



Public Hearing of Council

Agenda Item: 7.1.1



LOC2023-0269 / CPC2023-1225 Policy and Land Use Amendment

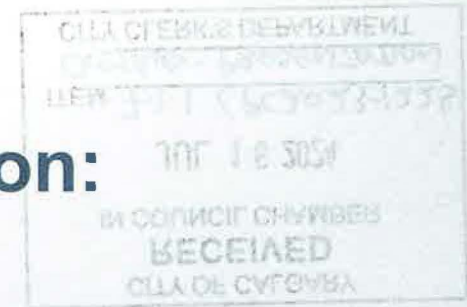
July 16, 2024

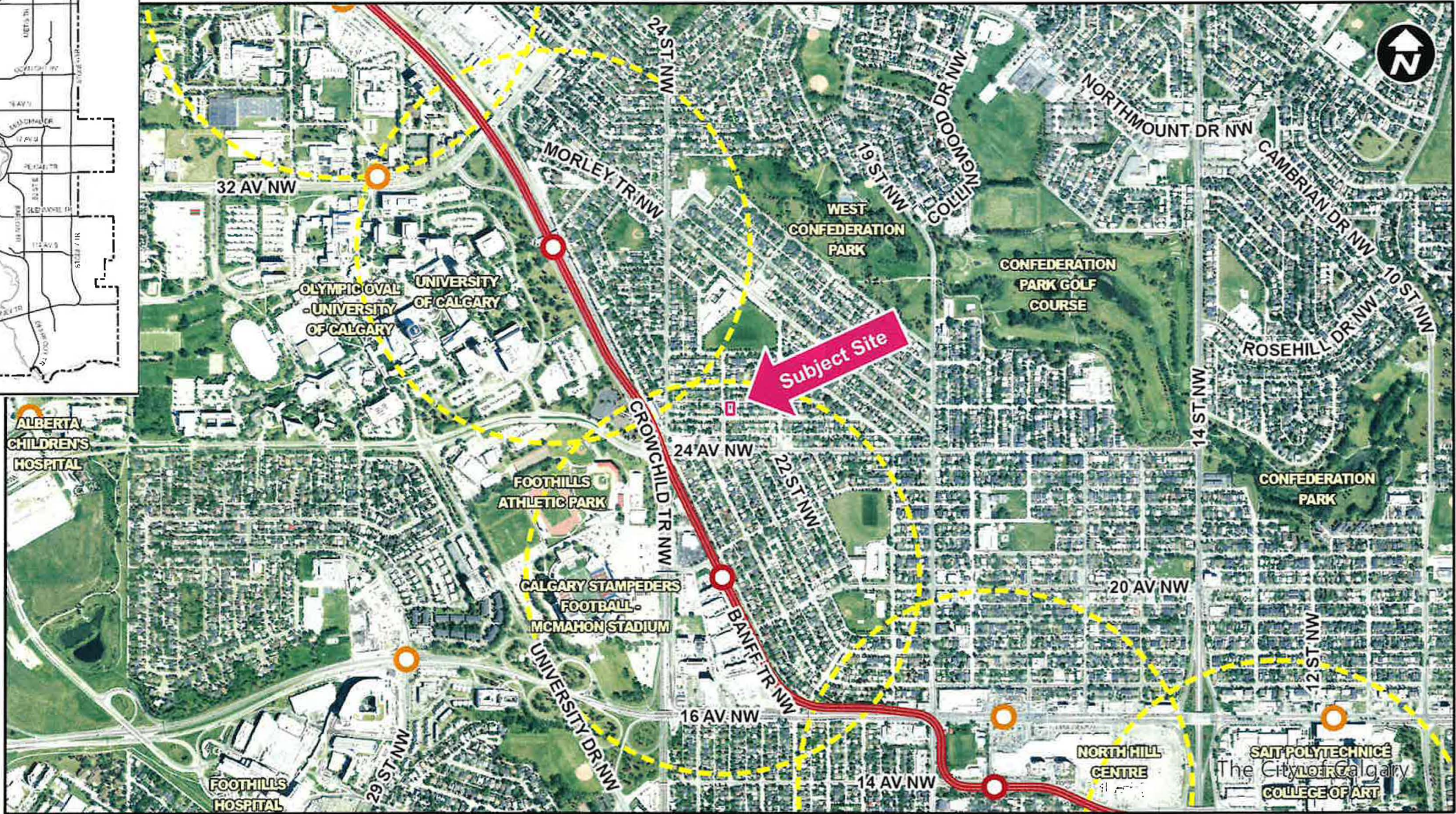
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.1.1 CPC2023-1225
DISTRIB - PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 26P2024** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 140D2024** for the redesignation of 0.08 hectare \pm (0.21 acre \pm) located at 2338 – 25 Avenue NW (Plan 5090AM, Block 2, Lots 28 to 30) from Residential – Contextual One / Two Dwelling (R-C2) 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

