



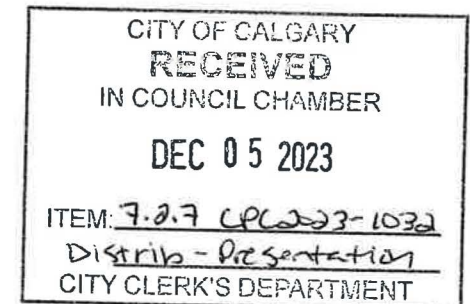
# Public Hearing of Council

Agenda Item: 7.2.7



## LOC2023-0182 / CPC2023-1032 Policy and Land Use Amendment

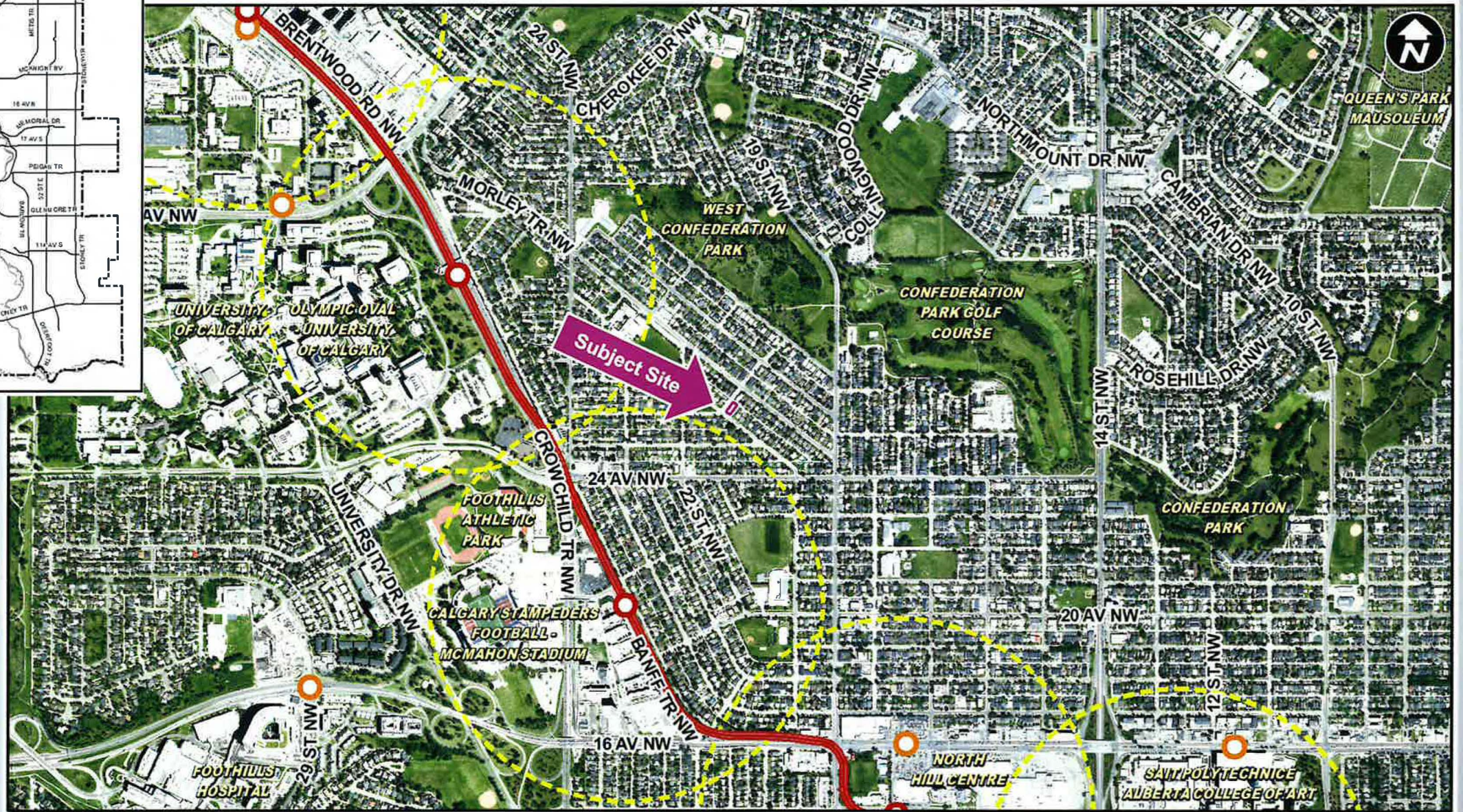
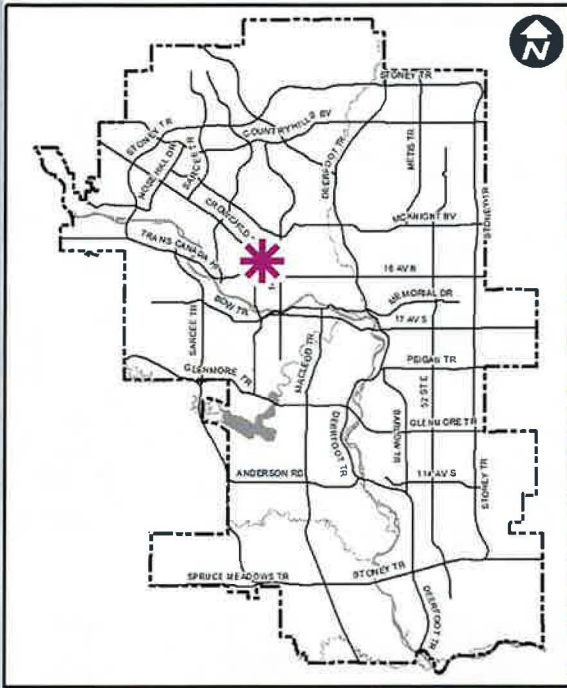
December 5, 2023



## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 86P2023** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 248D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2015 – 26 Avenue NW (Plan 8543GN, Block 7, Lot 16 from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) 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

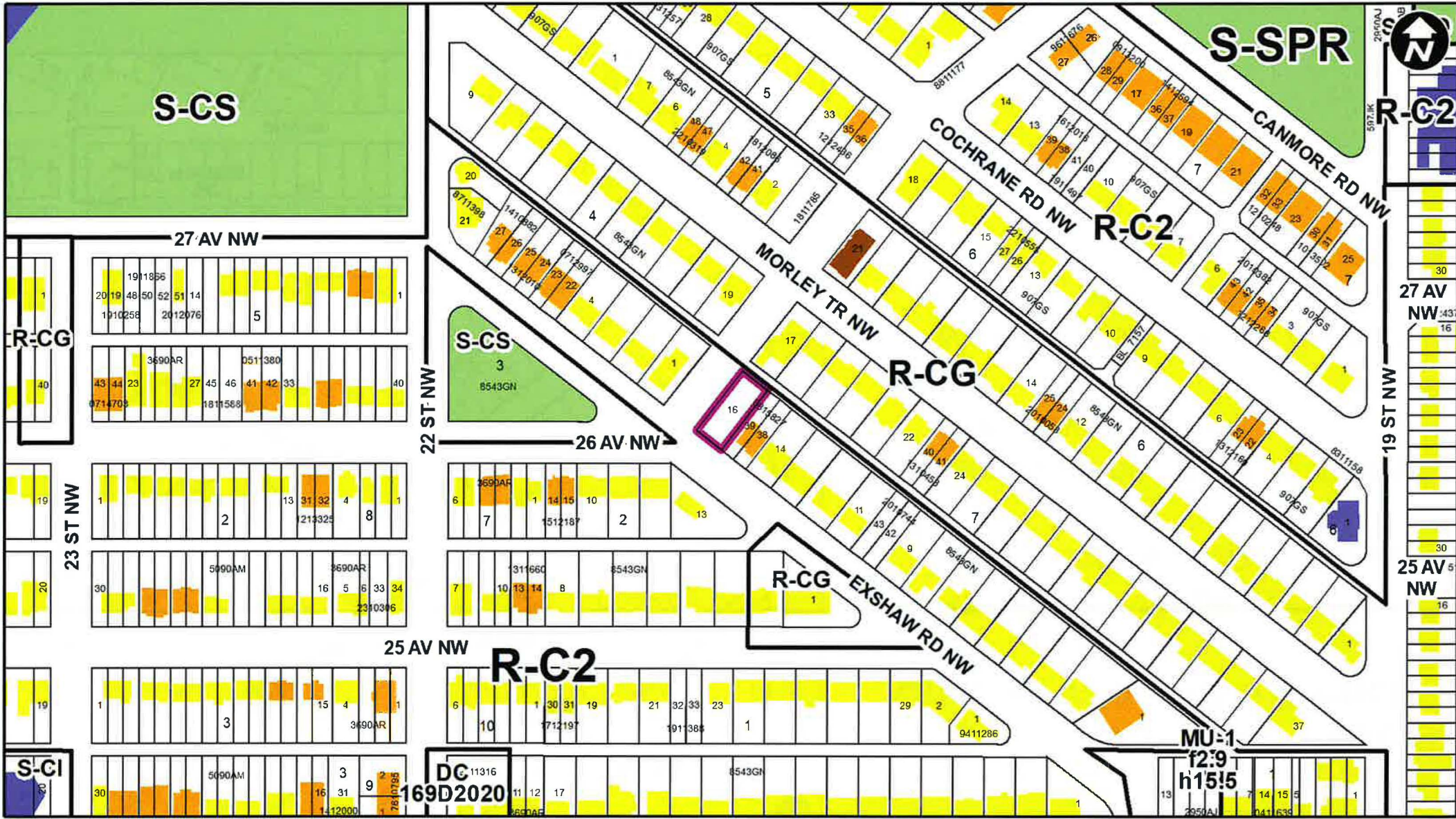
Parcel Size:

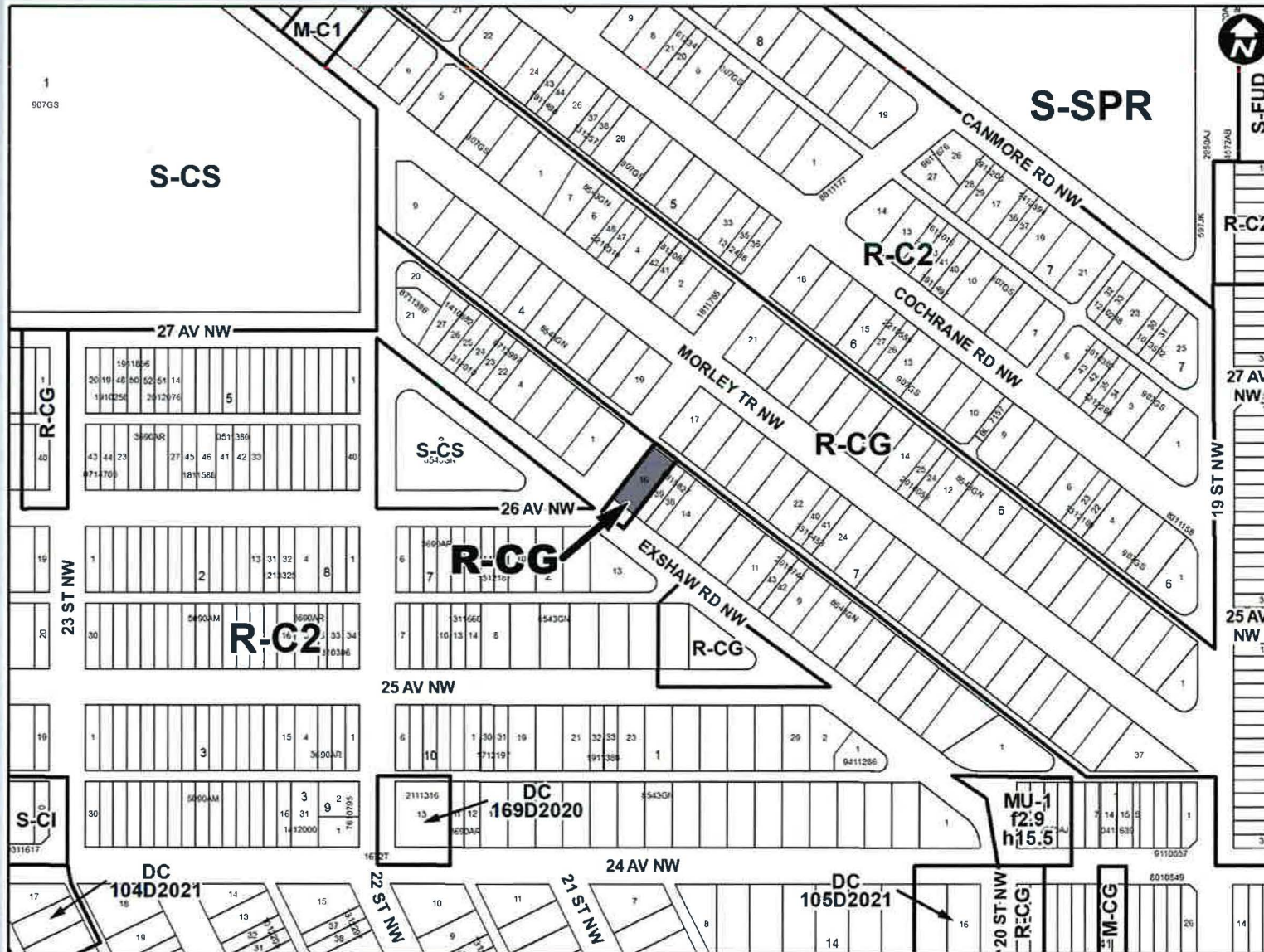
0.06 ha

15m x 36m

# Surrounding Land Use

- 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 Residential – Grade-Oriented Infill (R-CG) District:

- Allows for a range of low-density forms up to rowhouses
- Maximum height of 11 metres (3 storeys)
- Maximum density 75 units/ha (4 units, plus suites)



Figure 2: Land Use Plan

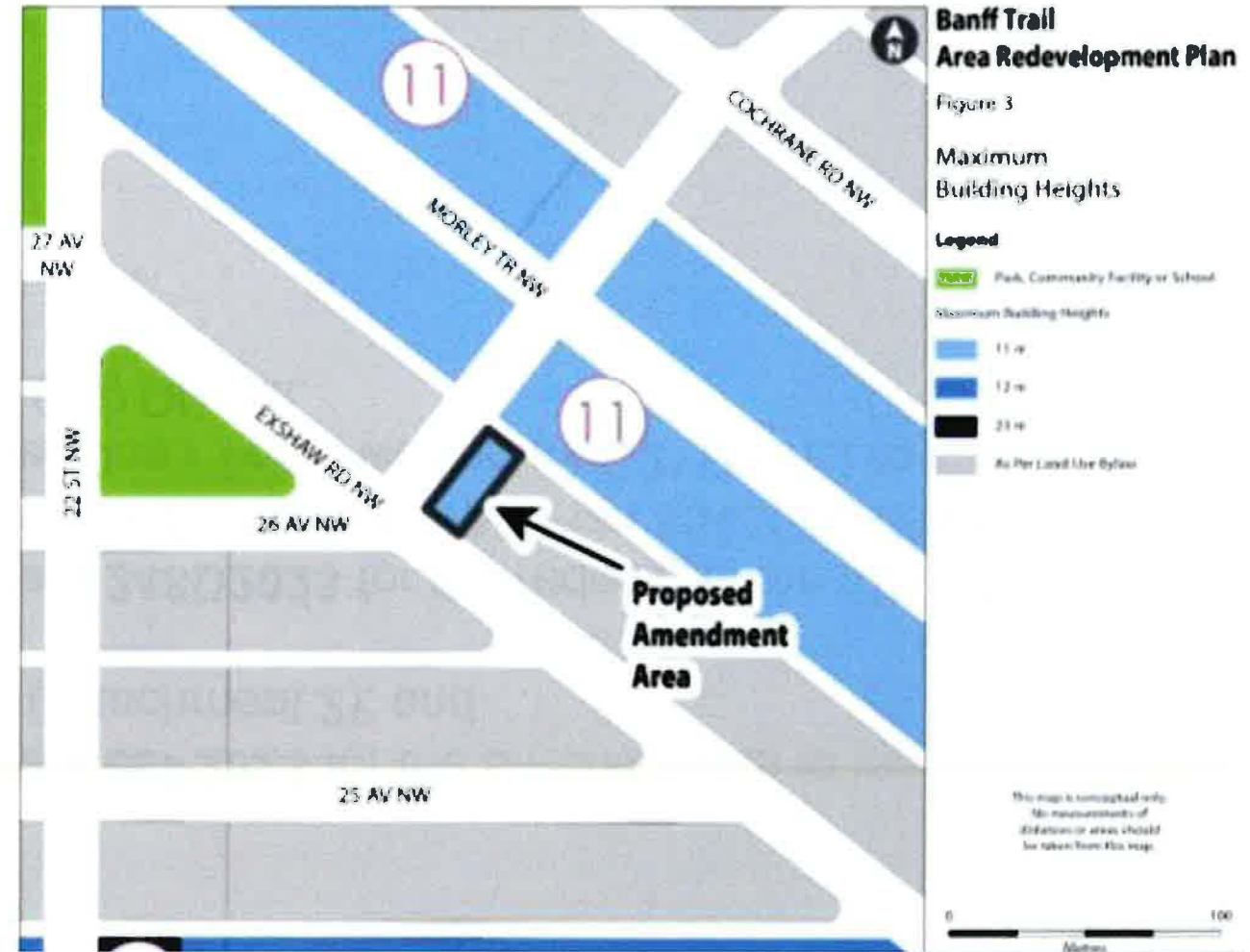


Figure 3: Maximum Building Heights

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## Supplementary Slides

View from 26 Avenue looking east



View of rear lane looking east



# Existing Land Use Map 12

