



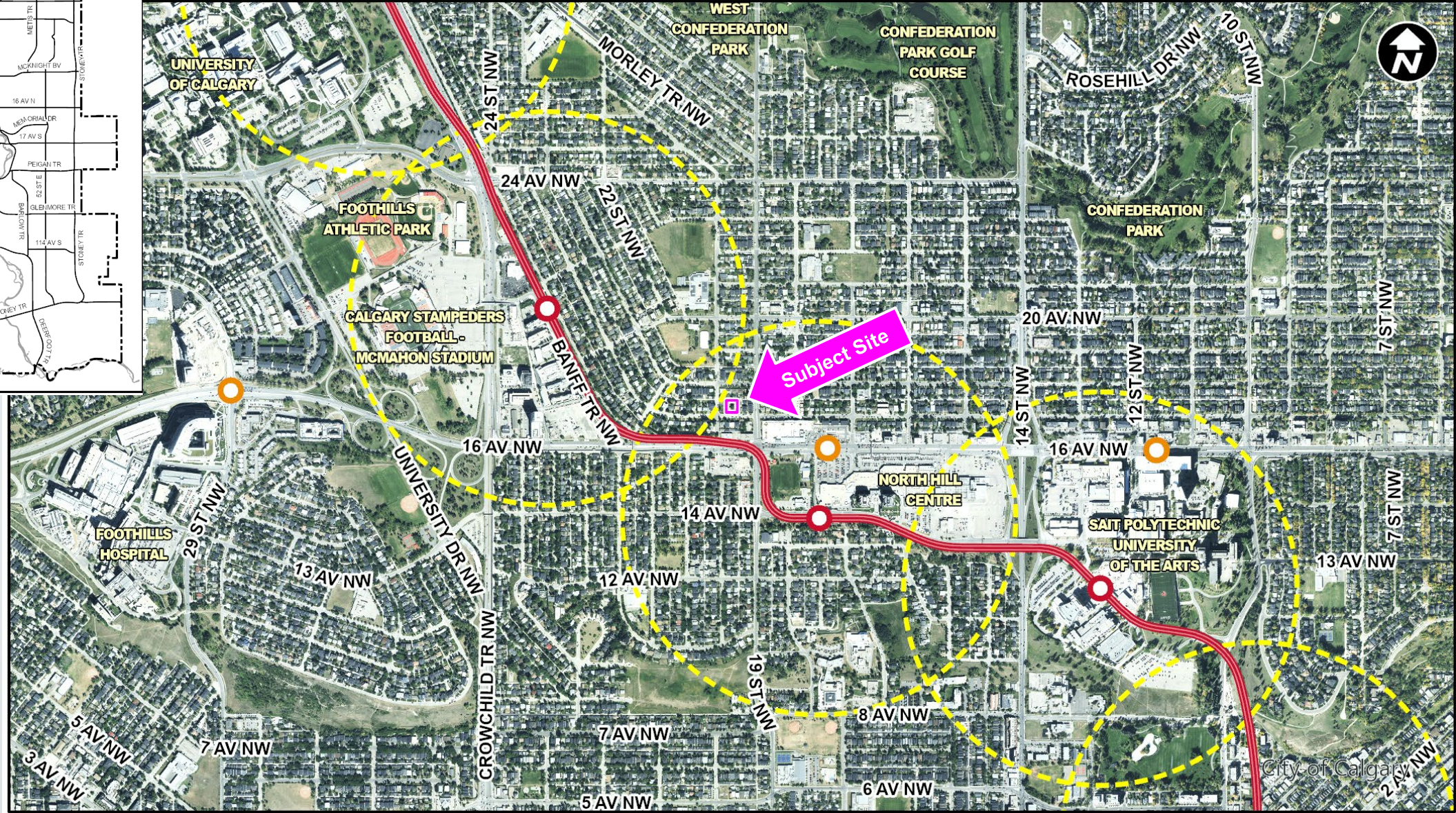
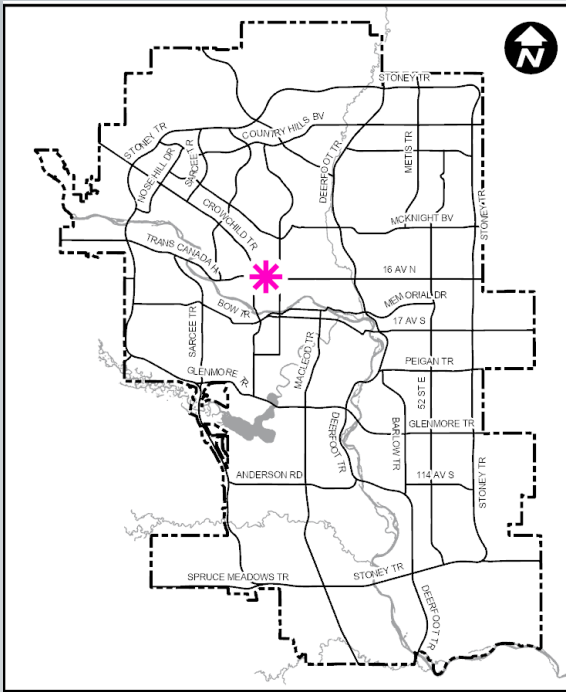
# LOC2024-0193 / CPC2024-1057 Land Use Amendment

