

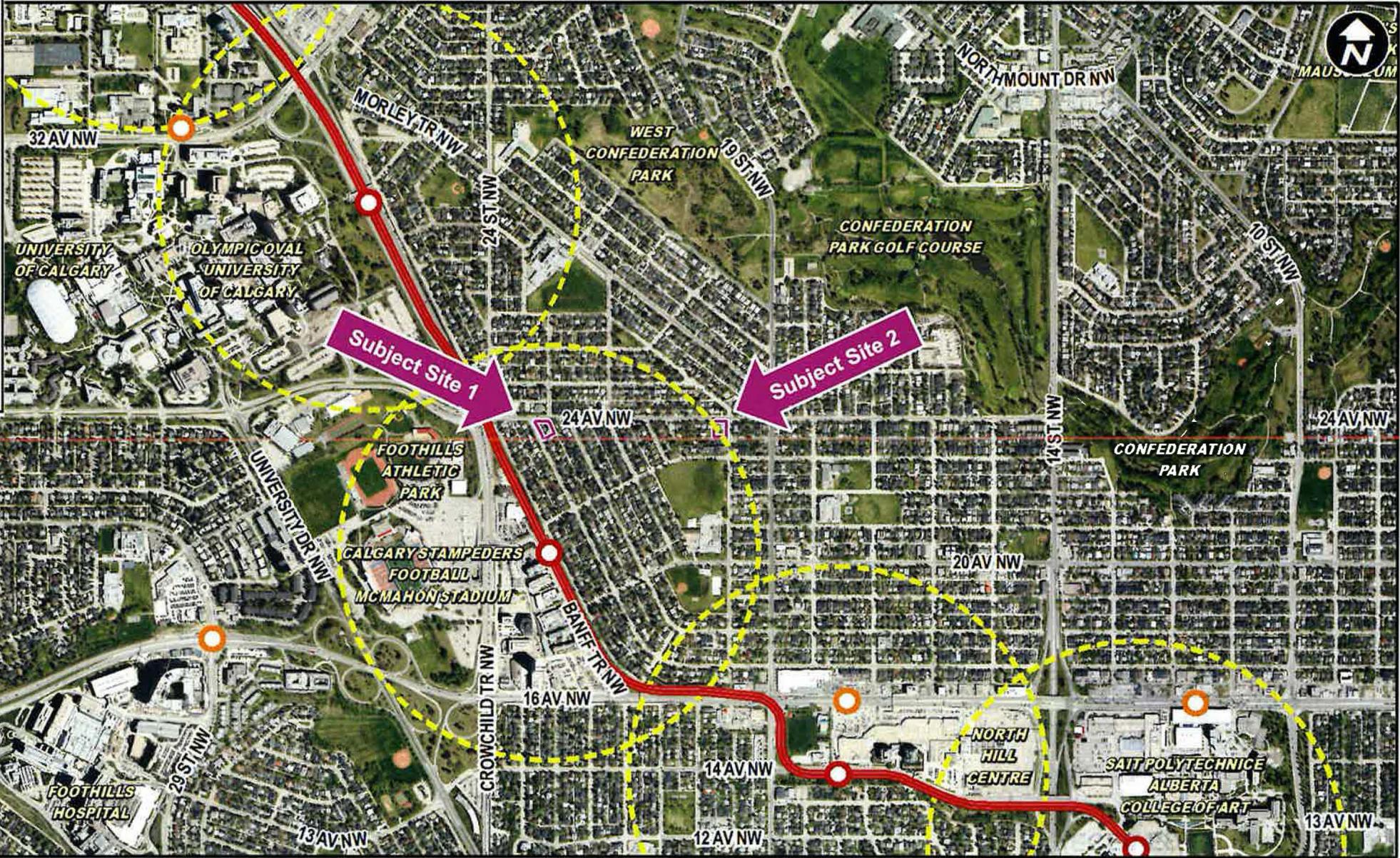
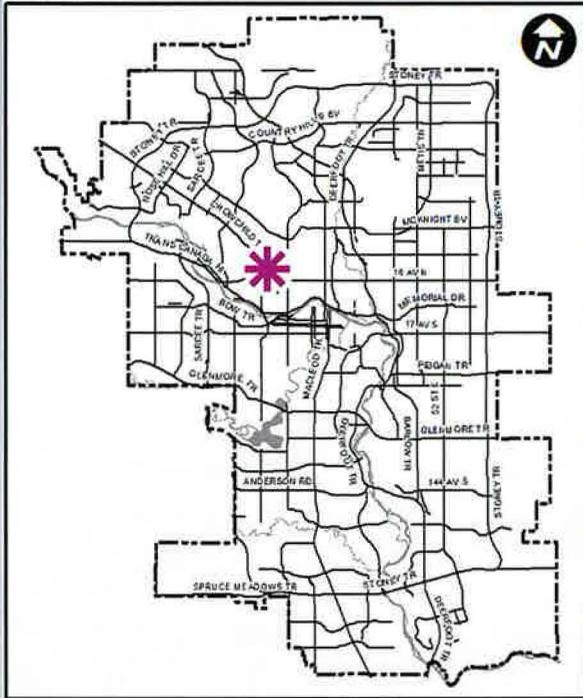


