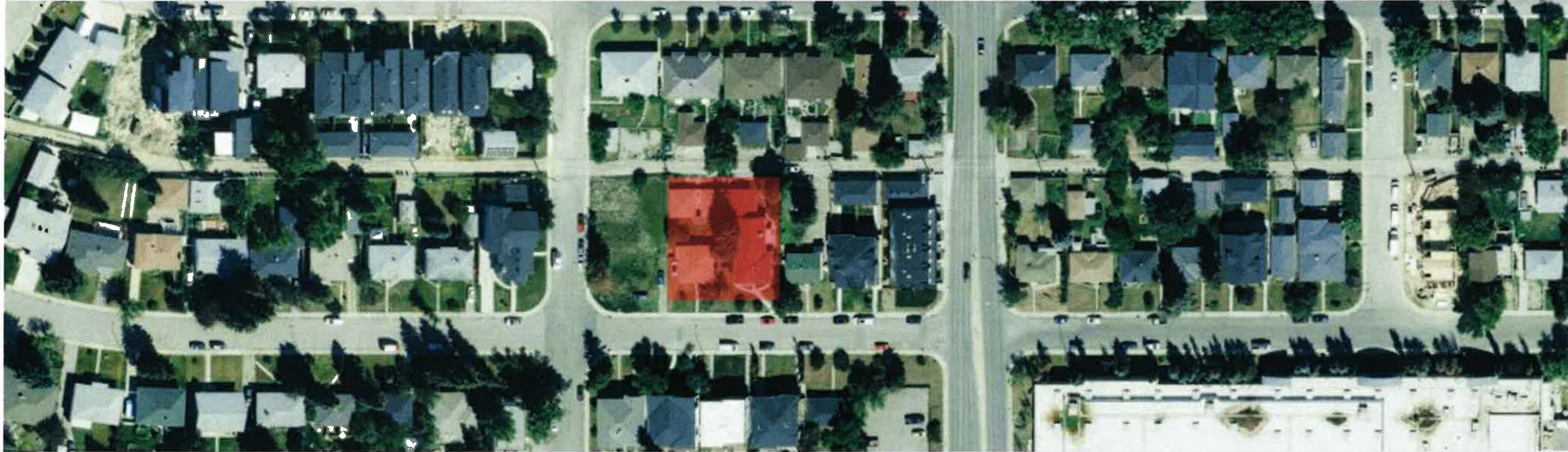




Public Hearing of Council

Agenda Item: 7.2.6



LOC2024-0193 / CPC2024-1057

Land Use Amendment

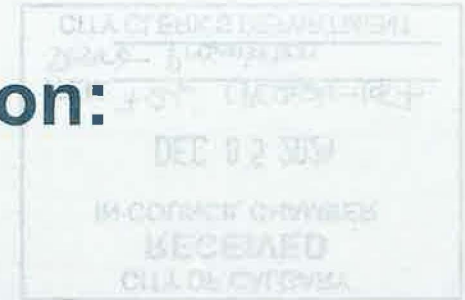
December 3, 2024

