



Public Hearing of Council

Agenda Item: 7.2.13



LOC2023-0331 / CPC2024-0143 Policy and Land Use Amendment

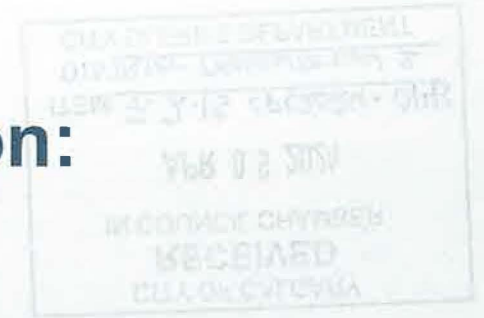
April 9, 2024

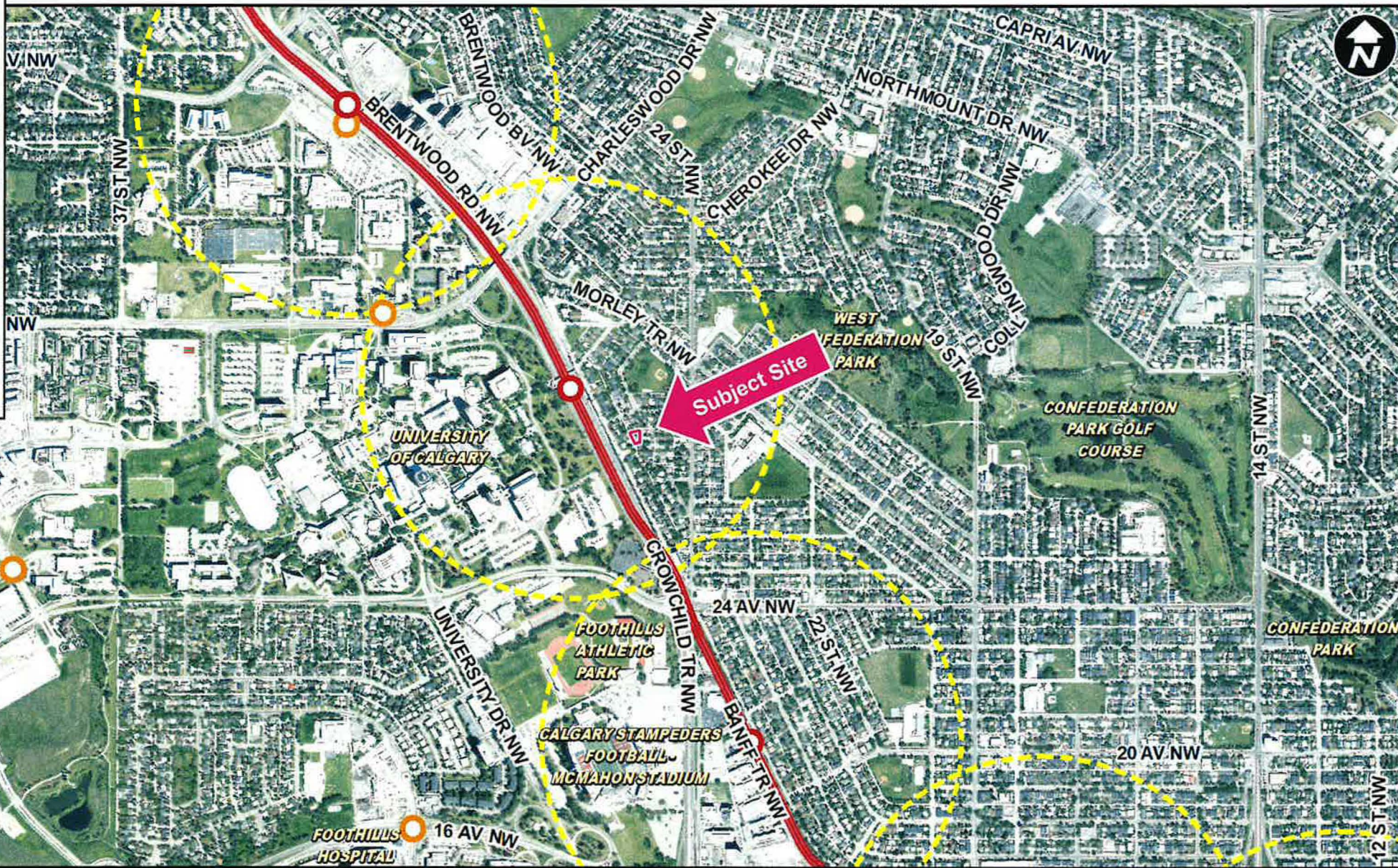
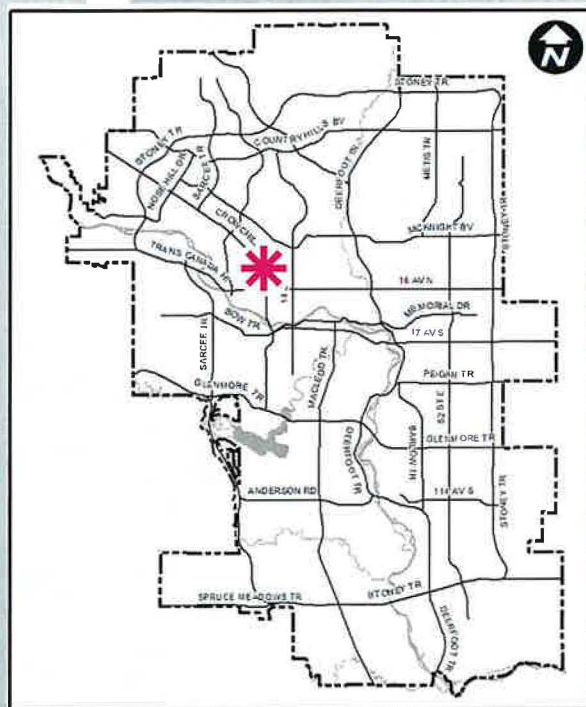
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.13 CPC2024-0143
DISTRIB-PRESENTATION 2
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