# Public Hearing of Council

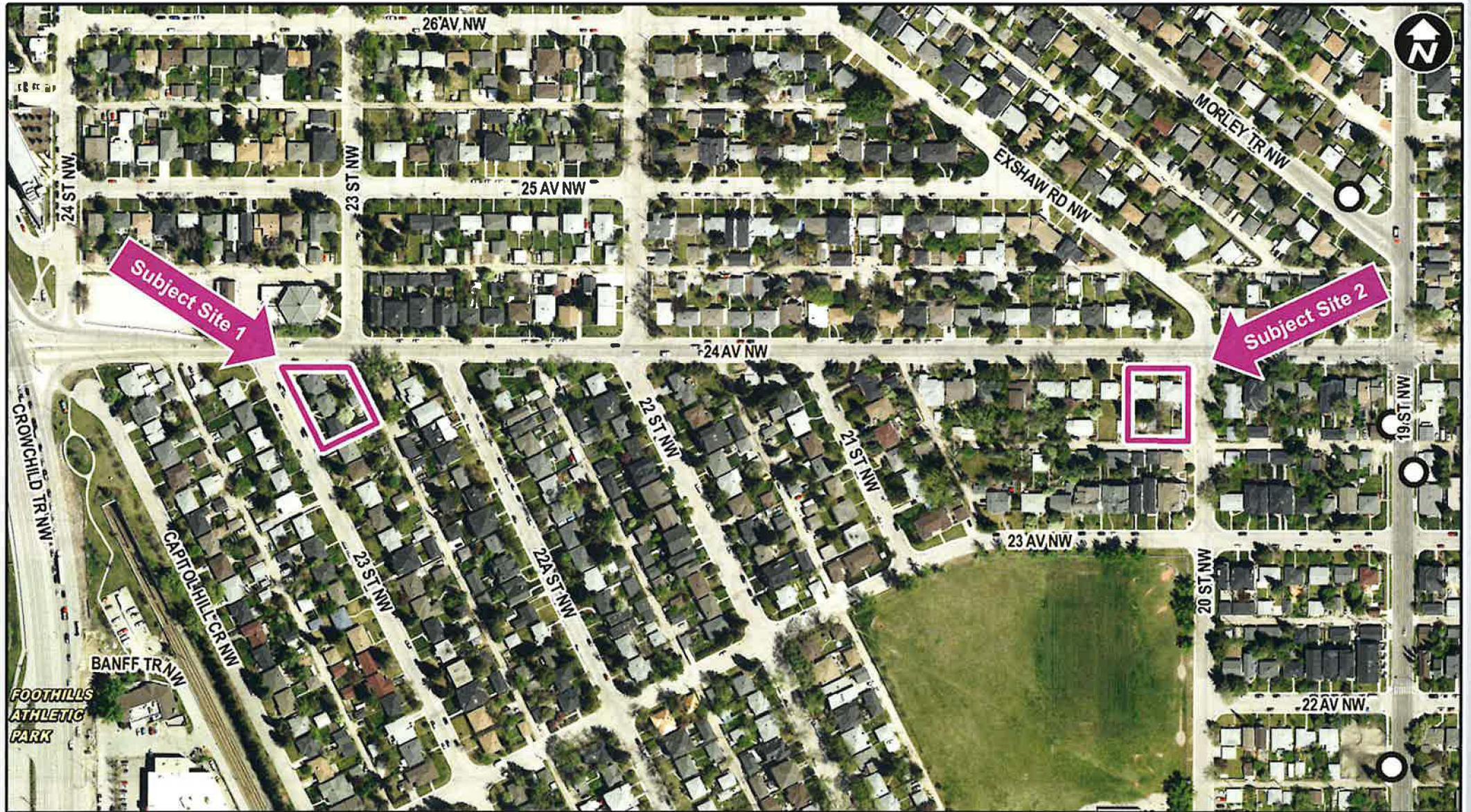
## Agenda Item: 8.1.7

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
JUL 26 2021  
ITEM: 8.1.7 CPC2021-0759  
*Distribution*  
CITY CLERK'S DEPARTMENT