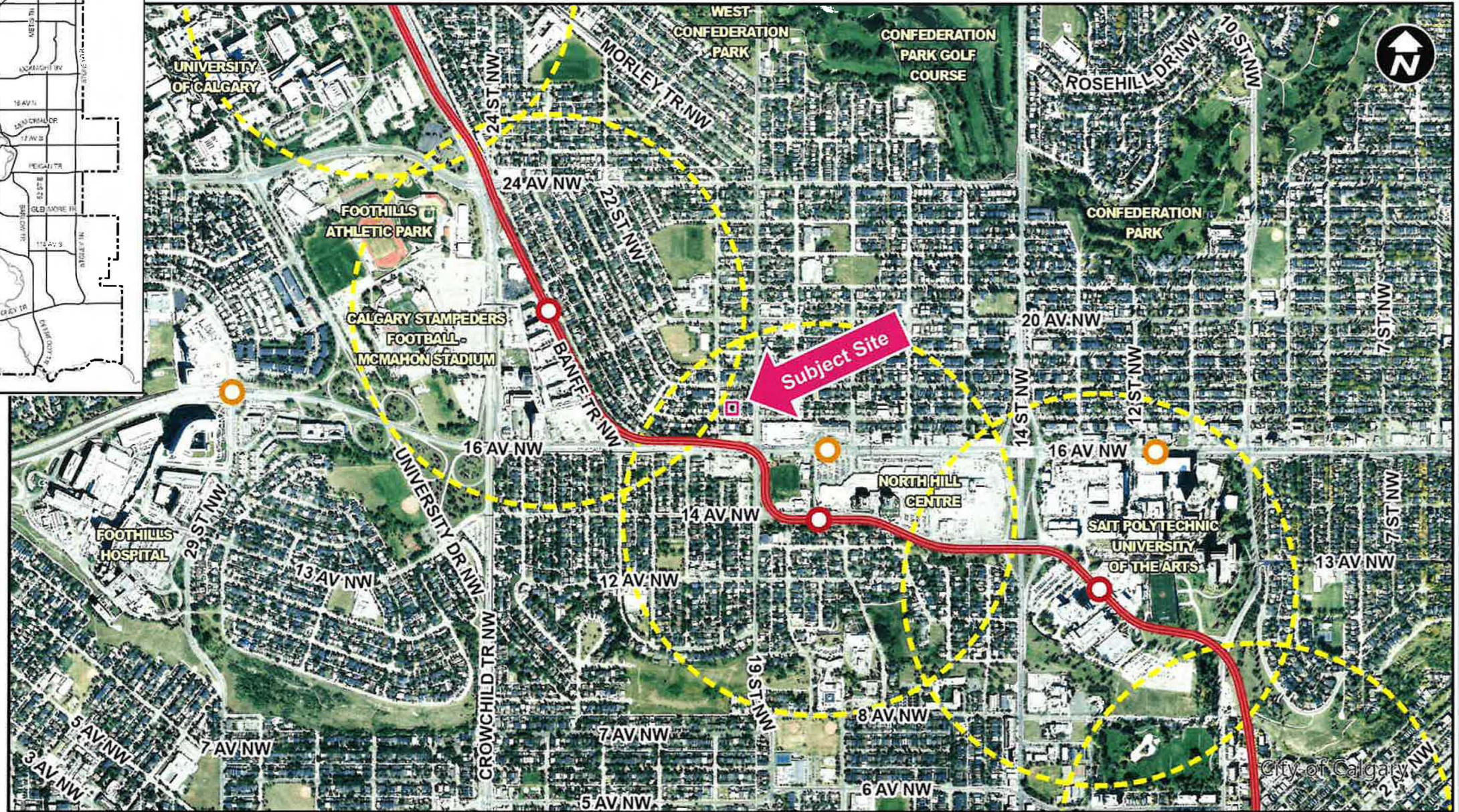
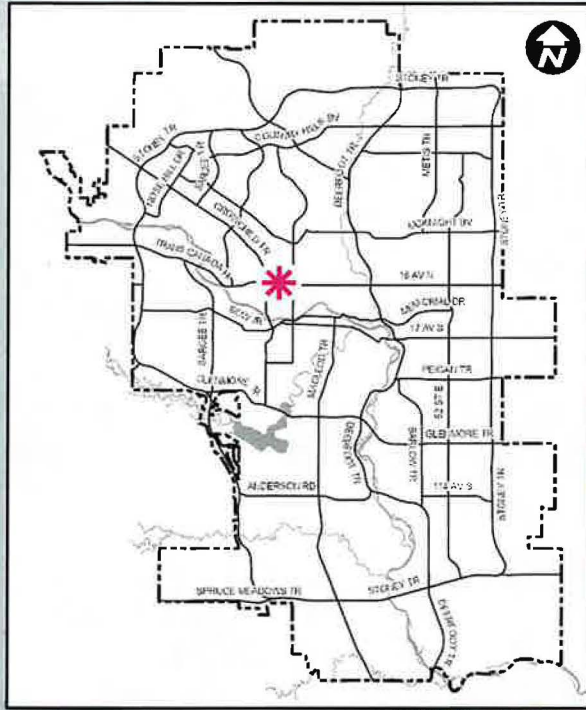
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2024
ITEM: 7.2.6 CPC2024-1057
Distrib- Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