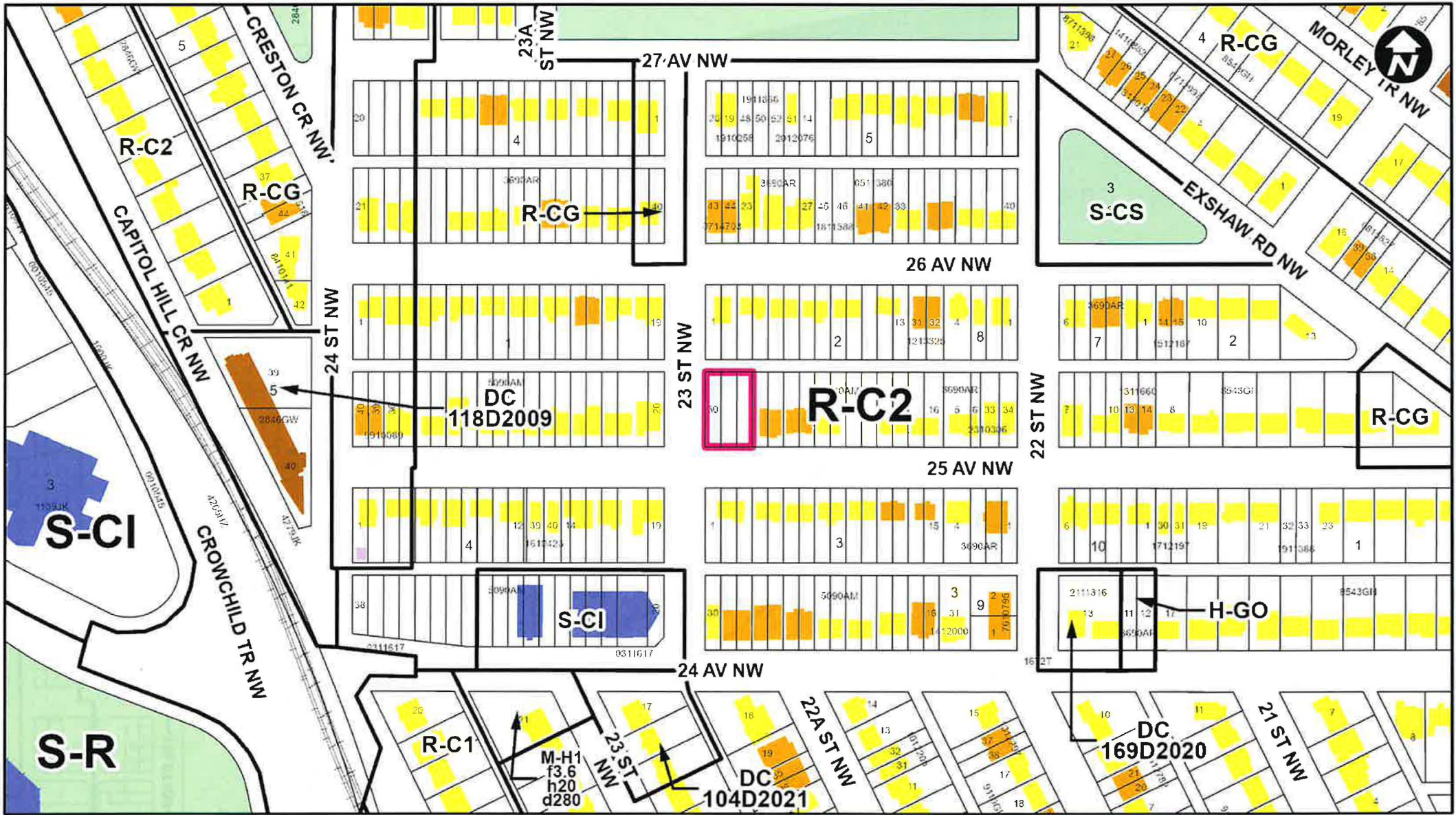