**LOC2021-0020**  
**Land Use Amendment**  
**July 26, 2021**



- 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



LEGEND

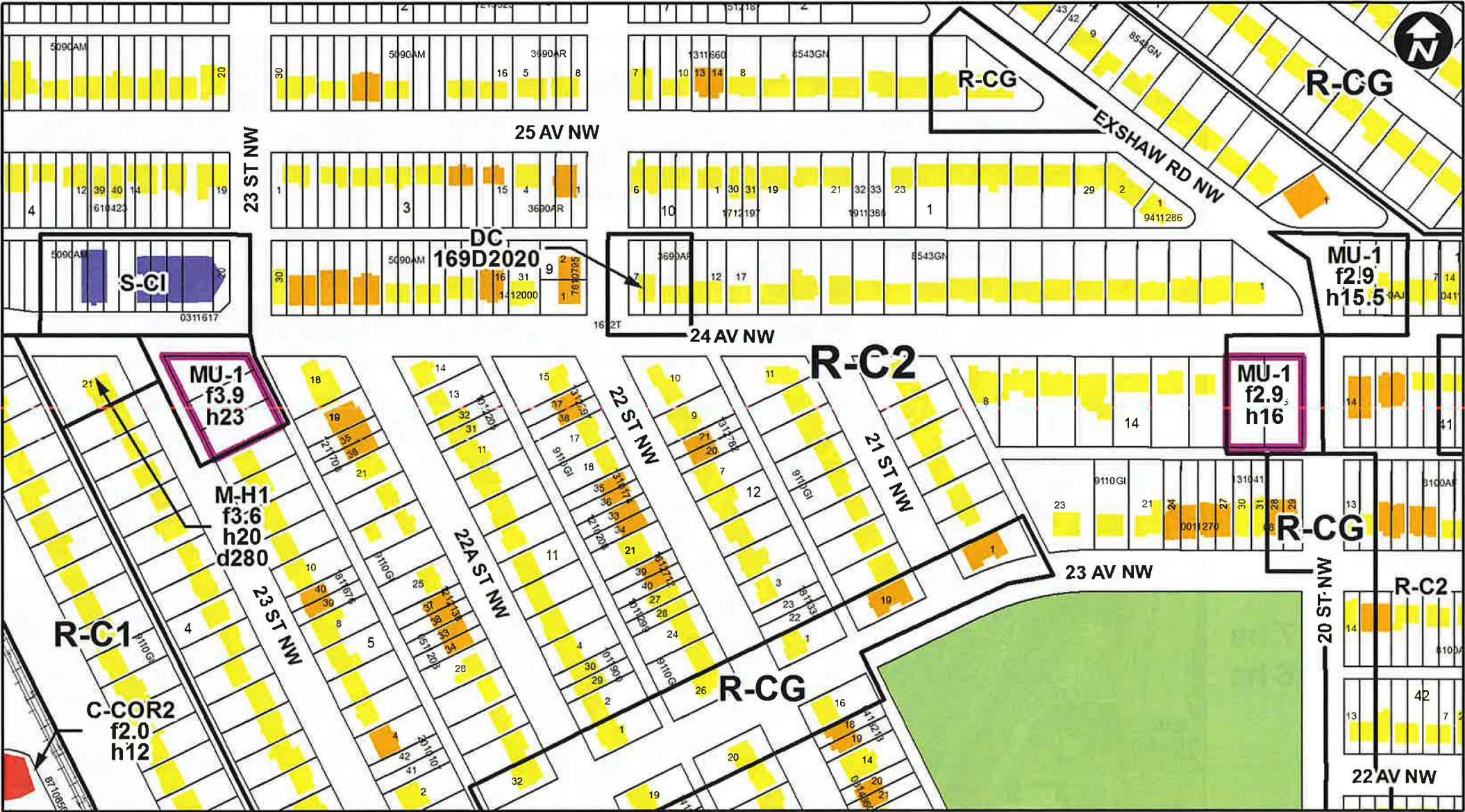
○ Bus Stop

Parcel Size:

Site 1: 0.17 ha

Site 2: 0.16 ha

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





**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



**Area Redevelopment Plan**

Figure 2

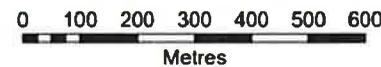
**Land Use Plan**

**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 School

Approved: 7P86  
Amended: 19P2020, 59P2020

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



**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.***

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to the **Proposed Bylaw 36P2021** for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 104D2021** 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 37P2021** for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 4); and
4. Give three readings to the **Proposed Bylaw 105D2021** 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).