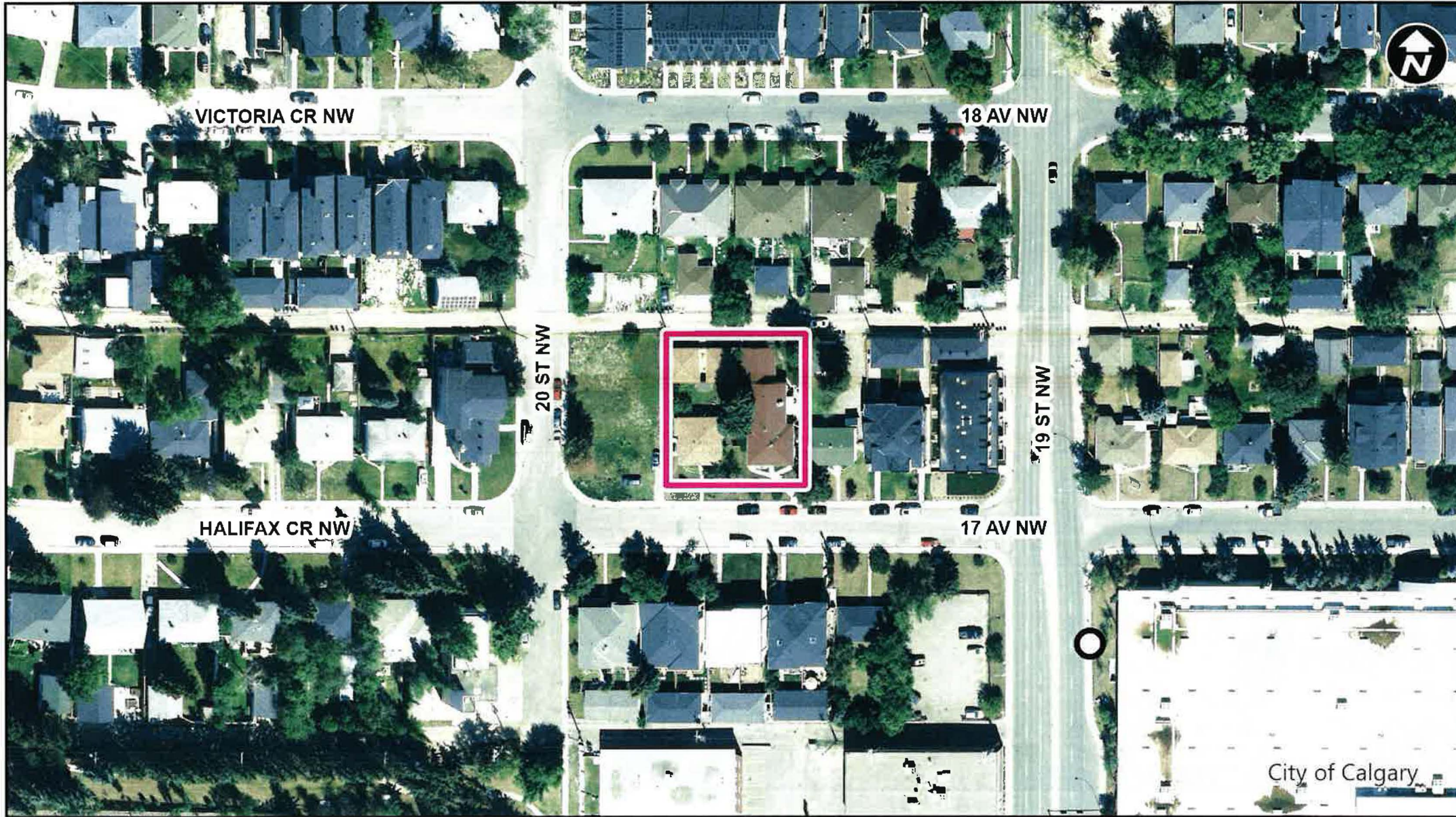
1. Give three readings to **Proposed Bylaw 85P2024** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 282D2024** for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 2016 and 2020 – 17 Avenue NW (Plan 8100AF, 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