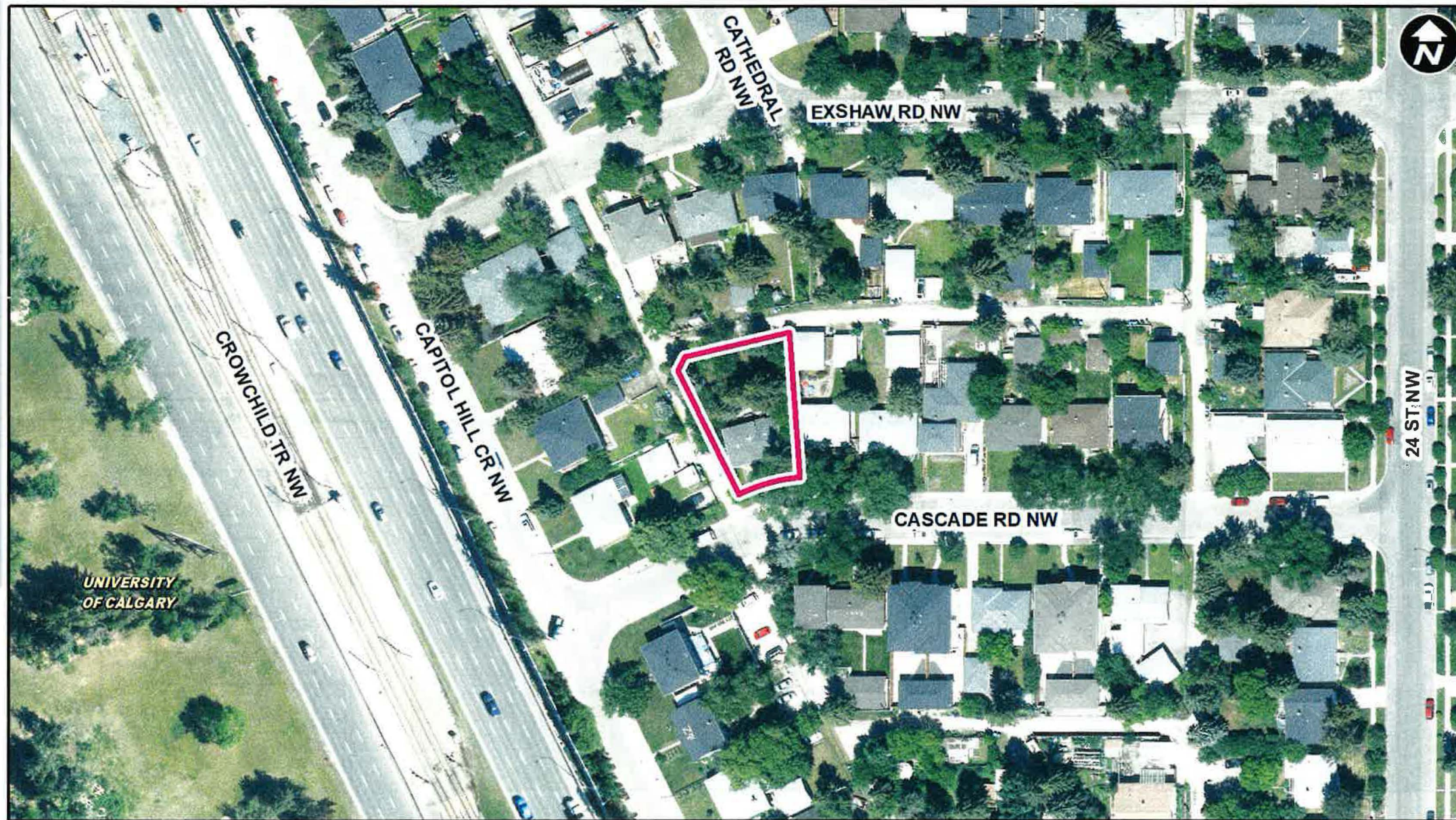
1. Give three readings to **Proposed Bylaw 15P2024** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2).
2. Give three readings to **Proposed Bylaw 98D2024** for the redesignation of 0.08 ± (0.19 acres ±) located at 3432 Cascade Road NW (Plan 2846GW, Block 4, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) 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



