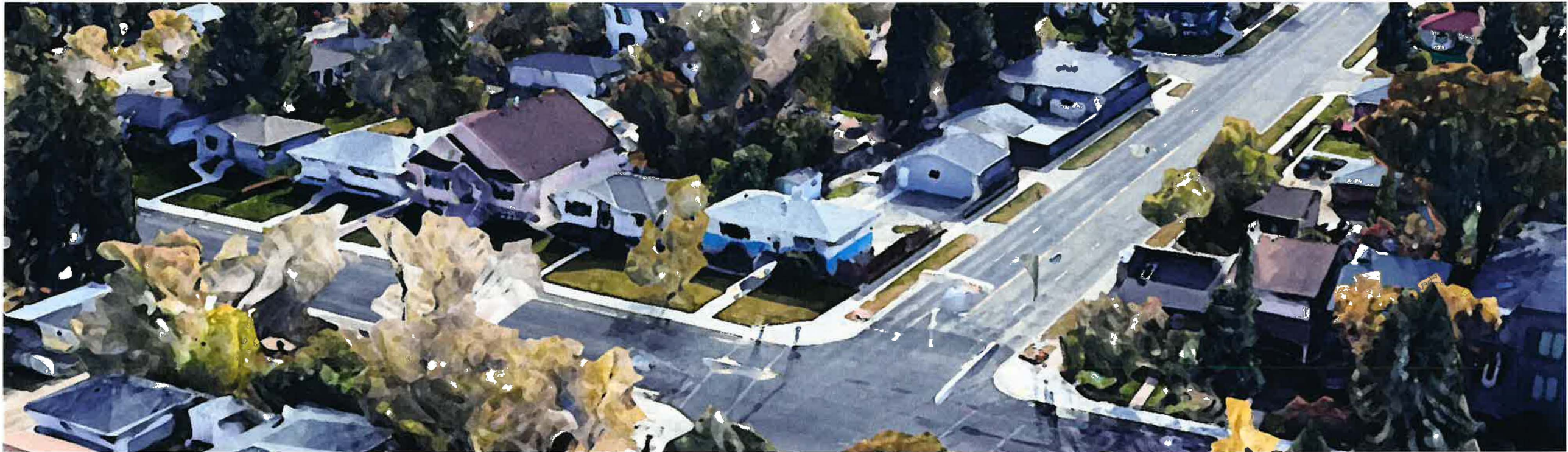




Public Hearing of Council

Agenda Item: 7.2.12



LOC2022-0081 / CPC2023-0613 Policy and Land Use Amendment

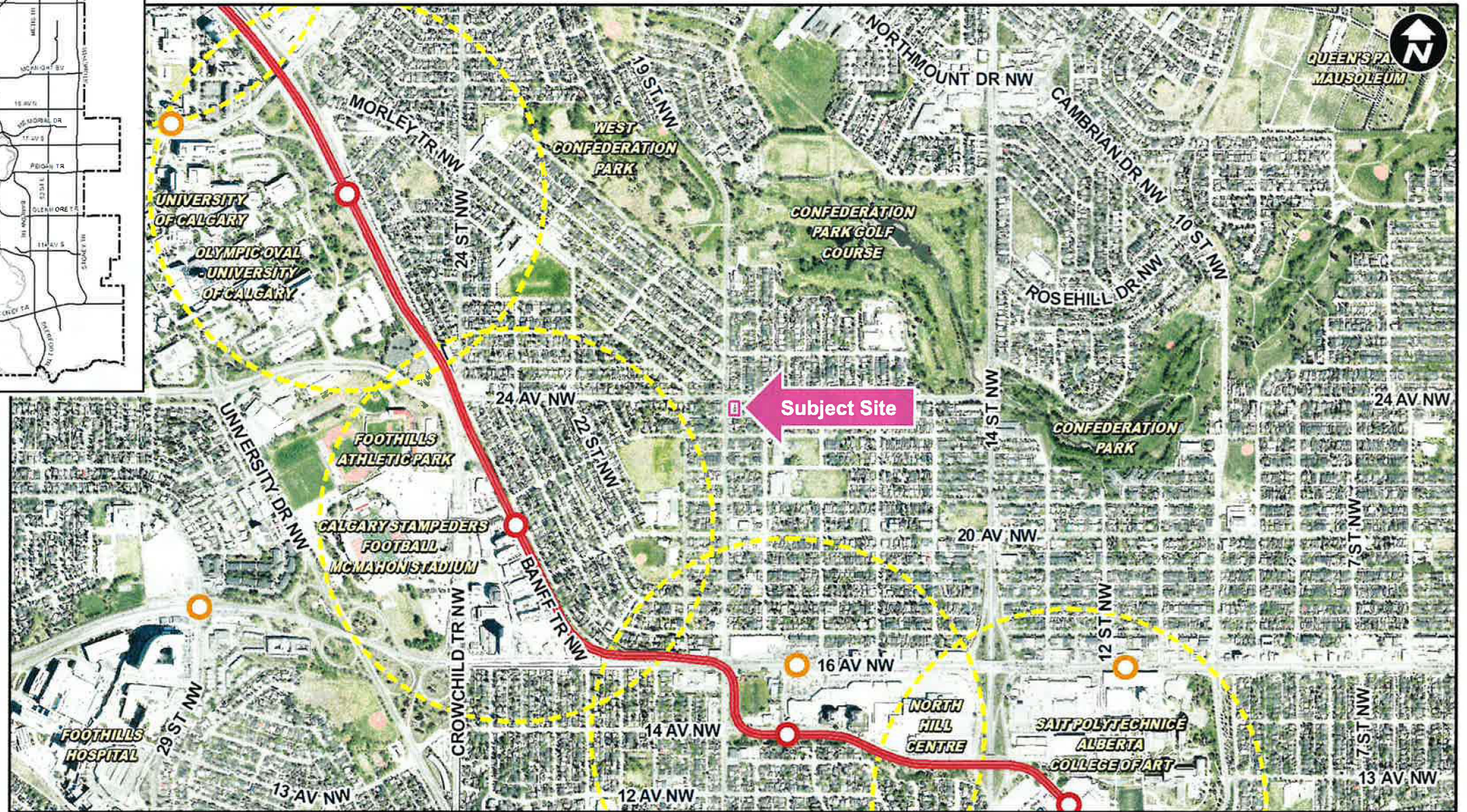
