



LOC2024-0193 / CPC2024-1057 Land Use Amendment

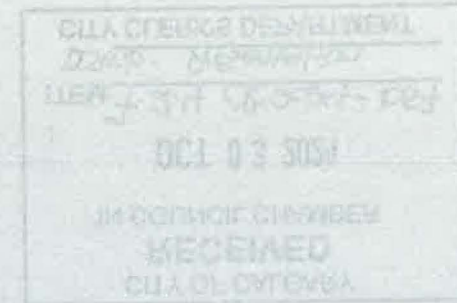
October 3, 2024

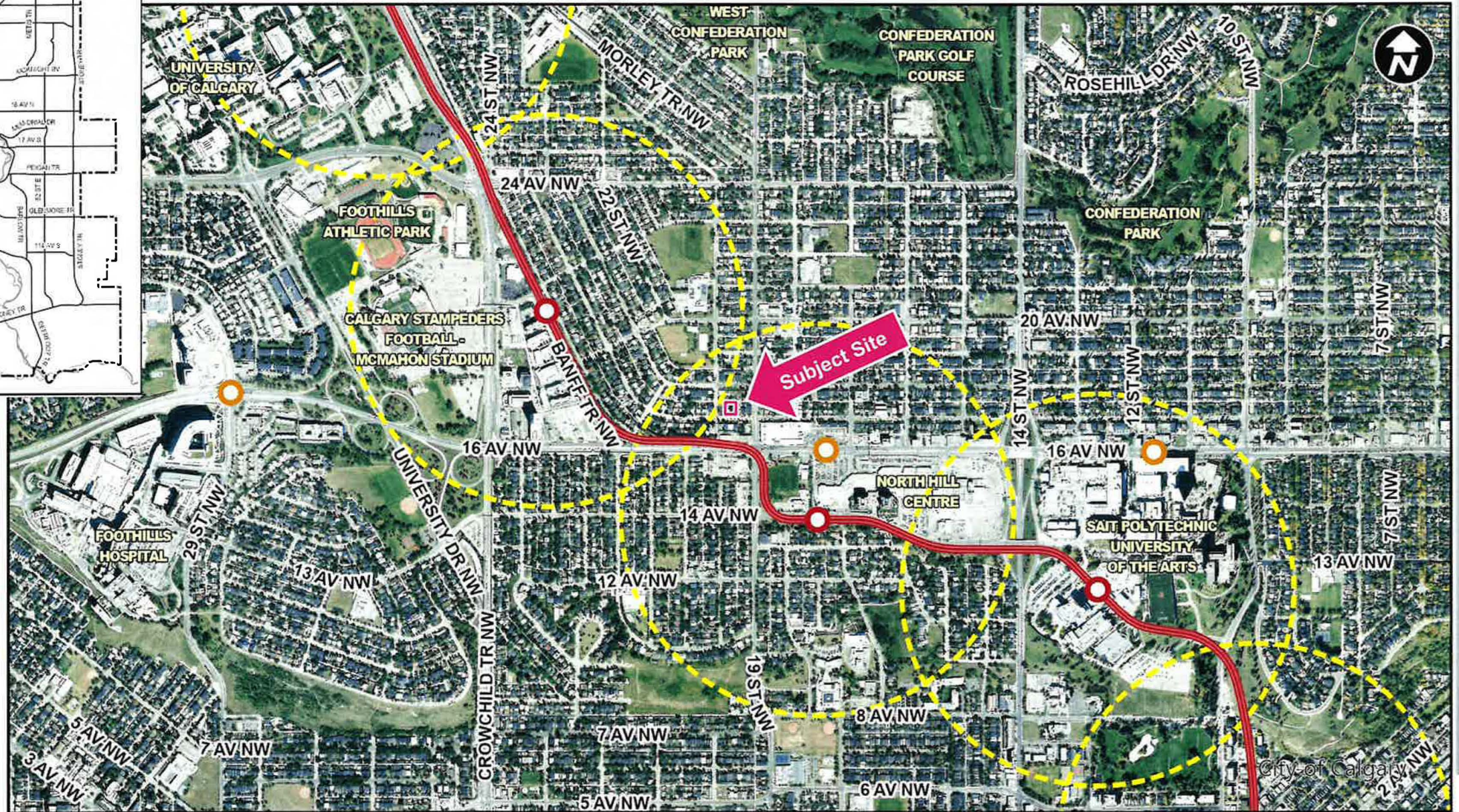
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2024
ITEM: 7.2.4 CPC2024-1057
Distrib- Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