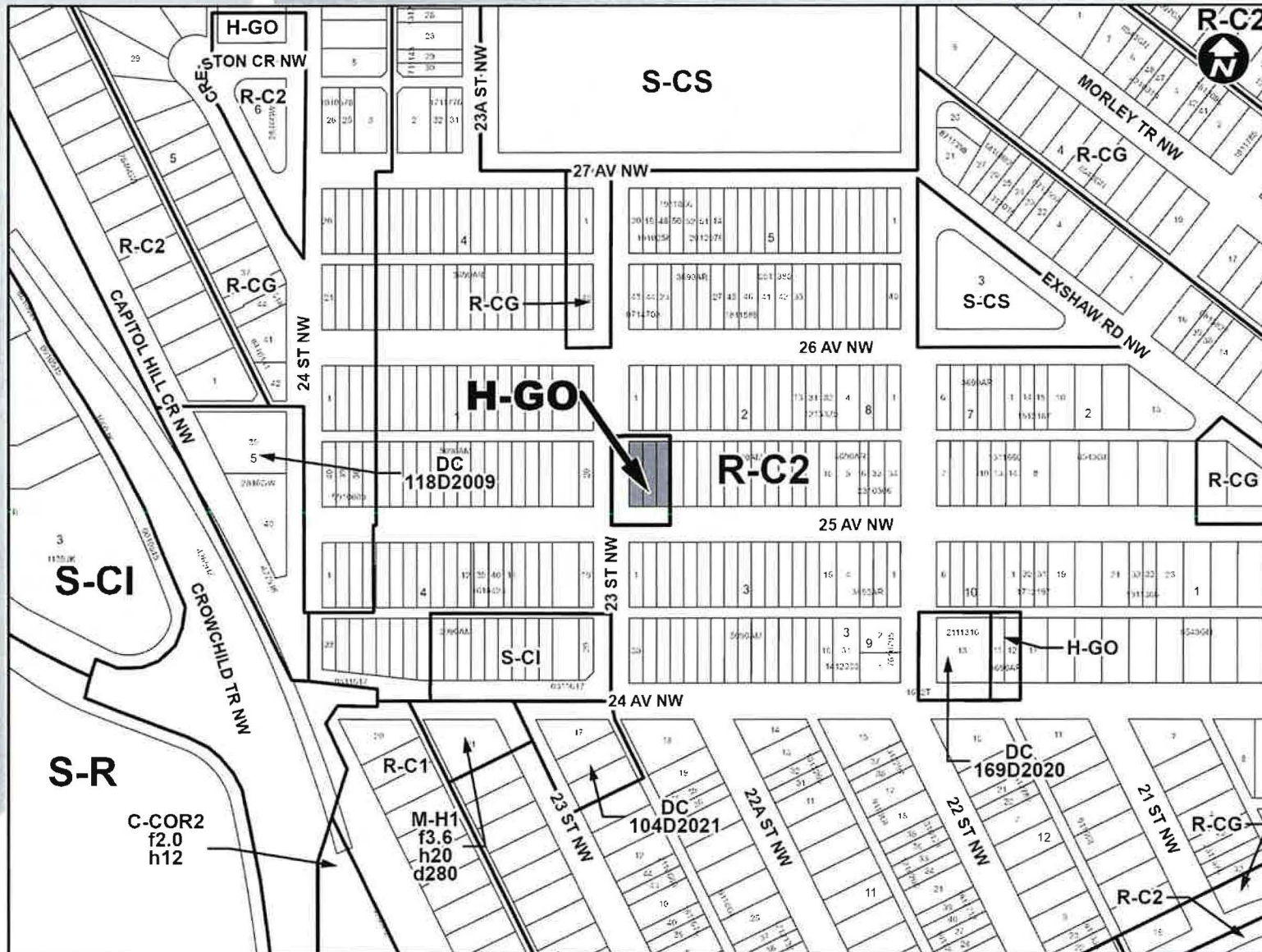
Parcel Size:

0.08 ha
23m 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



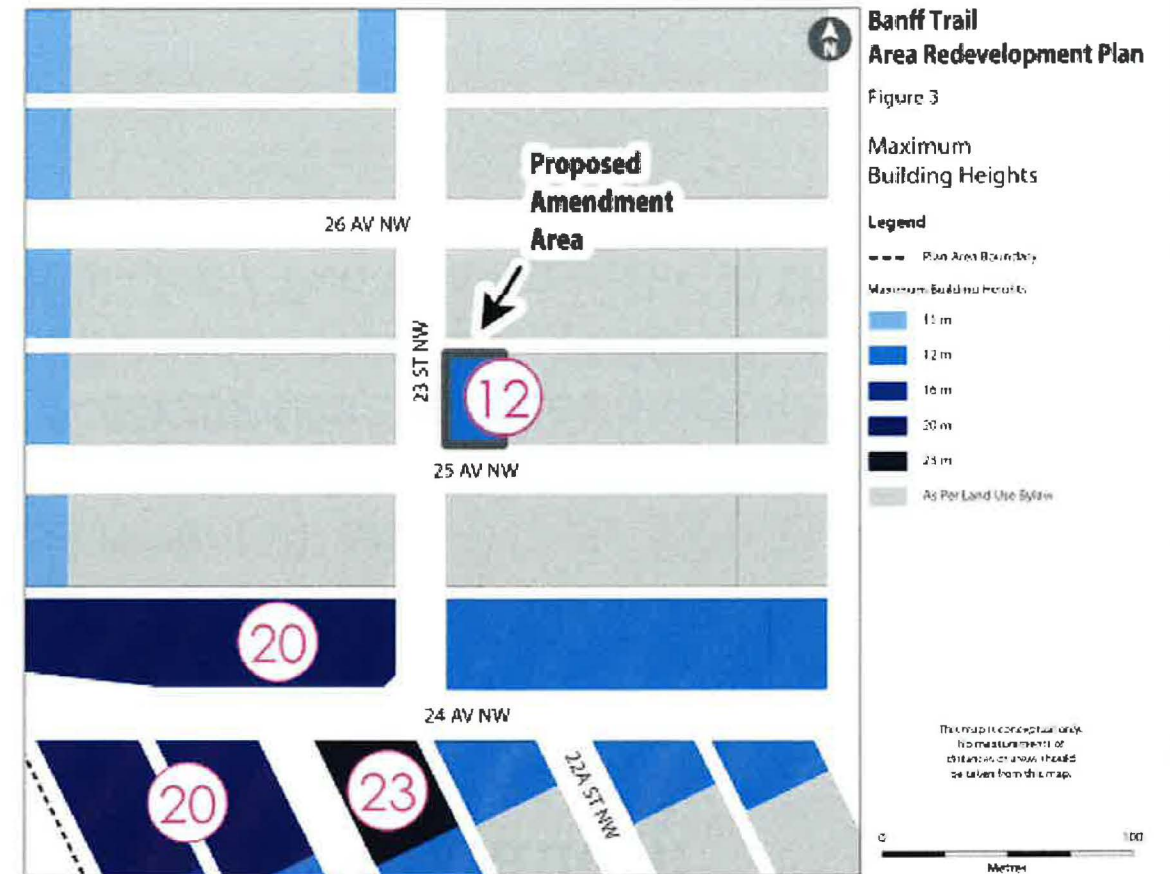


Proposed Housing – Grade Oriented (H-GO) District:

- Accommodates grade-oriented development
- Consistent with low density residential districts
- Maximum height - 12 metres
- Maximum Floor Area Ratio (FAR) – 1.5

1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
 - (a) Amend Figure 2 entitled 'Land Use Plan' by changing 0.08 hectares \pm (0.21 acres \pm) located at 2338 – 25 Avenue NW (Plan 5090AM, Block 2, Lots 28 to 30) from 'Low Density Residential' to 'Medium Density Low-Rise' as generally illustrated in the sketch below:

- (b) Amend Figure 3 entitled 'Maximum Building Heights' by changing 0.08 hectares \pm (0.21 acres \pm) located at 2338 – 25 Avenue NW (Plan 5090AM, Block 2, Lots 28 to 30) from 'As Per Land Use Bylaw' to '12 m' as generally illustrated in the sketch below:



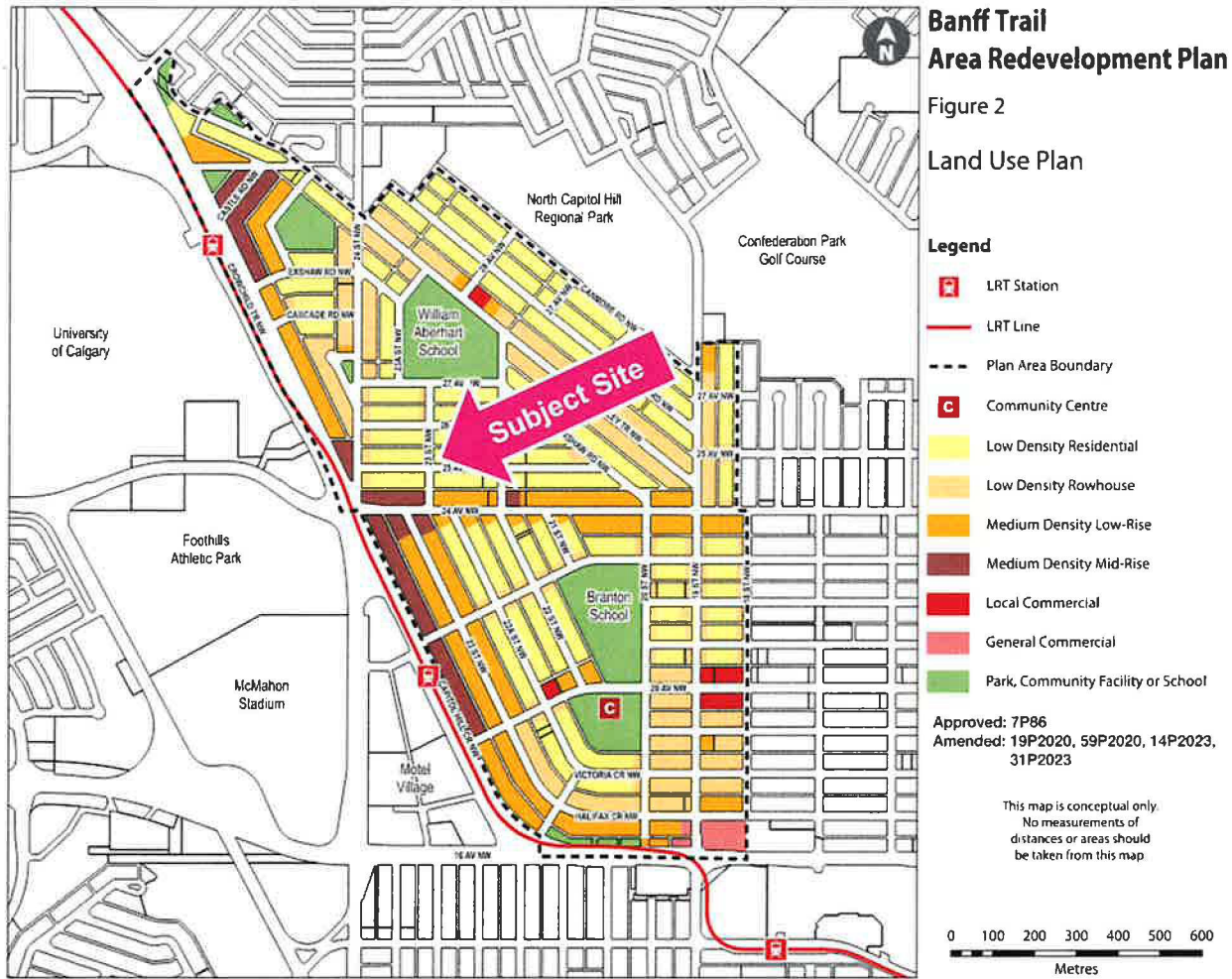