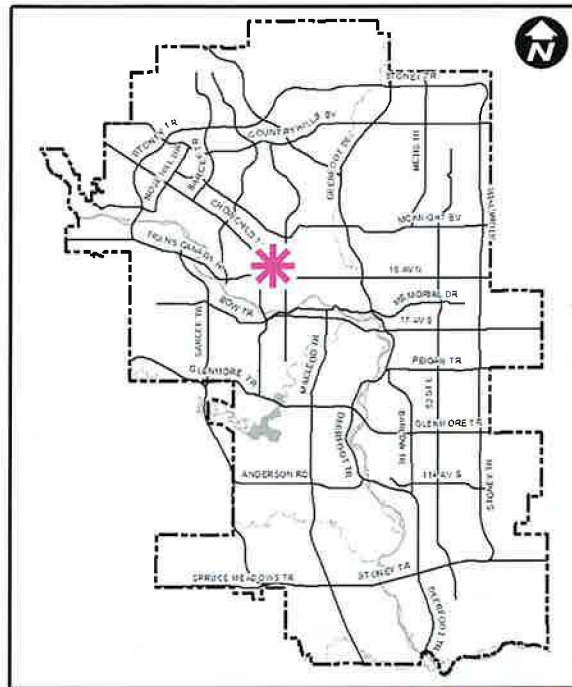
July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 25 2023
ITEM: 7.2.12 CPC2023-0613
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