December 3, 2024

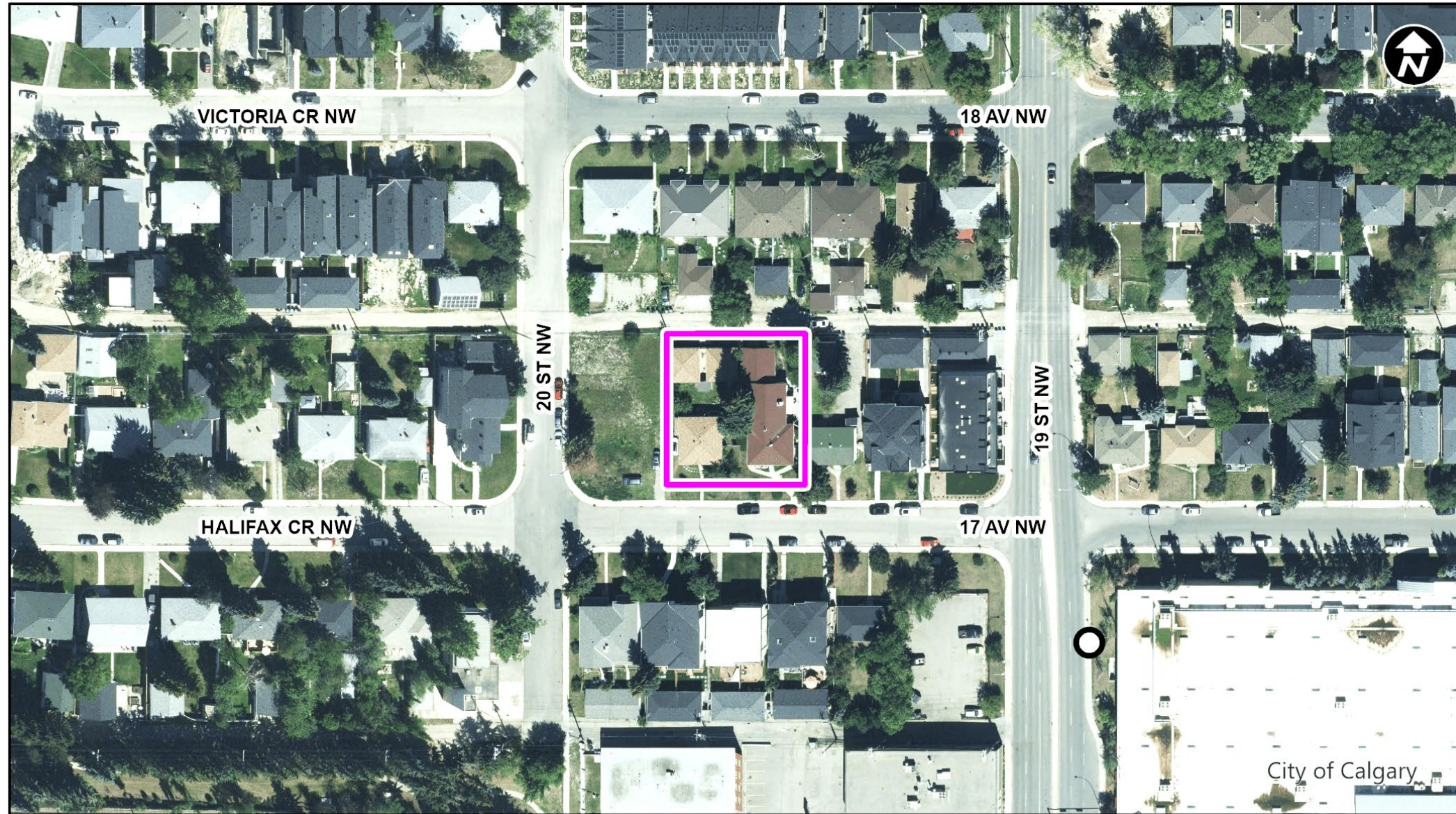
## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 85P2024** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 282D2024** 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

