



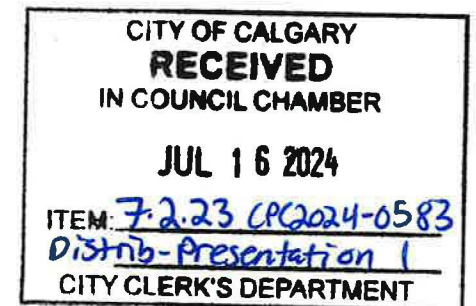
# Public Hearing of Council

Agenda Item: 7.2.23



## LOC2024-0033 / CPC2024-0583 Land Use and Policy Amendment

July 16, 2024





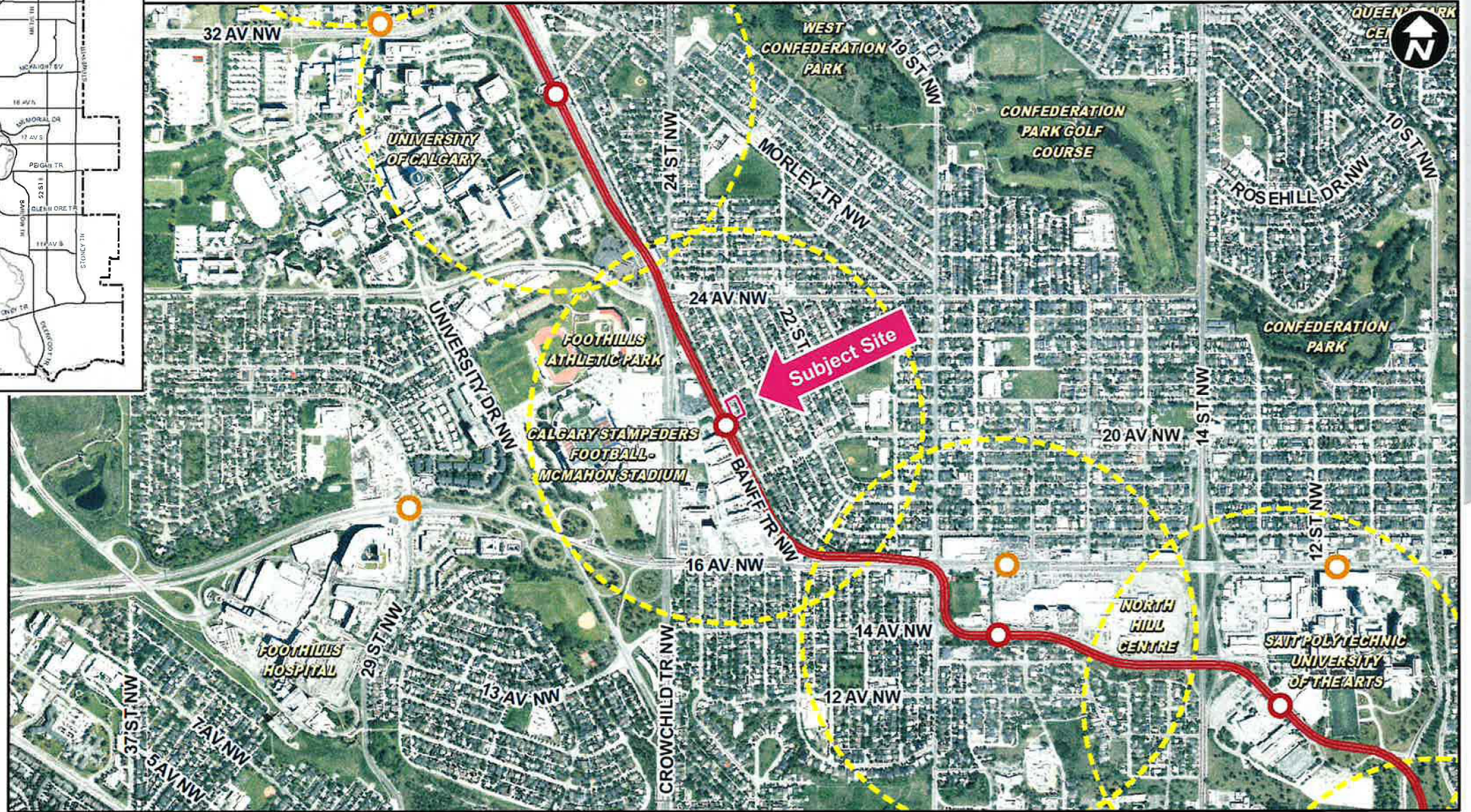
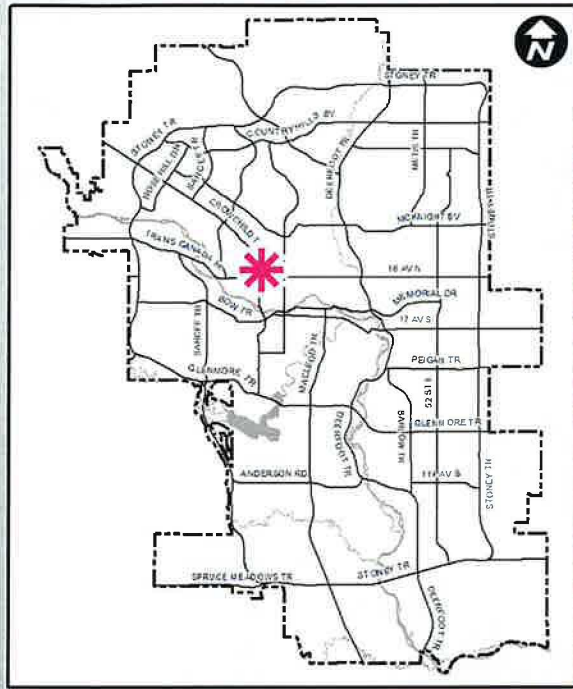
## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 53P2024** for the amendment to the Banff Trail Area Redevelopment Plan; and
2. Give three readings to **Proposed Bylaw 202D2024** for the redesignation of 0.22 hectares  $\pm$  (0.54 acres  $\pm$ ) located at 2352, 2356 and 2364 Capitol Hill Crescent NW (Plan 9110GI, Block 3, Lots 13 to 16) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to accommodate a mixed use development, with guidelines.