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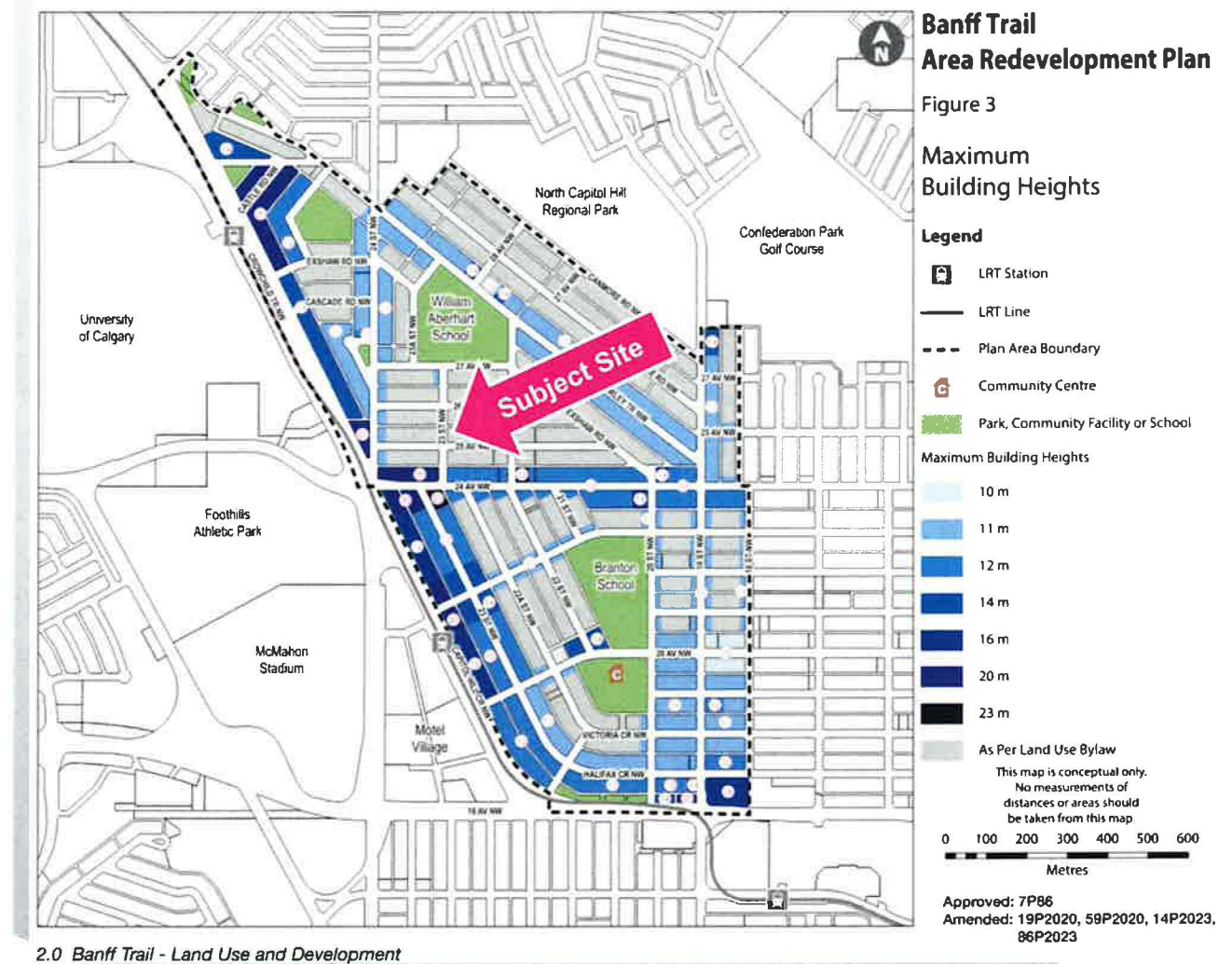
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Supplementary Slides





2.0 Banff Trail - Land Use and Development



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