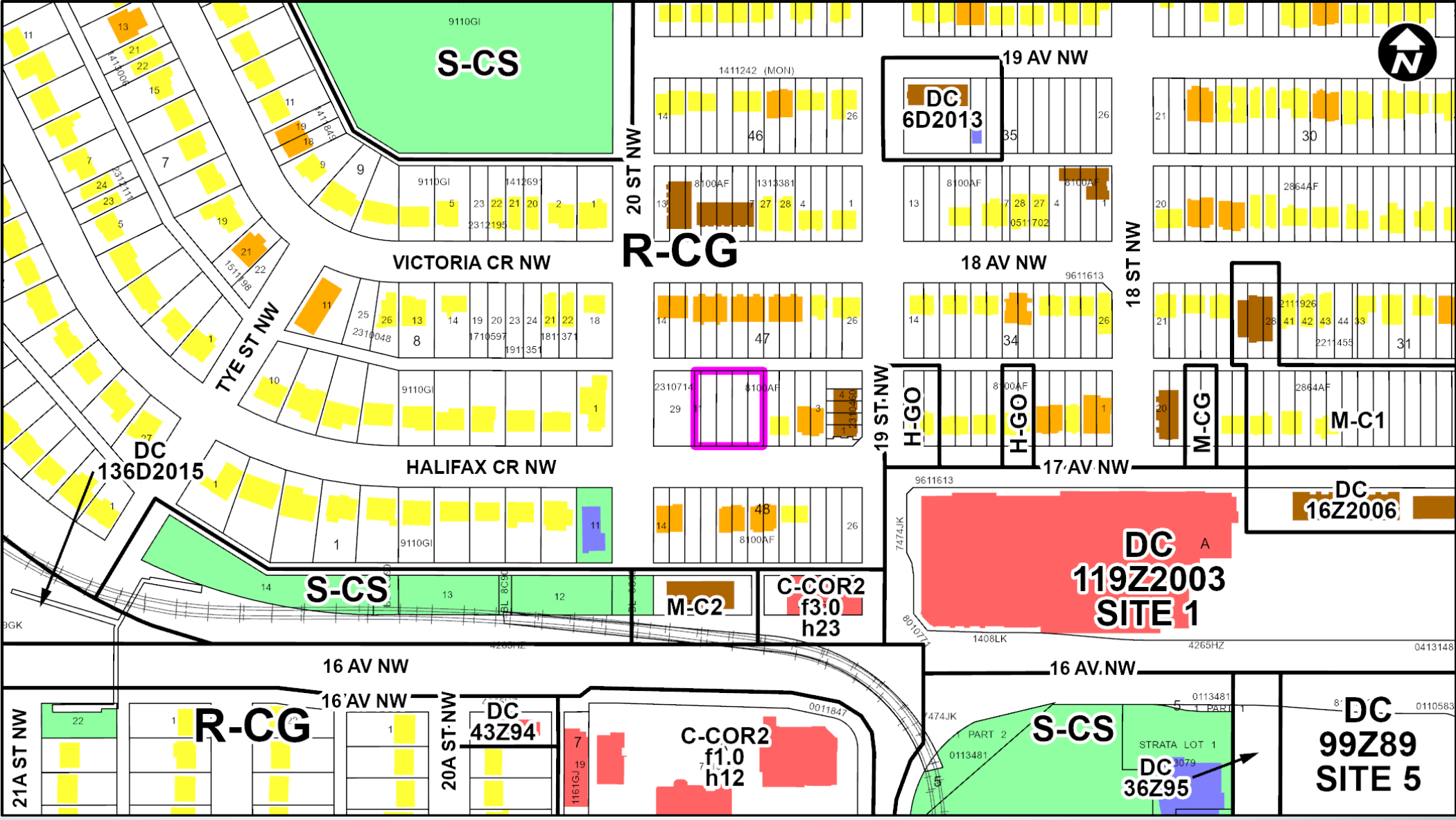


## Legend