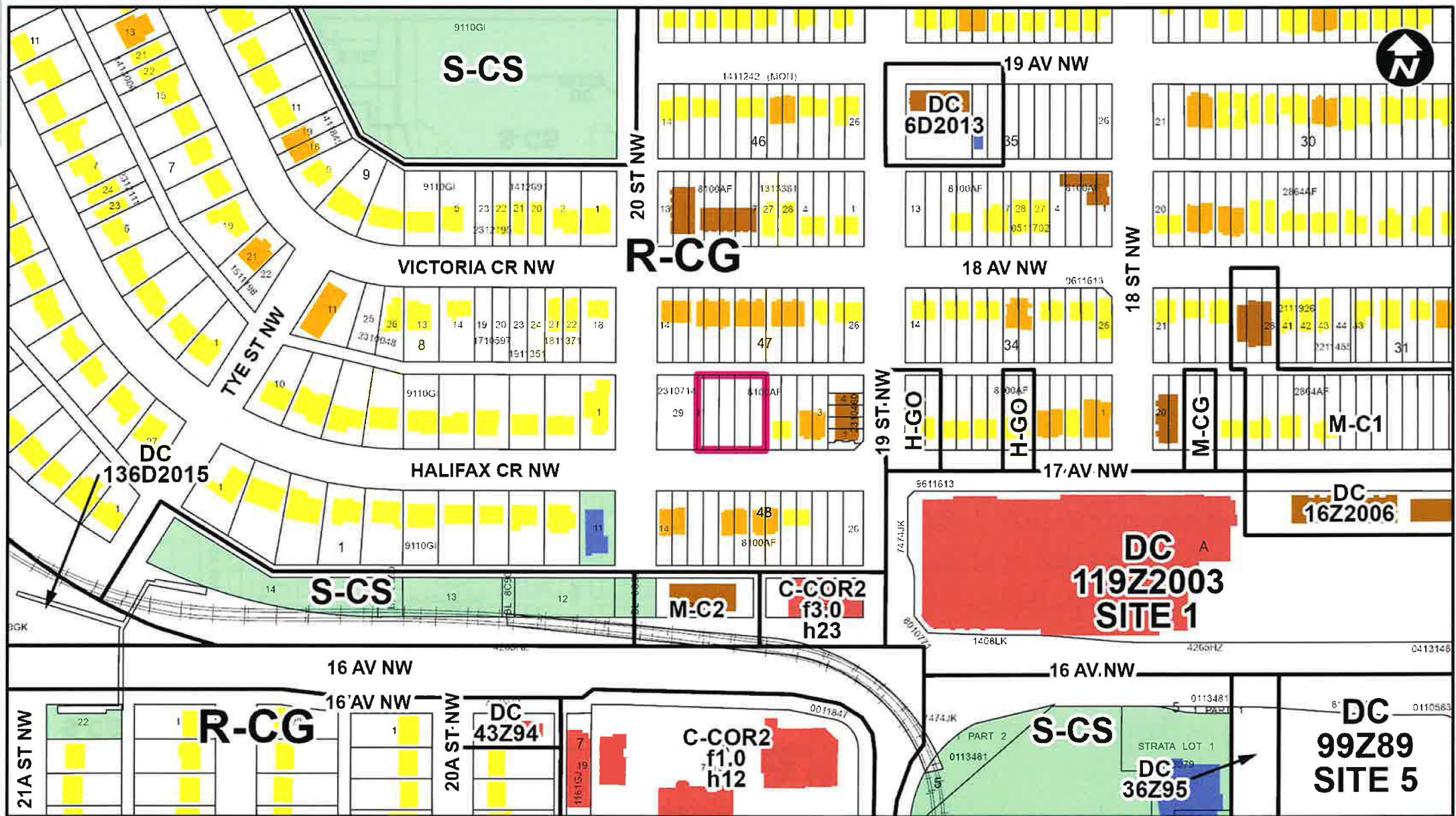
Parcel Size:

