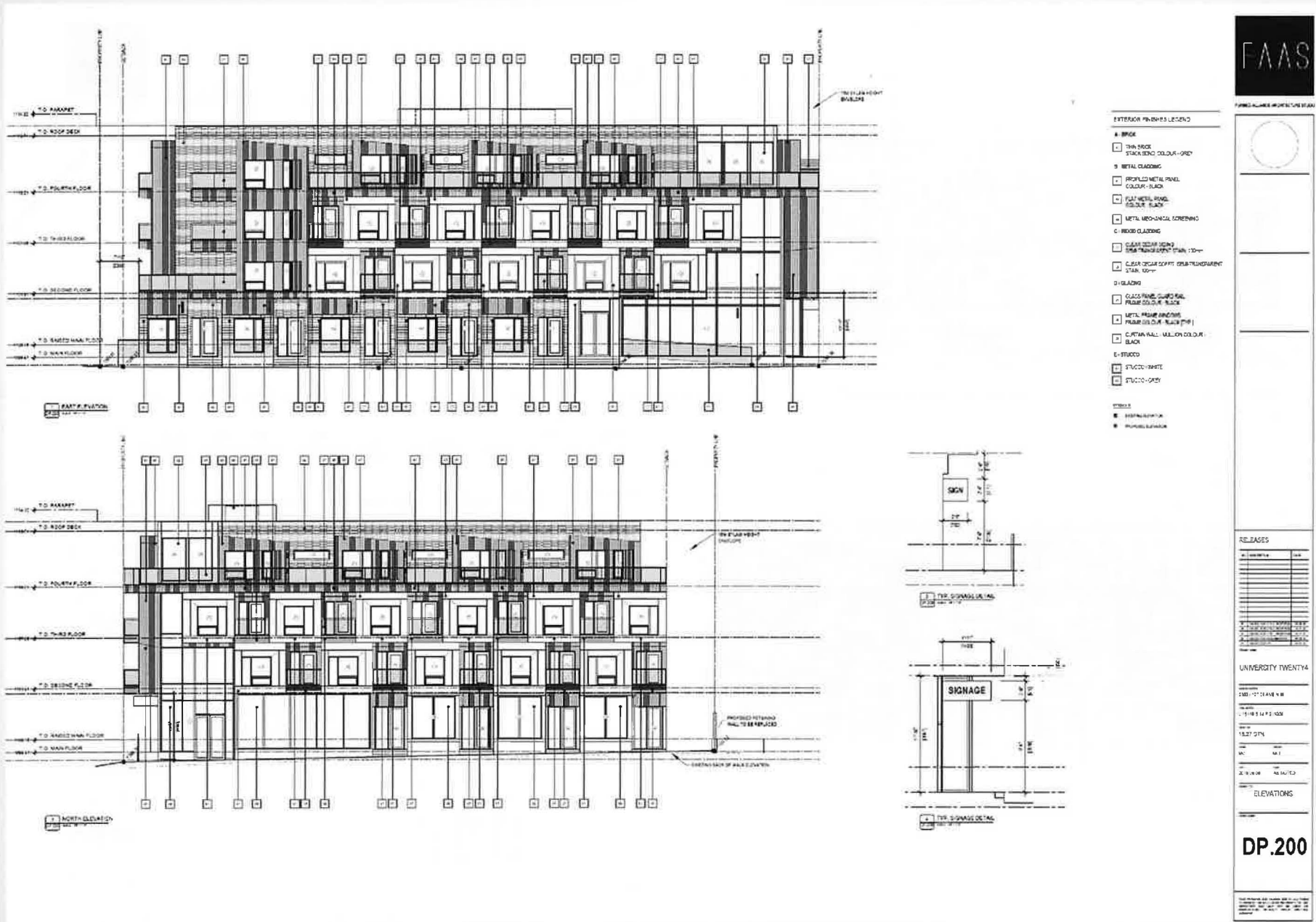
MATERIAL LEGEND

	FRONT AND BACK PANEL, 100% COTTON, BLACK
	FRONT PANEL, 23.5% COTTON, 76.5% POLYESTER
	FRONT PANEL, 100% COTTON
	FRONT PANEL, 100% COTTON
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK
	FRONT, LAMP, 100% COTTON, BLACK

[illegible]







20



- 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