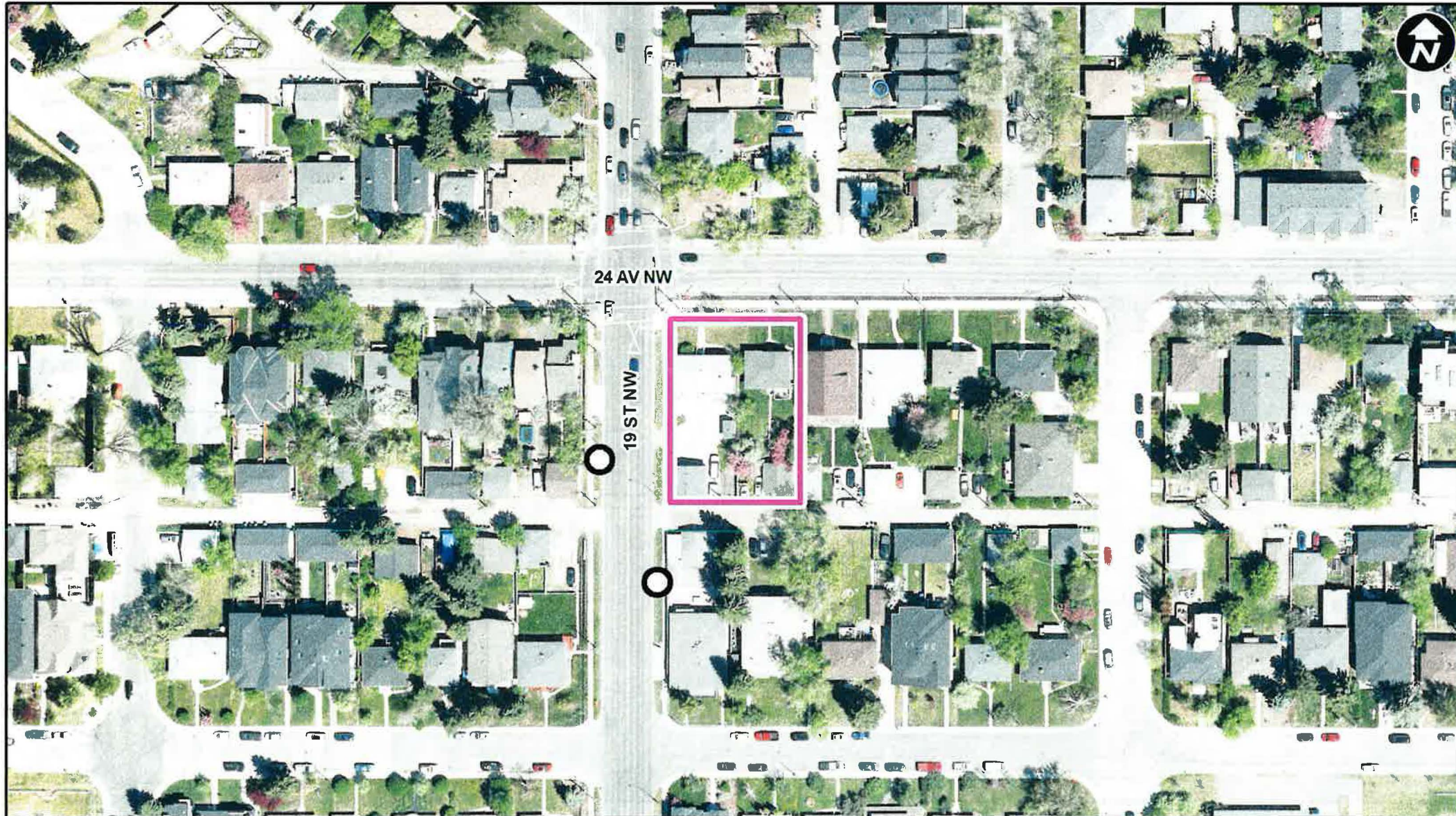
That Council:

1. Give three readings to **Proposed Bylaw 40P2023** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 112D2023** for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 1921 and 1925 – 24 Avenue NW (Plan 8100AF, Block 40, Lots 14 to 17) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f1.5h12) District.