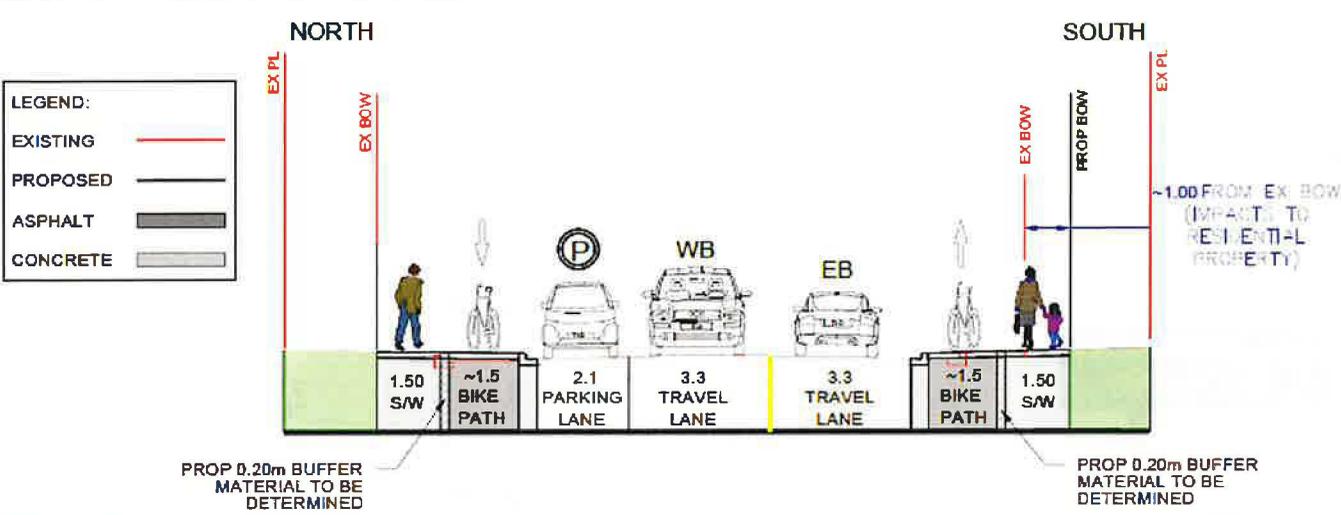
# Supplementary Slides



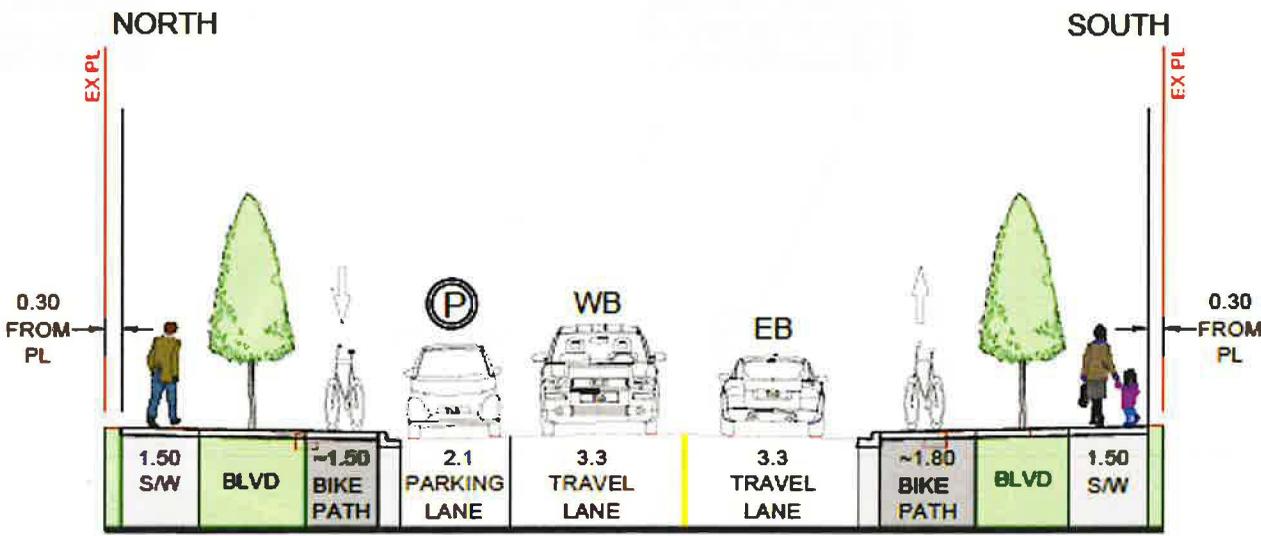




Cross Section for 24 Avenue NW



Cross Section for 24 Avenue NW at Redevelopment Sites



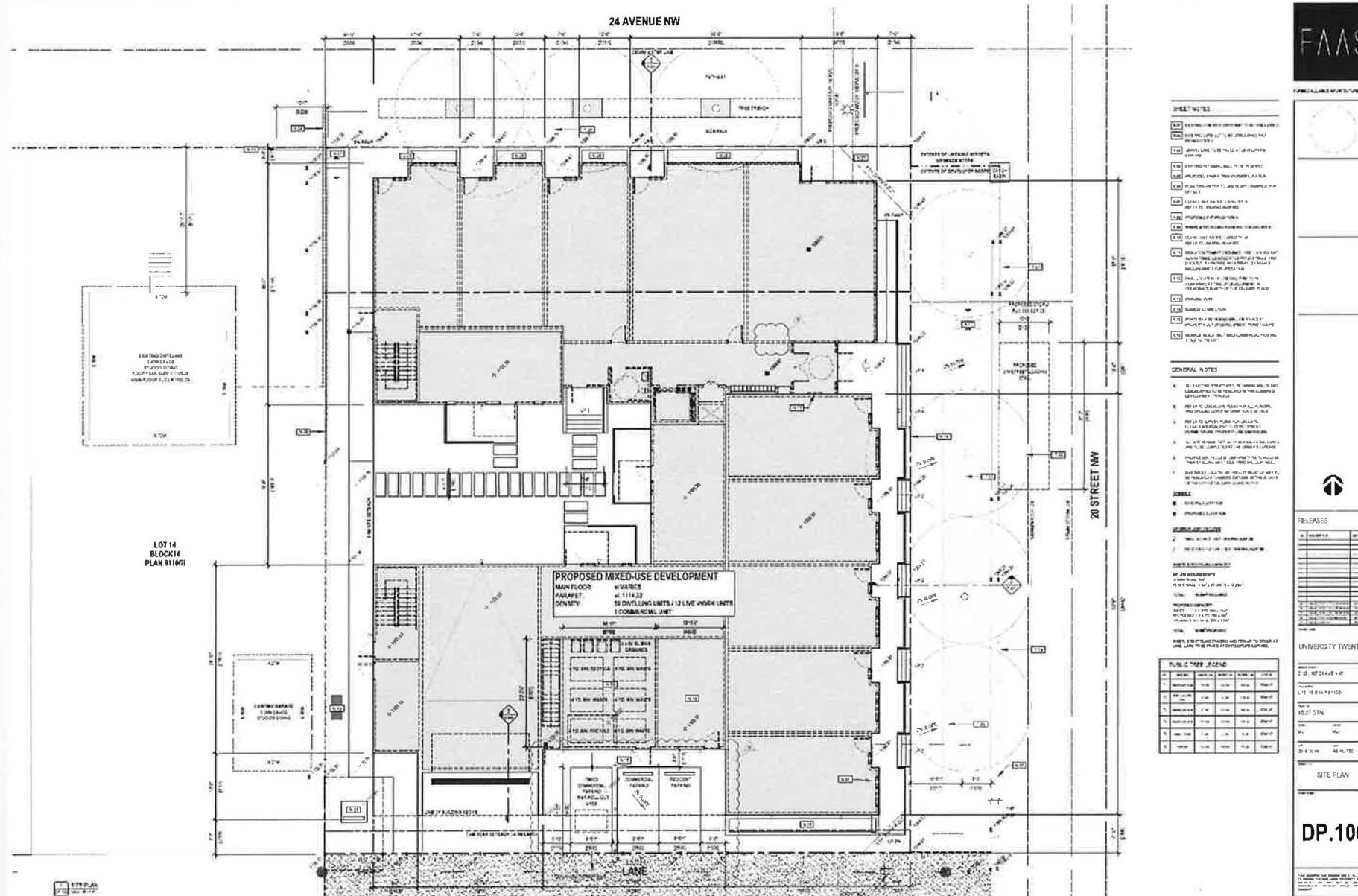












- SHEET NOTES**
- 1. EXISTING AND PROPOSED UTILITIES TO BE MAINTAINED.
  - 2. SEE THE LAYOUT OF THE PROPOSED DEVELOPMENT FOR THE LOCATION OF THE UTILITIES.
  - 3. THE UTILITIES TO BE MAINTAINED ARE SHOWN IN THE PLAN.
  - 4. THE UTILITIES TO BE MAINTAINED ARE SHOWN IN THE PLAN.
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  - 19. THE UTILITIES TO BE MAINTAINED ARE SHOWN IN THE PLAN.
  - 20. THE UTILITIES TO BE MAINTAINED ARE SHOWN IN THE PLAN.

- GENERAL NOTES**
- 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.
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  - 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.

**PUBLIC TREE ZONE**

NO.	DATE	DESCRIPTION	STATUS
1	1/15/21	10' x 10' x 10'	PLANTED
2	1/15/21	10' x 10' x 10'	PLANTED
3	1/15/21	10' x 10' x 10'	PLANTED
4	1/15/21	10' x 10' x 10'	PLANTED
5	1/15/21	10' x 10' x 10'	PLANTED
6	1/15/21	10' x 10' x 10'	PLANTED
7	1/15/21	10' x 10' x 10'	PLANTED
8	1/15/21	10' x 10' x 10'	PLANTED
9	1/15/21	10' x 10' x 10'	PLANTED
10	1/15/21	10' x 10' x 10'	PLANTED

**FAAS**

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**DP.100**