**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





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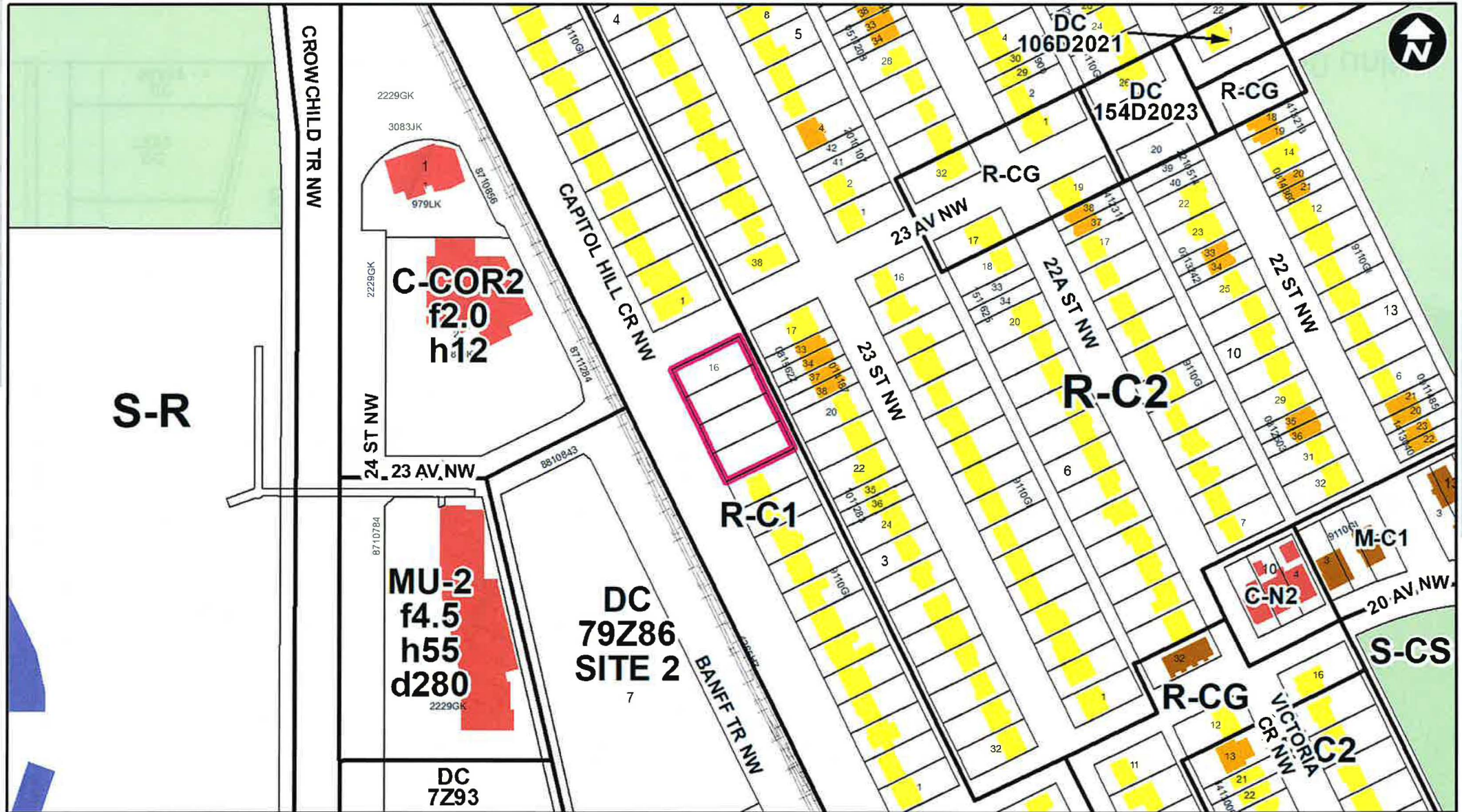
Parcel Size:

0.22 ha  
61m x 36m

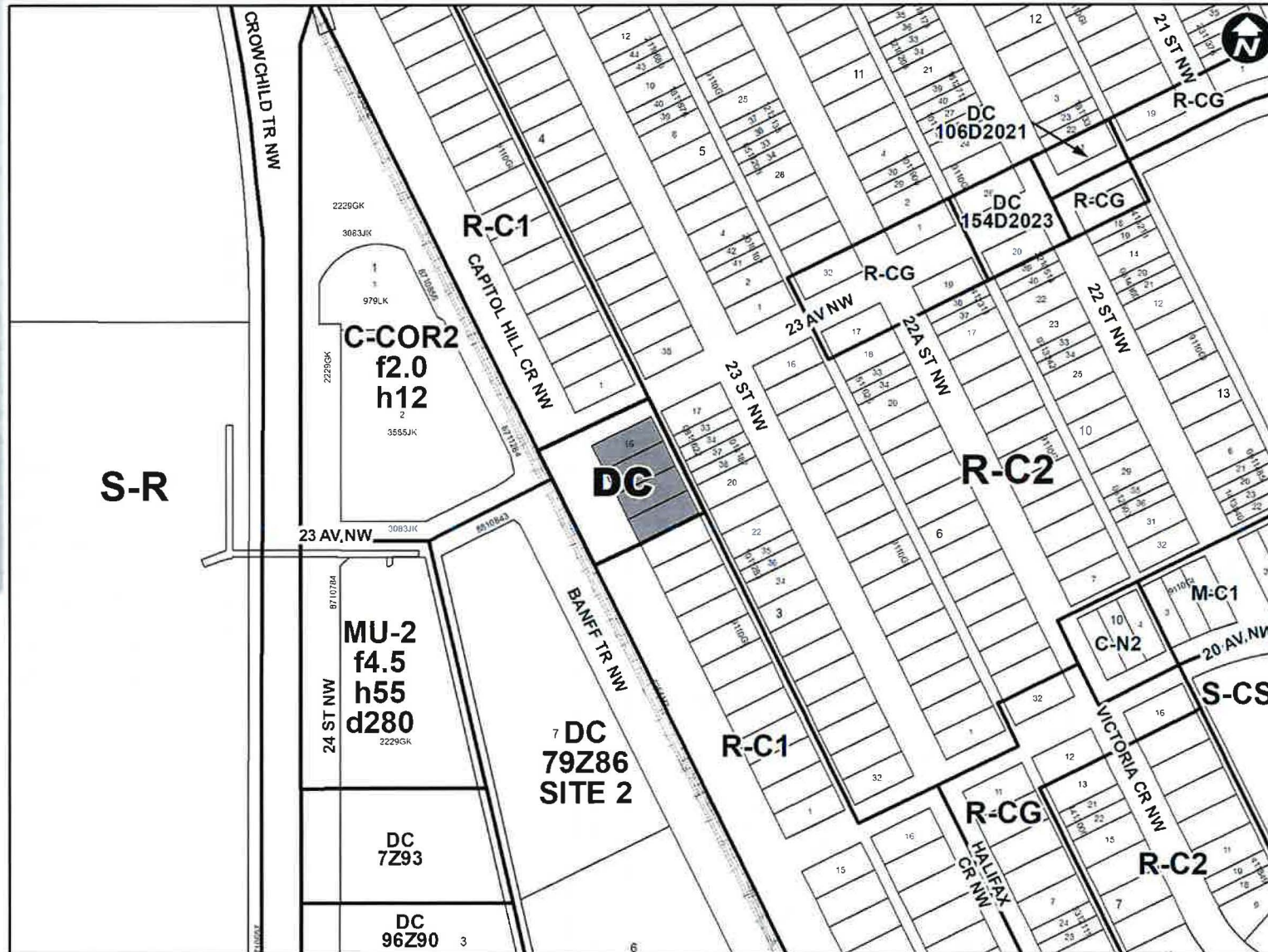


**LEGEND**

- 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 Direct Control (DC) District:

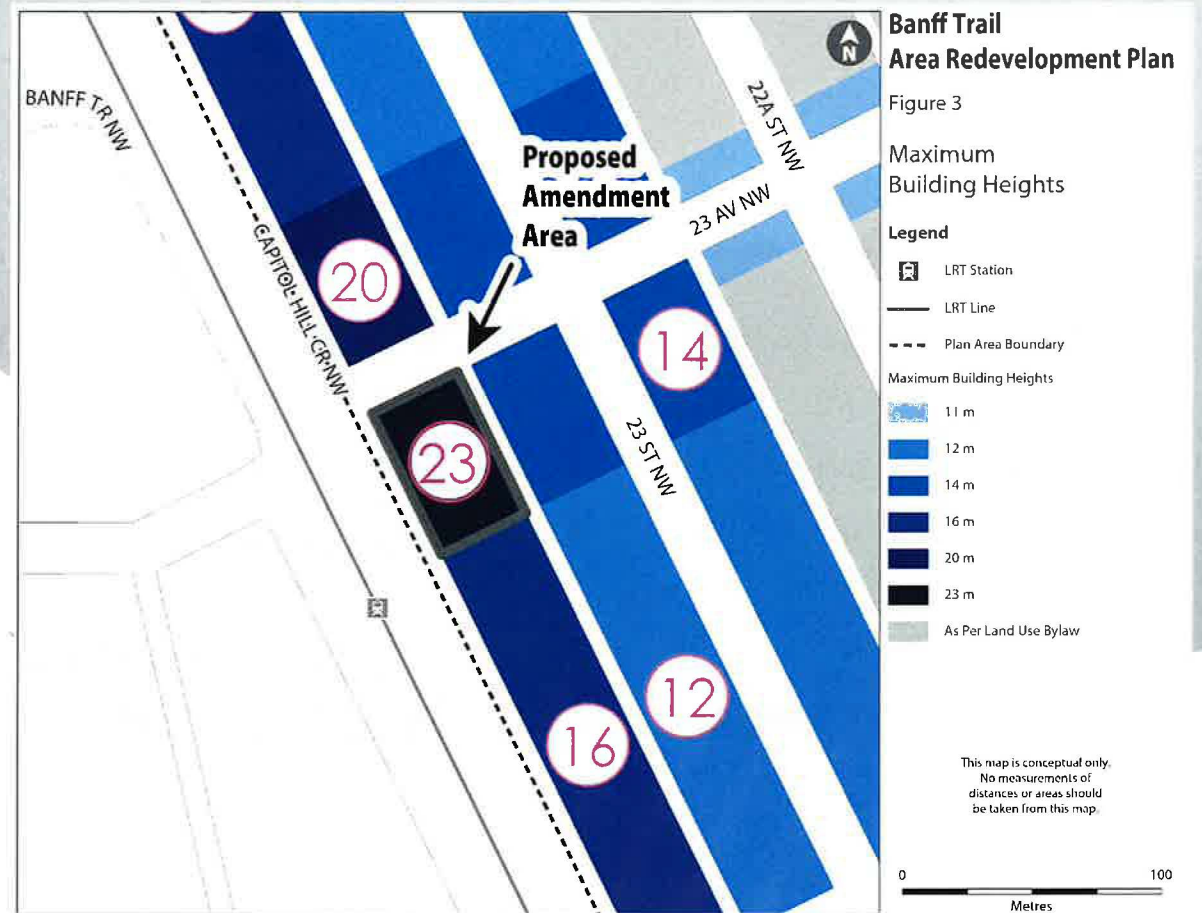
- Based on the Mixed Use – General (MU-1) District
- Removes the use of Dwelling Unit and adds the use of Multi-Residential Development
- Maximum building height 23 metres (6 storeys)
- Maximum floor area ratio (FAR) 4.0
- Minimum density of 150 units per hectare (33 units)



# Amendment to the Banff Trail Area Redevelopment Plan

The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:

- (a) Amend existing Figure 3 entitled 'Maximum Building Heights' by changing 0.22 hectares ± (0.54 acres ±) located at 2352, 2356 and 2364 Capitol Hill Crescent NW (Plan 9110GI, Block 3, Lots 13 to 16) from '20 m' to '23 m' as generally illustrated in the sketch:





## Calgary Planning Commission's Recommendation:

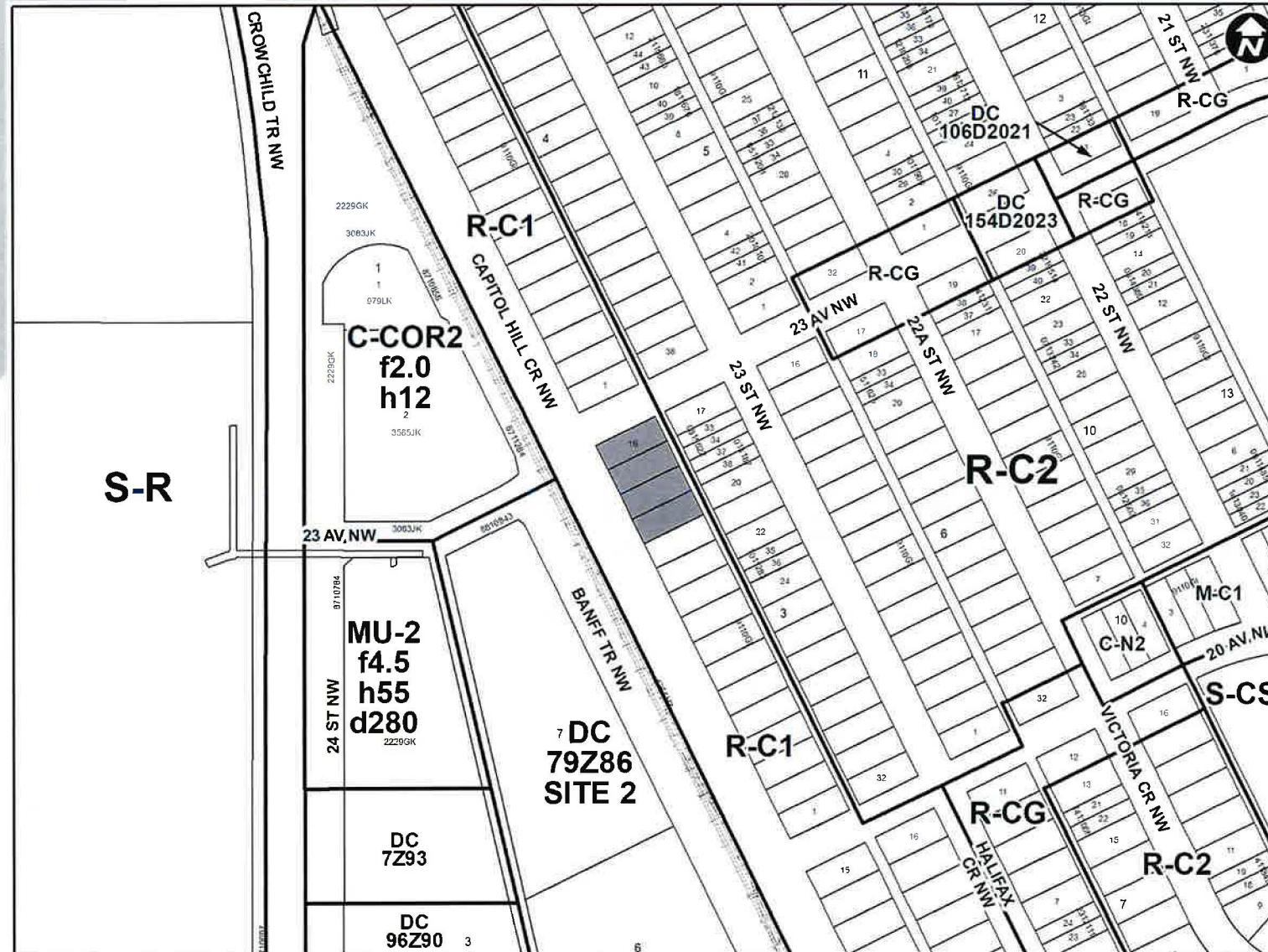
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## Supplementary Slides



