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

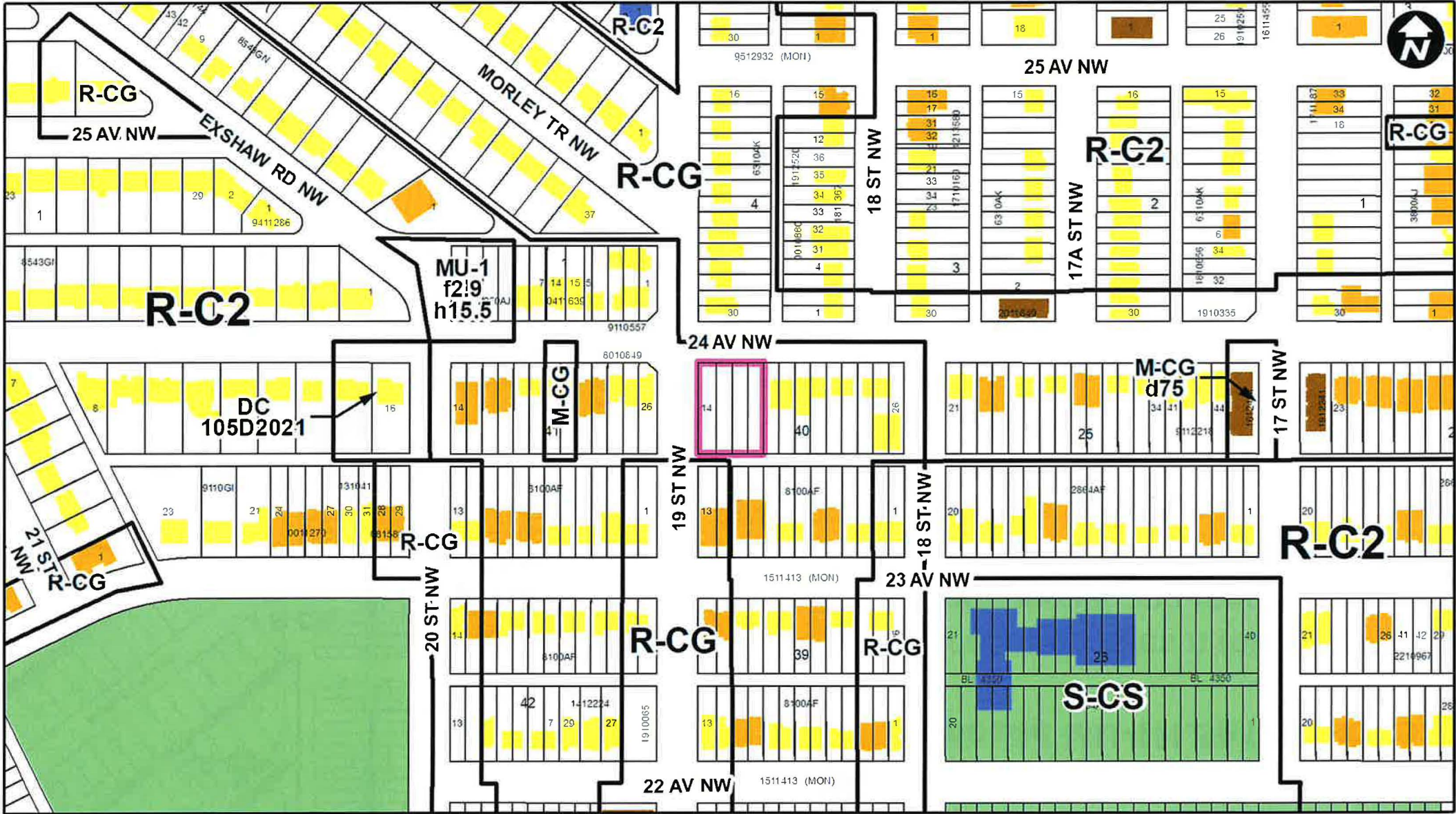


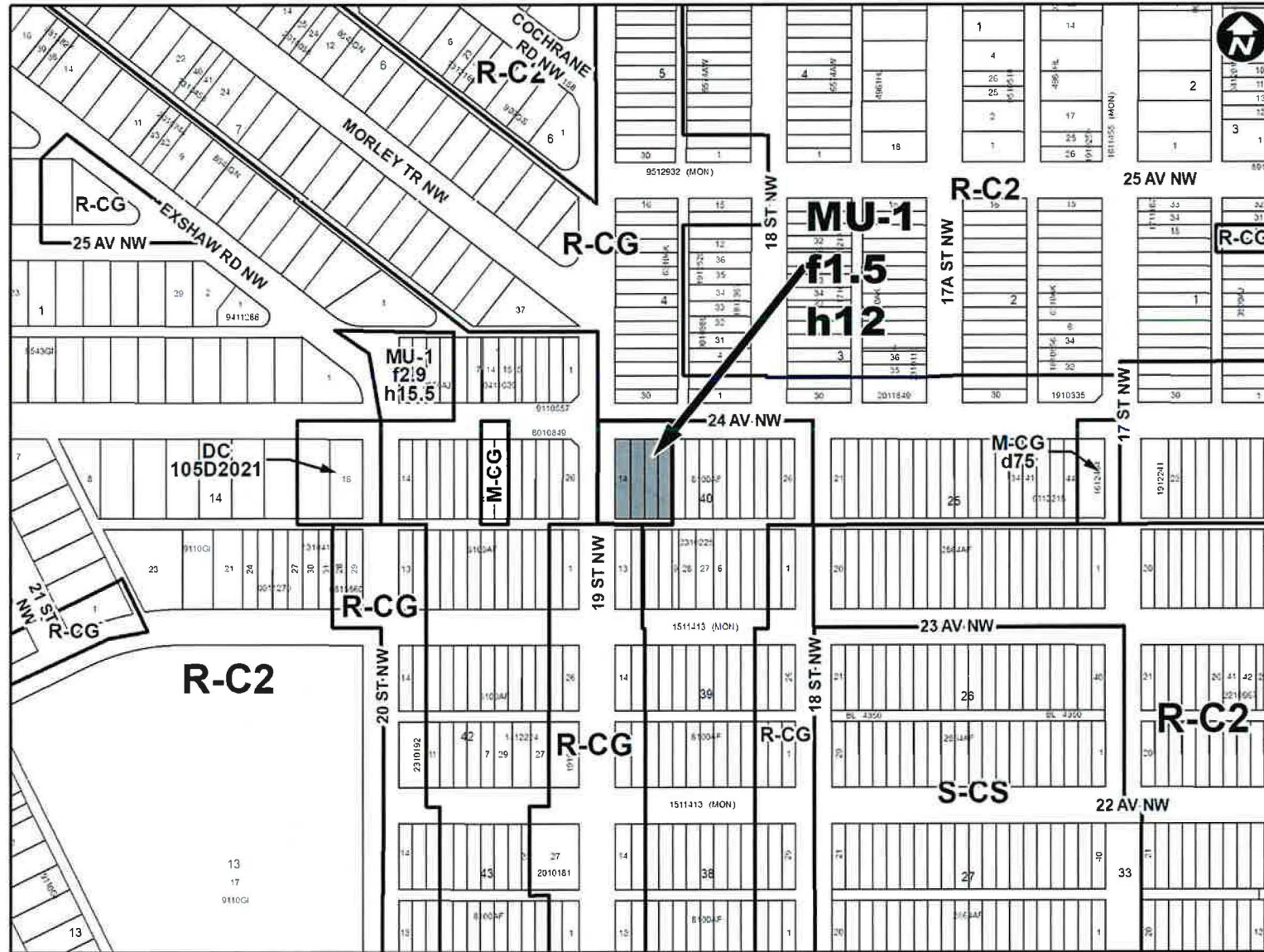
LEGEND
○ Bus Stop

