

**BYLAW NUMBER 20P2015**

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

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**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. This Bylaw may be cited as the “Banff Trail Area Redevelopment Plan Amendment Number 15 Bylaw.”
2. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
  - (a) Insert a new Section 2.1.3.3 as follows and renumber the subsequent sections accordingly:  
  
“A low density residential conservation and infill development policy shall be applied to the site located at 2003 – 21 Avenue NW (Site 2A, Figure 6) to accommodate low density single detached, semi-detached, duplex or rowhouse development.”
  - (b) Delete Figure 6 entitled “Reference Map for Numbered Sites in Banff Trail” and replace with revised Figure 6 entitled “Reference Map for Numbered Site in Banff Trail” attached hereto as Schedule A.
  - (c) Add Site 2a to the Residential Land Use Table contained in Section 2.0 Banff Trail – Land Use & Development as follows:

* SITE	EXISTING L.U. DESIGNATION	RECOMMENDED LAND USE POLICY	RECOMMENDED DENSITY	DEVELOPMENT GUIDELINES	ACTION REQUIRED
2a	R-C2	<ul style="list-style-type: none"> <li>• R-CG</li> <li>• Low density residential.</li> <li>• Housing category includes single-detached, semi-detached, duplex or rowhousing.</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum 75 units/ha</li> </ul>	<ul style="list-style-type: none"> <li>• R-CG land use and building envelope guidelines</li> </ul>	<ul style="list-style-type: none"> <li>• Sites to be redesignated from R-C2 to R-CG.</li> </ul>

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

PROPOSED

**Figure 6**

**BANFF TRAIL**  
AREA REDEVELOPMENT PLAN

**REFERENCE MAP**  
**FOR NUMBERED SITES**  
**IN BANFF TRAIL**

Area Redevelopment Plan  
Boundary

12 Site Number

Site Boundary

For recommended land use policies, development guidelines and required implementation actions, refer to the following:

- Low Density Residential: Sites 1-2, Page 14
- Medium Density Residential: Sites 3-4, Pages 14-16
- Local Commercial: Sites 5-6, Page 19
- General Commercial: Sites 7-8, Page 20
- Open Space, Community & School/Facilities: Sites 9-12, Pages 28-29

0 100 200 METRES

**CITY OF CALGARY**  
Reference map for proposed changes