20 metre building height

23 metre building height

20-Metre Building Height in Current Low-Density Context

Proposed 23-Metre Building Height in Current Low-Density Context



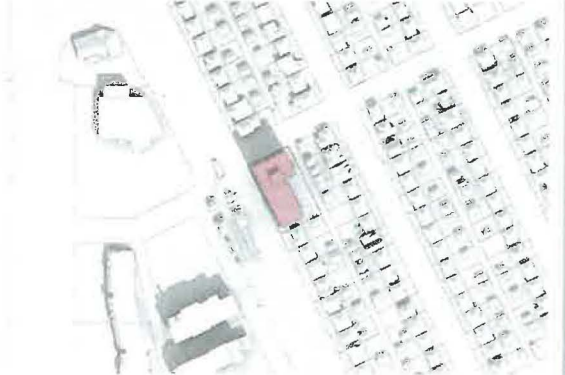
March 21, 9:00 am



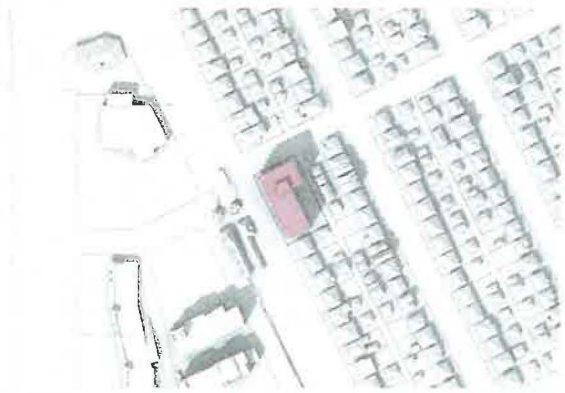
March 21, 12:00 pm



March 21, 9:00 am



March 21, 12:00 pm



March 21, 3:00 pm



March 21, 3:00 pm

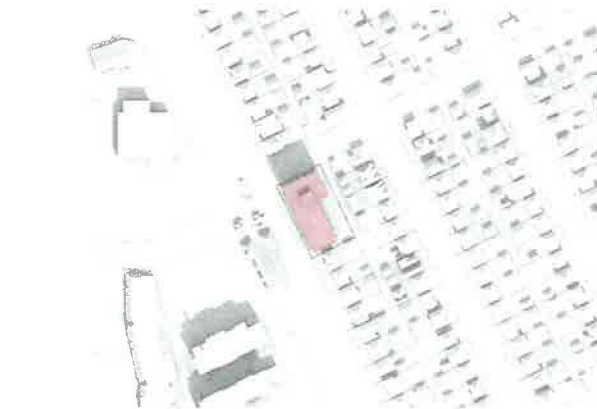


## 20 metre building height

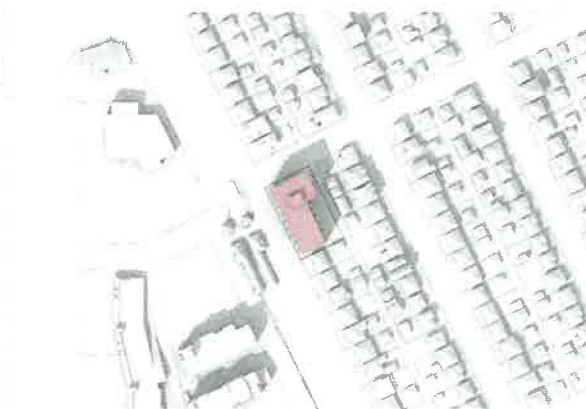
20-Metre Building Height in Current Low-Density Context



September 21, 9:00 am



September 21, 12:00 pm



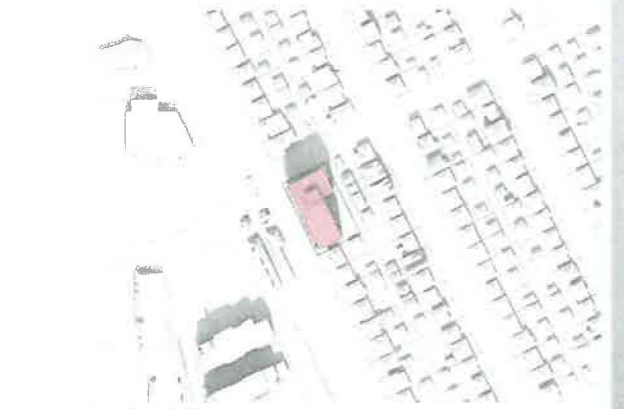
September 21, 3:00 pm

## 23 metre building height

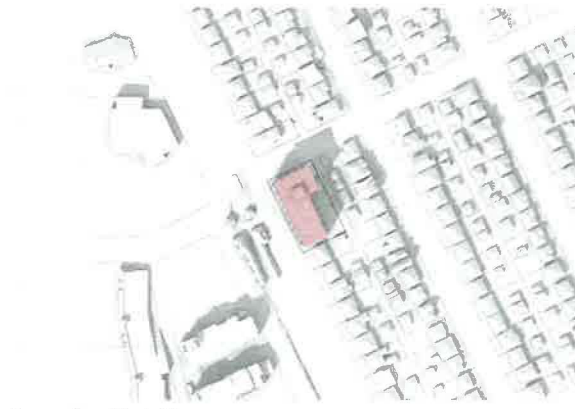
Proposed 23-Metre Building Height in Current Low-Density Context



September 21, 9:00 am



September 21, 12:00 pm



September 21, 3:00 pm