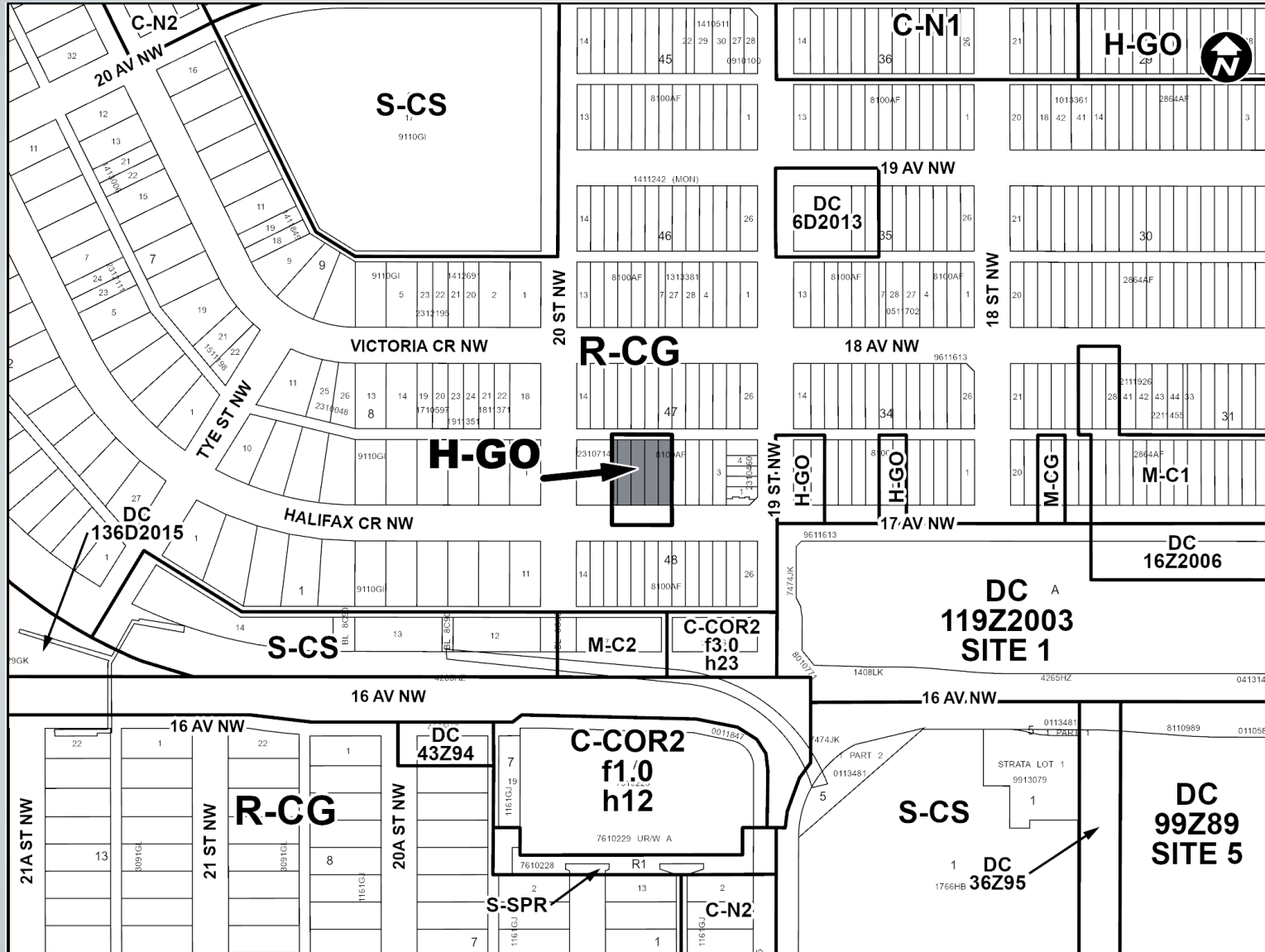
○ Bus Stop

Parcel Size:

0.13 ha  
34m x 36m



- 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

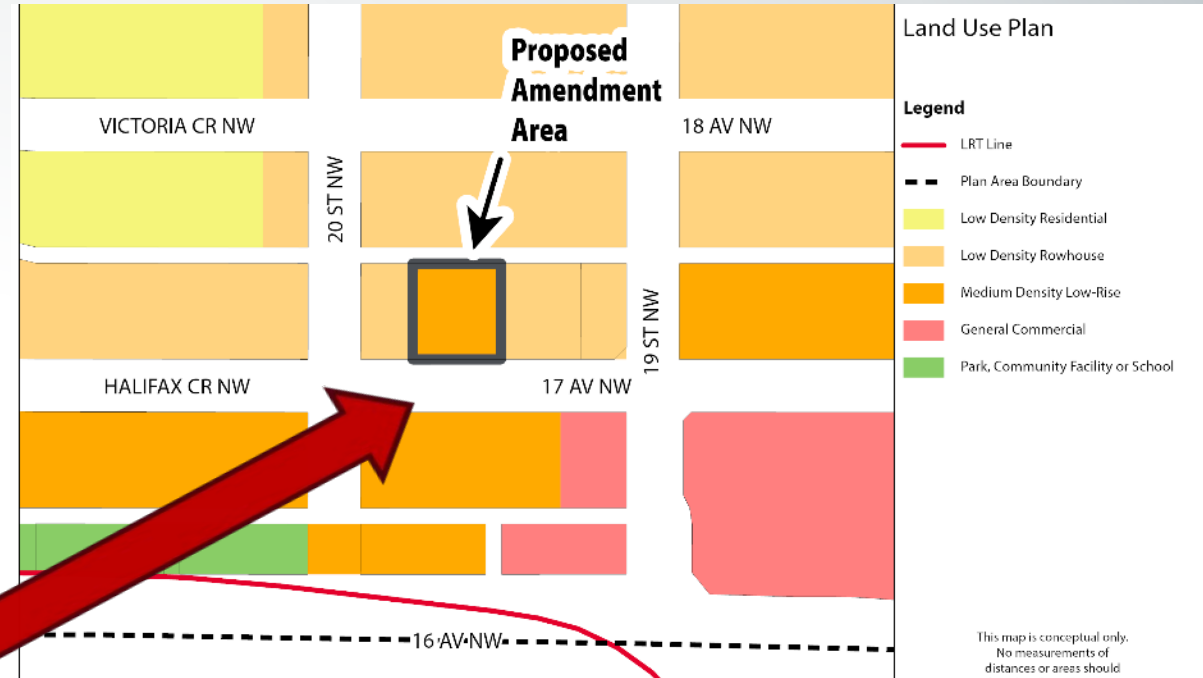


## Proposed Housing – Grade-Oriented (H-GO) District:

- intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas;
- maximum height of 12.0 metres; and