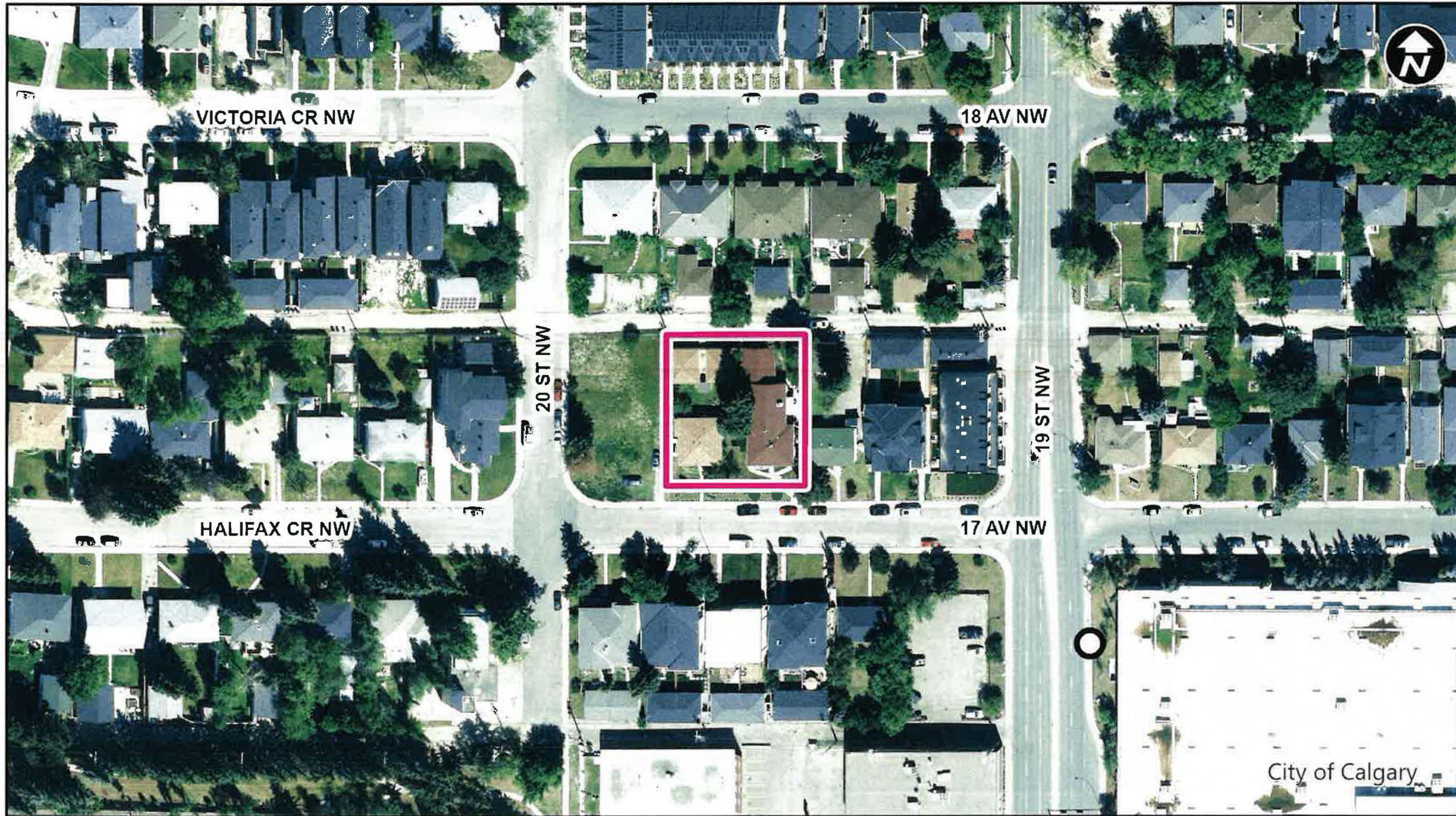
1. Give three readings to the proposed bylaw for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 2016 and 2020 – 17 Avenue NW (Plan 8100AF, Block 47, Lots 7 to 10 and a portion of Lot 11) 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