Parcel Size:

**0.14 ha
32m x 44m**

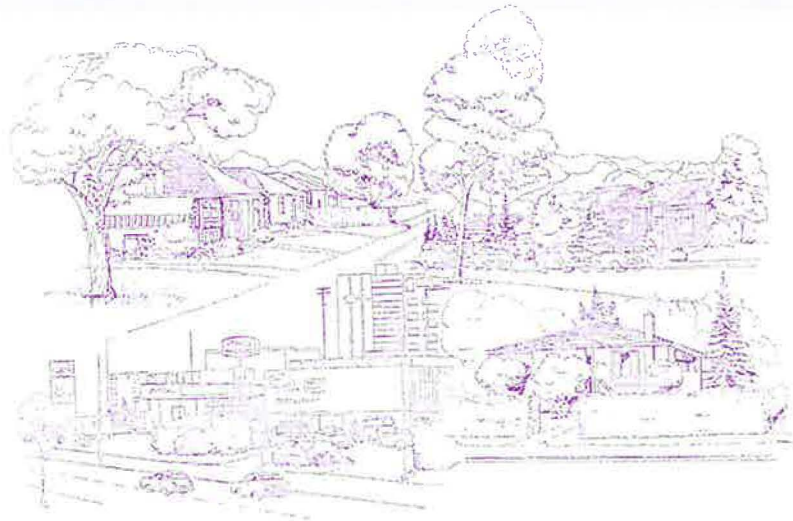
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed MU-1f1.5h12 District:

- Accommodates a mix of commercial and residential uses within a building or multiple buildings
- Max FAR of 1.5
- Max height of 12m



BANFF TRAIL AREA REDEVELOPMENT PLAN

2.1.3.8 *For the sites located at 2022, 2026, 2103 and 2107 – 24 Avenue NW, the following policies apply:*

- a. *Development on these parcels should allow for mixed use development.*
- b. *Commercial uses should primarily front onto 24 Avenue NW and may wrap around the corner to the satisfaction of the Development Authority.*
- c. *Commercial uses should be of a local neighbourhood-scale to the satisfaction of the Development Authority and should be located on the floor closest to grade only.*

Bylaw 5P2020, 6P2020

Proposed Amendment:

In Section 2.1.3 Land Use, subsection 2.1.3.8, delete the first sentence and replace with the following:

“For the sites located at 2022, 2026, 2103 and 2107 – 24 Avenue NW, and 1921 and 1925 – 24 Avenue NW, the following policies apply:”

Calgary Planning Commission's Recommendation:

That Council:

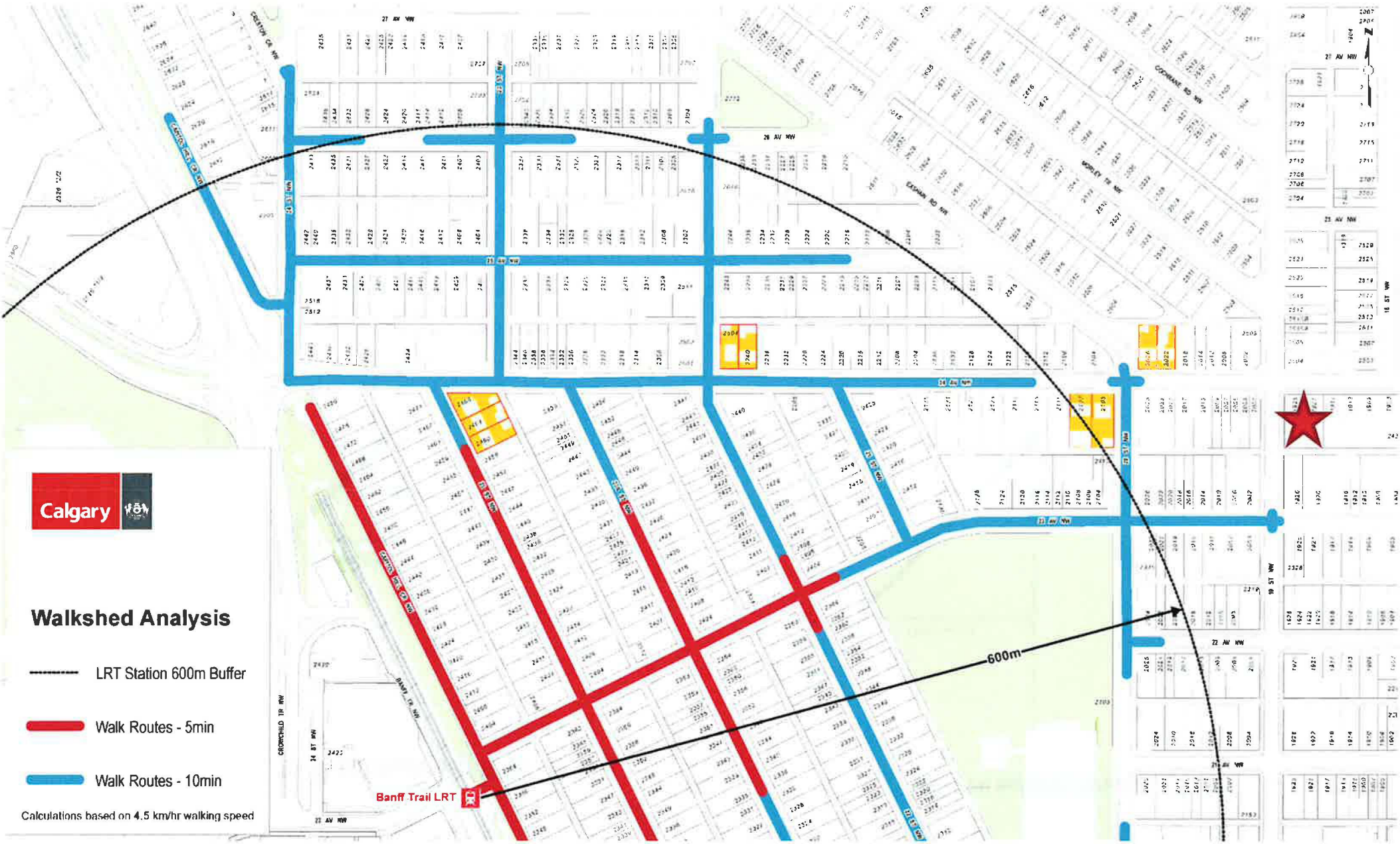
1. Give three readings to **Proposed Bylaw 40P2023** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 112D2023** for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 1921 and 1925 – 24 Avenue NW (Plan 8100AF, Block 40, Lots 14 to 17) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f1.5h12) District.