- maximum 1.5 floor area ratio (FAR) of 1.5.

# Policy Amendments to the Banff Trail Area Redevelopment Plan

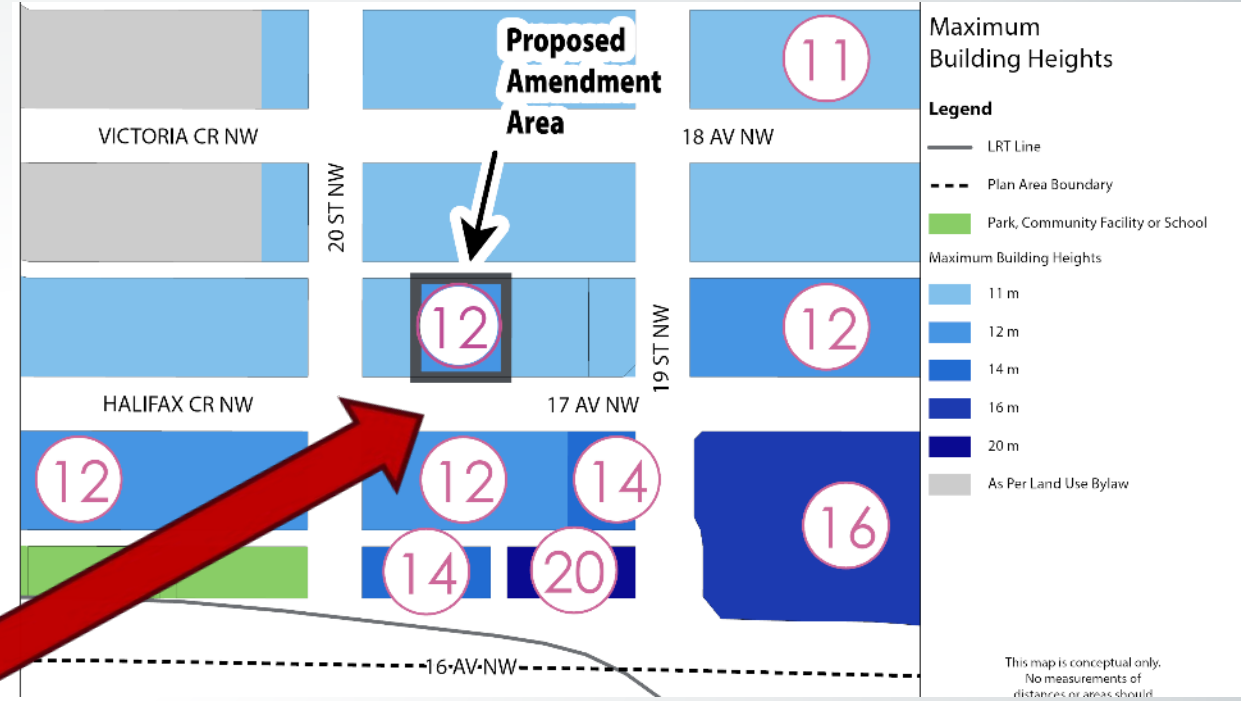
Figure 2:



# Policy Amendments to the Banff Trail Area Redevelopment Plan



Figure 3:





# Calgary Planning Commission's Recommendation:

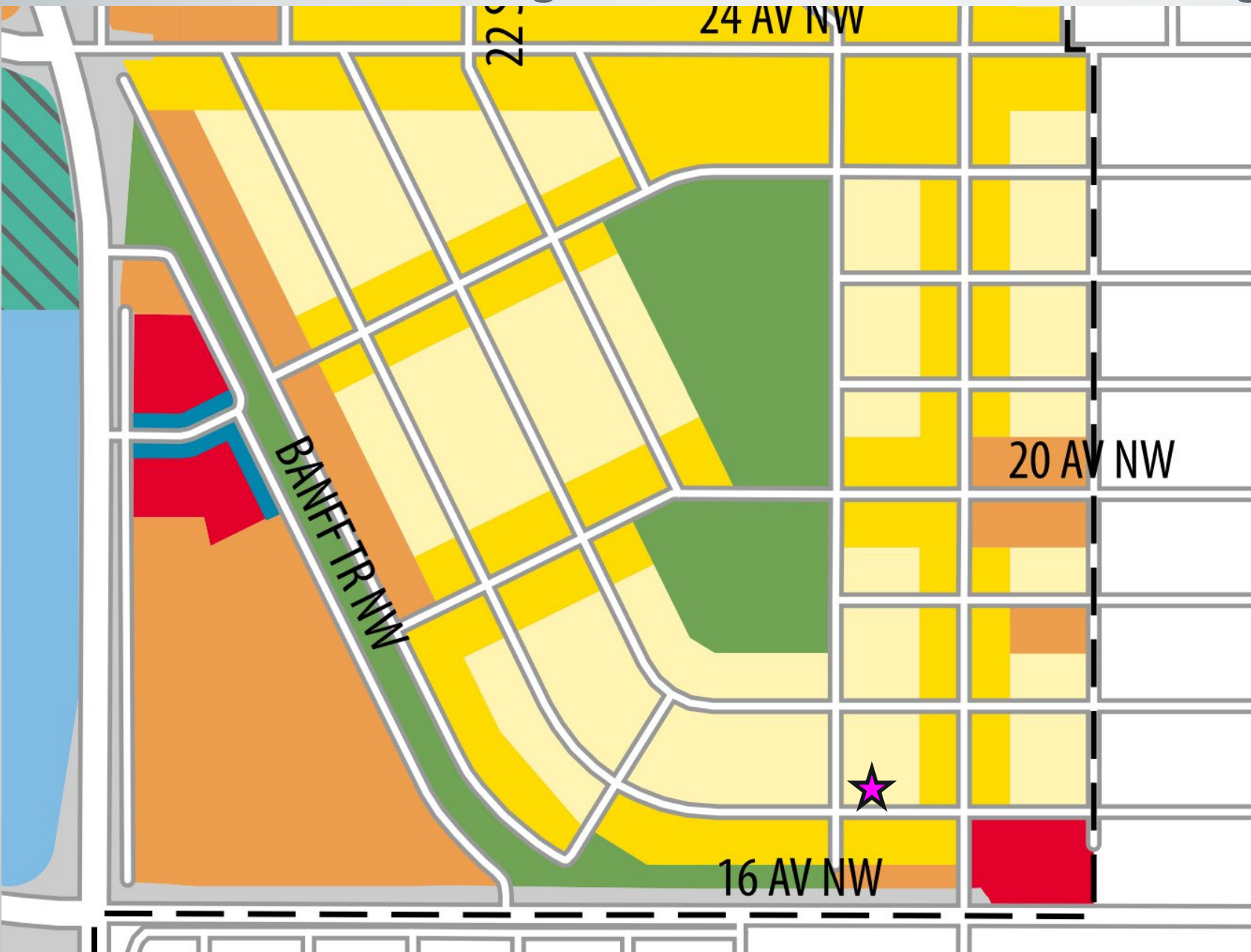
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## Supplementary Slides







	Neighbourhood Connector
	Neighbourhood Local