Legend

○ Bus Stop

Parcel Size:

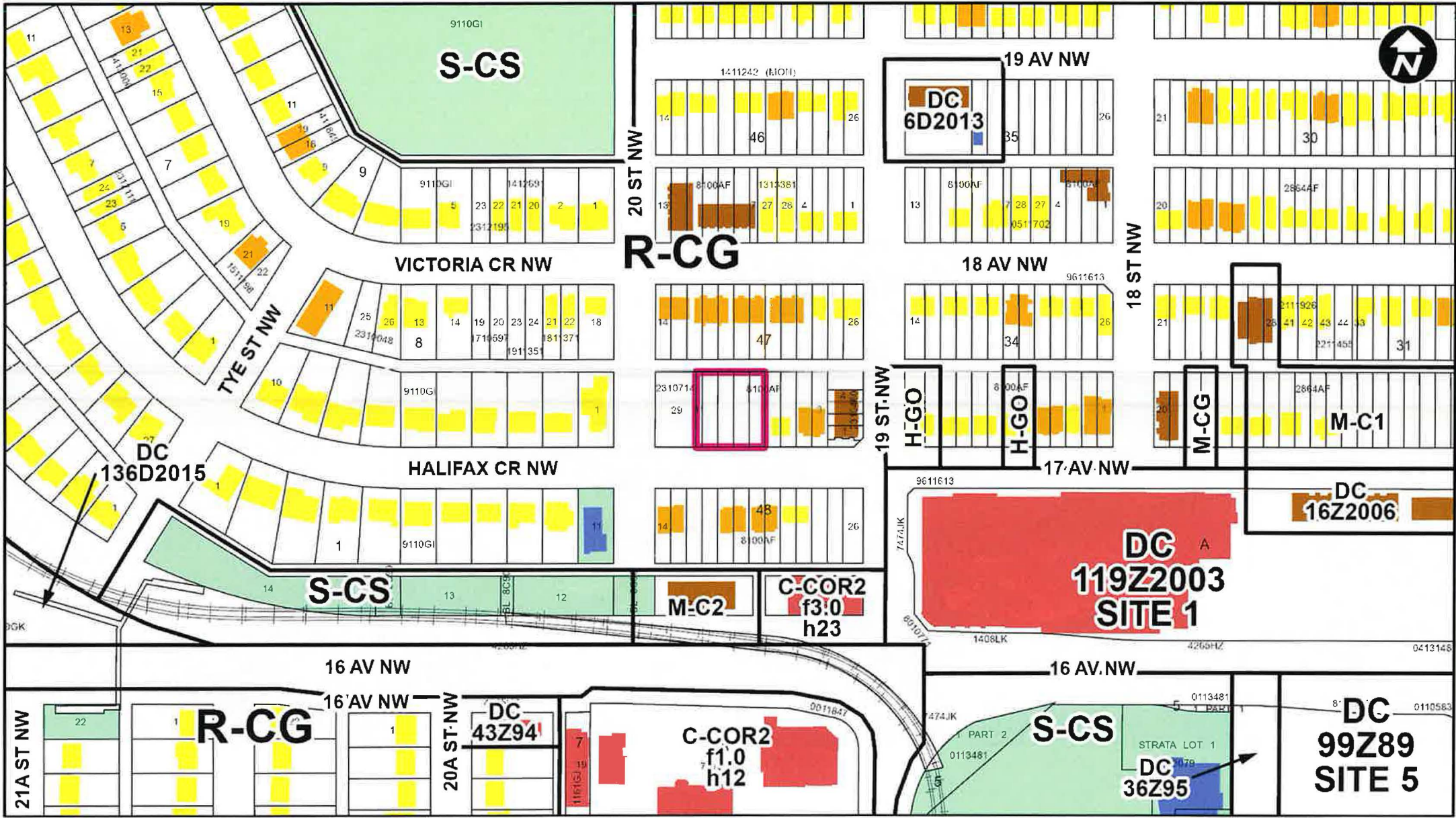
0.13 ha
34m x 36m



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 H-GO District:

- Intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas
- Maximum height of 12.0 metres
- Maximum 1.5 floor area ratio

Site Selection Criteria for Housing – Grade Oriented District

Within the Centre City or Inner City area identified on the Urban Structure Map of the Calgary Municipal Development Plan (MDP)



and within one or more of the following:

200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the MDP;



600 metres of an existing or capital-funded LRT platform;