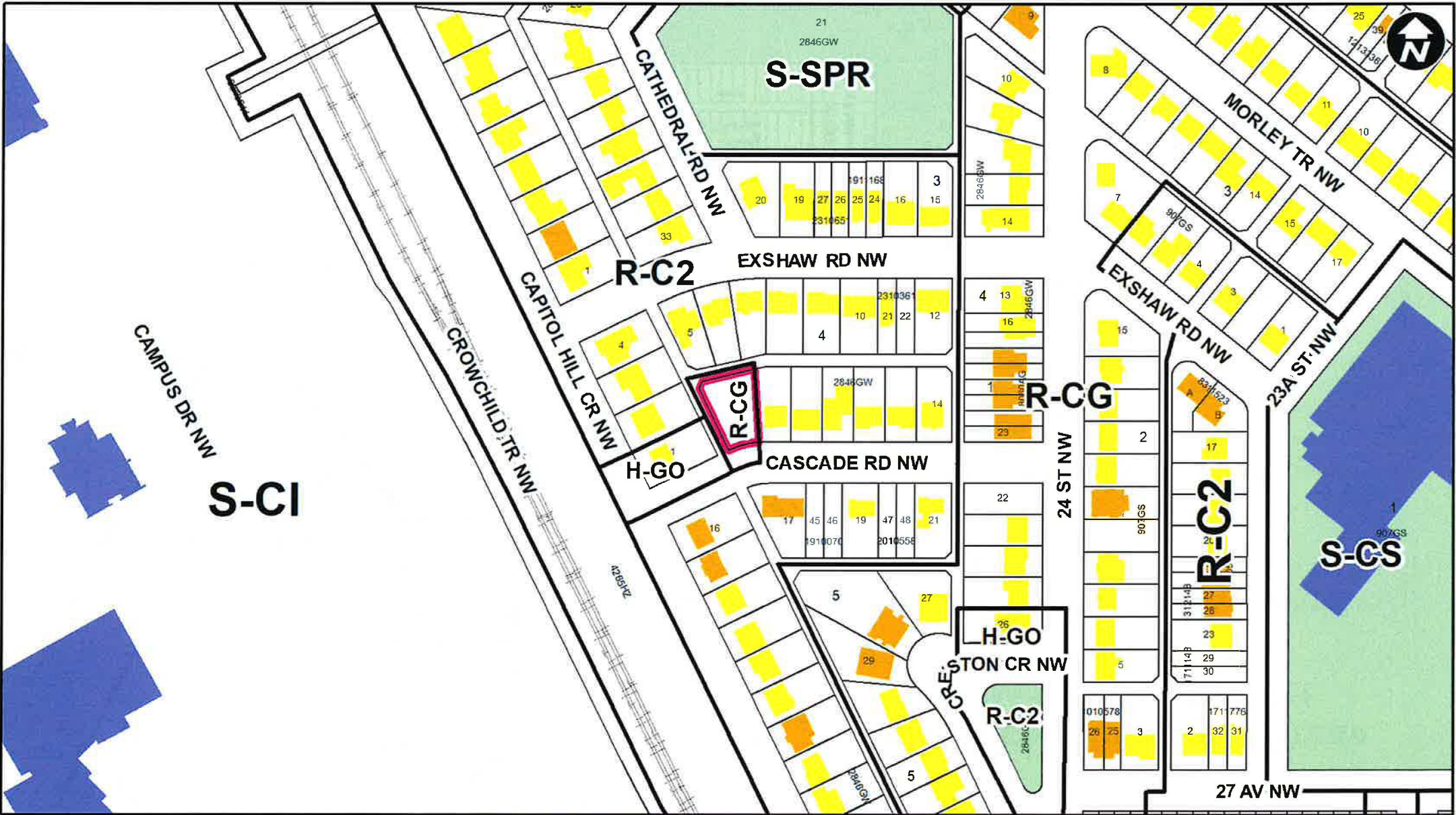
Parcel Size:

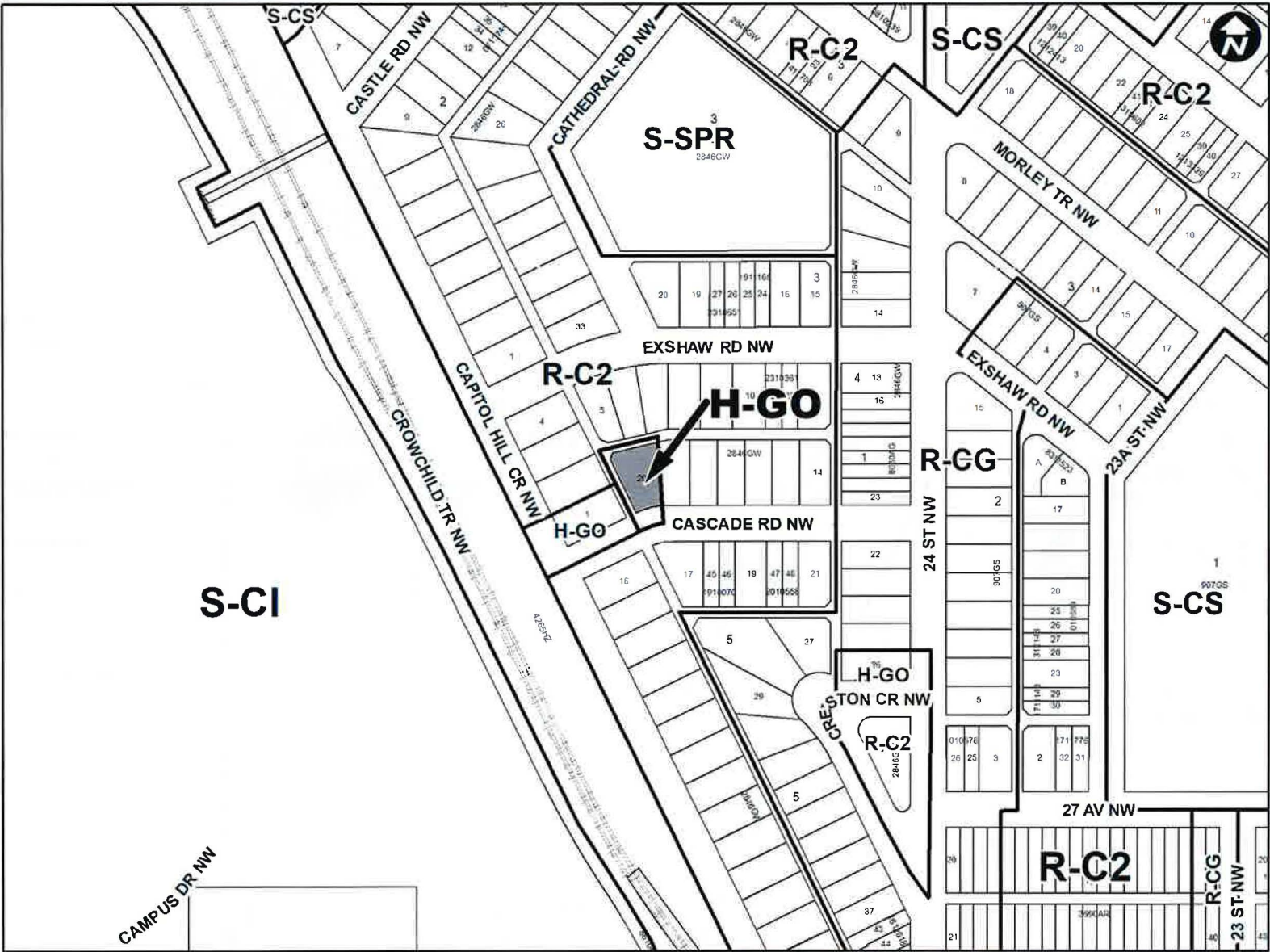
0.08 ha

19m x 32m

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 Housing – Grade Oriented (H-GO) District:

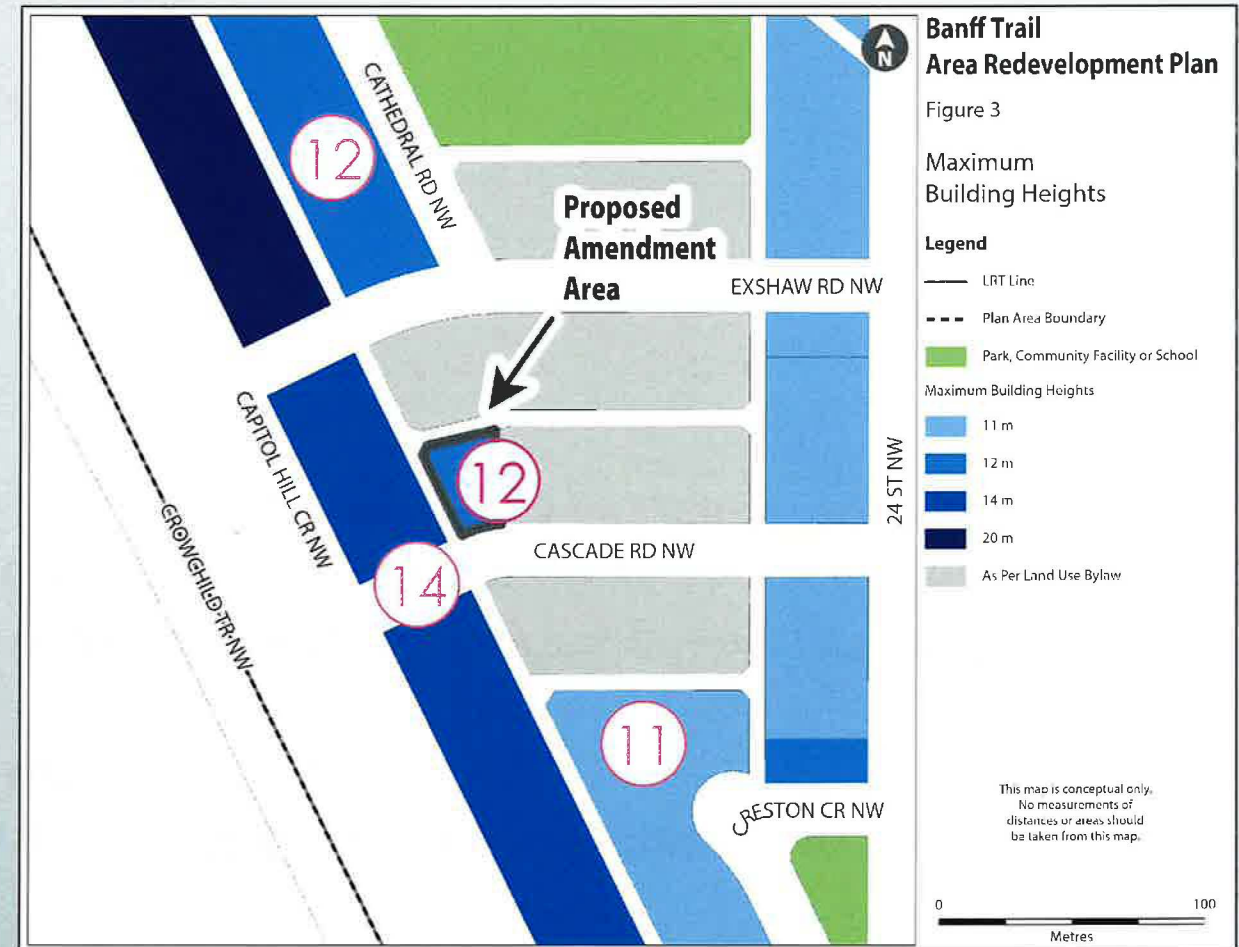
- Maximum building height of 12.0 metres
- Maximum floor area ratio (FAR) of 1.5
- Allows for a variety of attached, stacked or clustered units

Proposed Amendments to the Banff Trail Area Redevelopment Plan



Current – Low Density Rowhouse

Proposed – Medium Density Low-Rise



Current – As Per Land Use Bylaw

Proposed – 12 m

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Supplementary Slides





This application is in alignment with the Land Use Bylaw's H-GO location criteria. The site is:

- Located in the Inner City, as identified on the Urban Structure Map of the MDP.
- Within 600 metres of an existing LRT platform.
- Within 200 metres of primary transit service.