Supplementary Slides







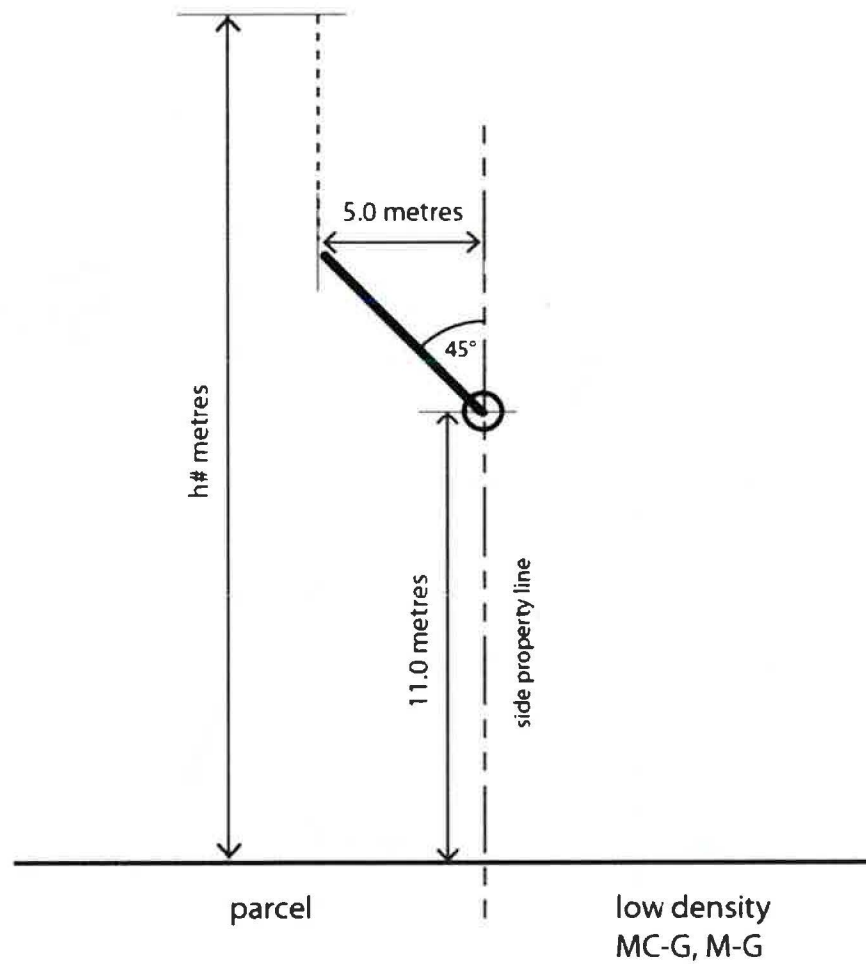


Walkshed Analysis

- LRT Station 600m Buffer
- Walk Routes - 5min
- Walk Routes - 10min

Calculations based on 4.5 km/hr walking speed

1371 (2) Building Height



1371 (4) Building Height