400 metres of an existing or capital-funded BRT station; and

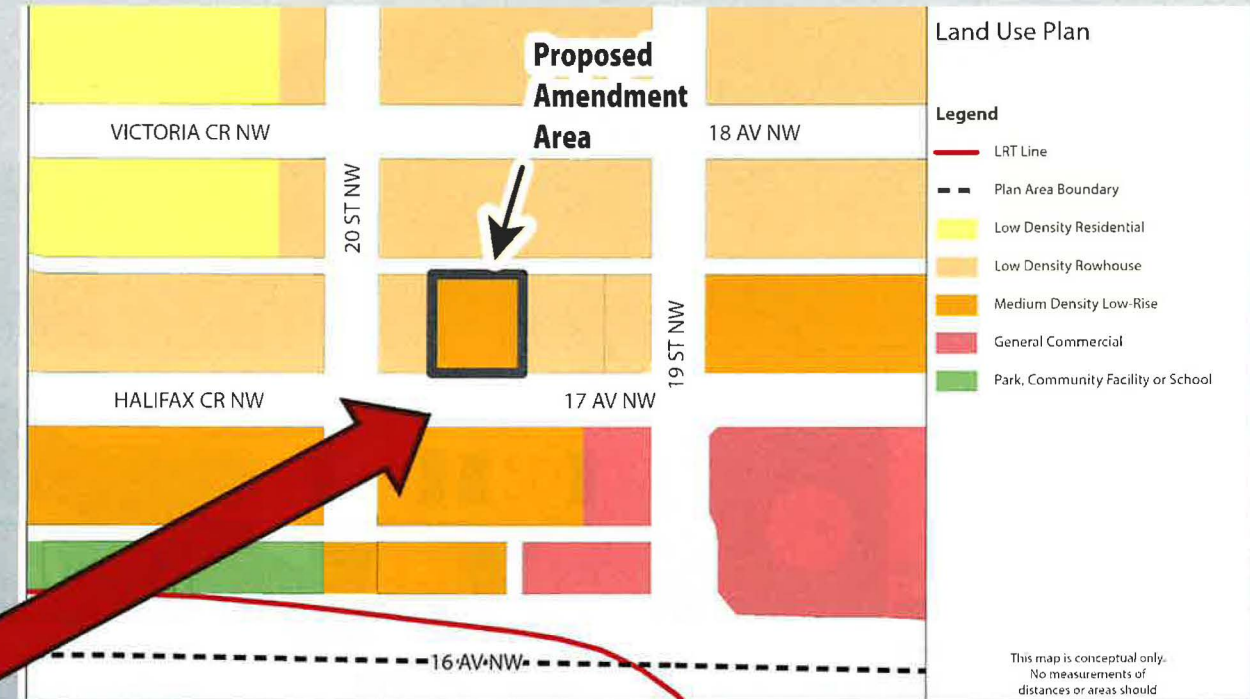


200 metres of primary transit service



Policy Amendments to the Banff Trail Area Redevelopment Plan

Figure 2:



Policy Amendments to the Banff Trail Area Redevelopment Plan 10

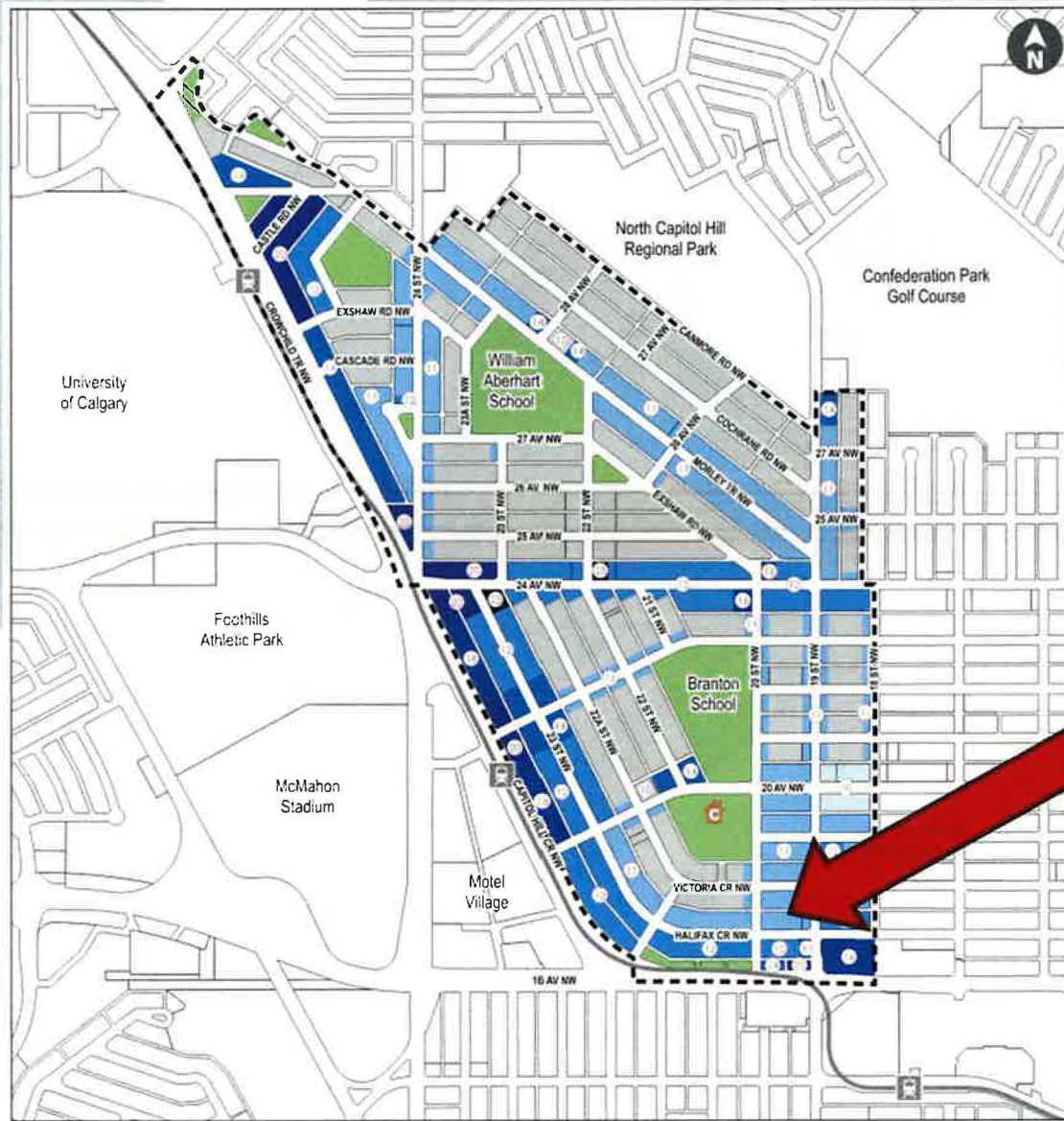
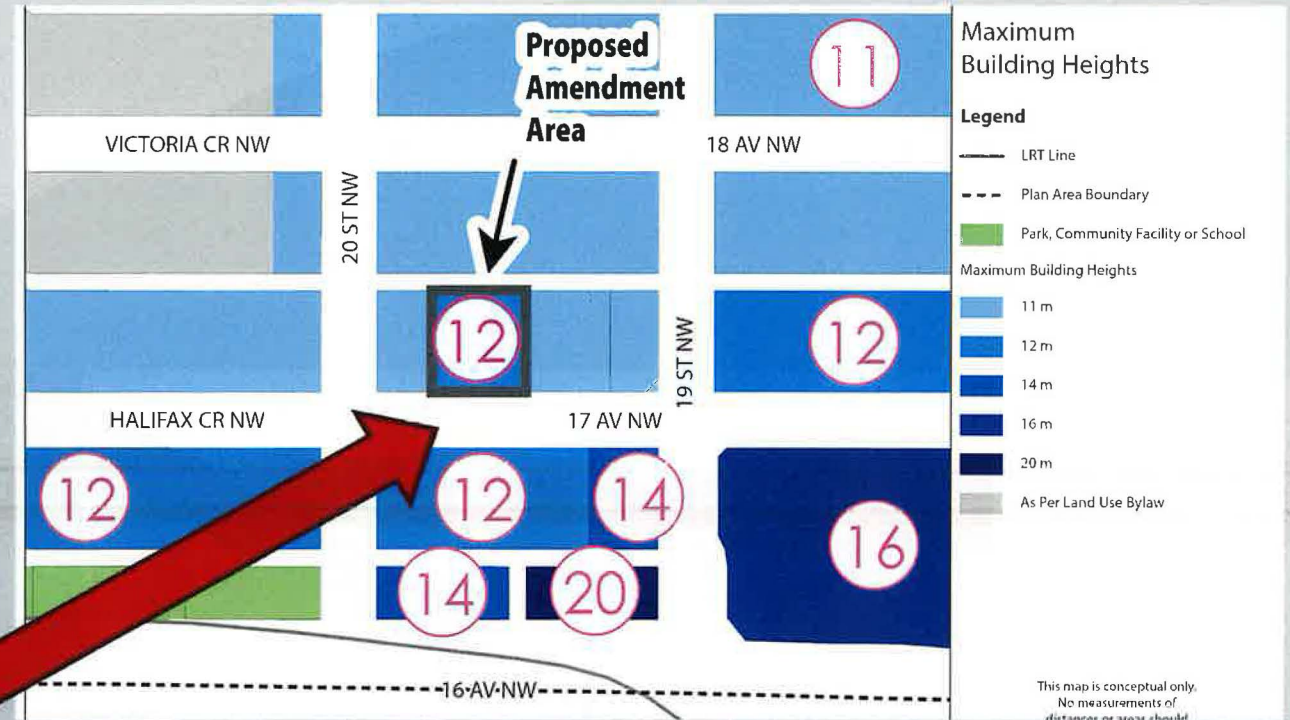


Figure 3:



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Supplementary Slides