0.13 ha
34m x 36m

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



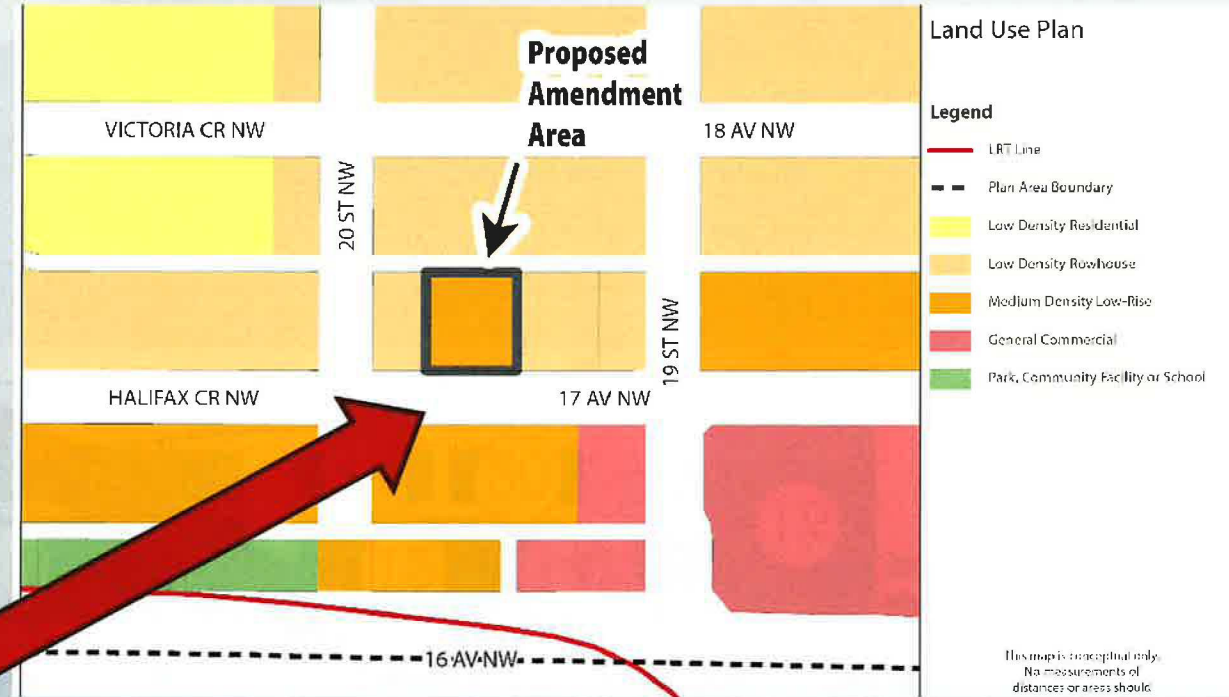


Proposed Housing – Grade-Oriented (H-GO) District:

- 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

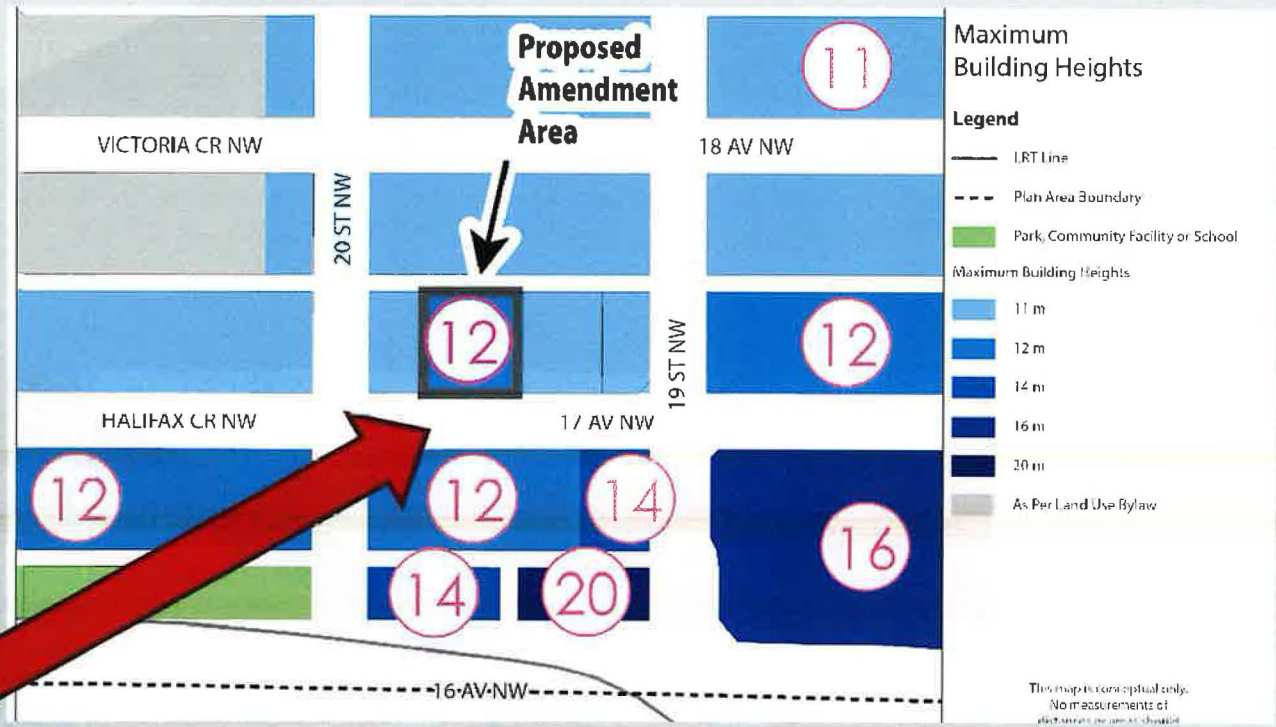
Figure 2:



Policy Amendments to the Banff Trail Area Redevelopment Plan



Figure 3:



Calgary Planning Commission's Recommendation:

That Council:

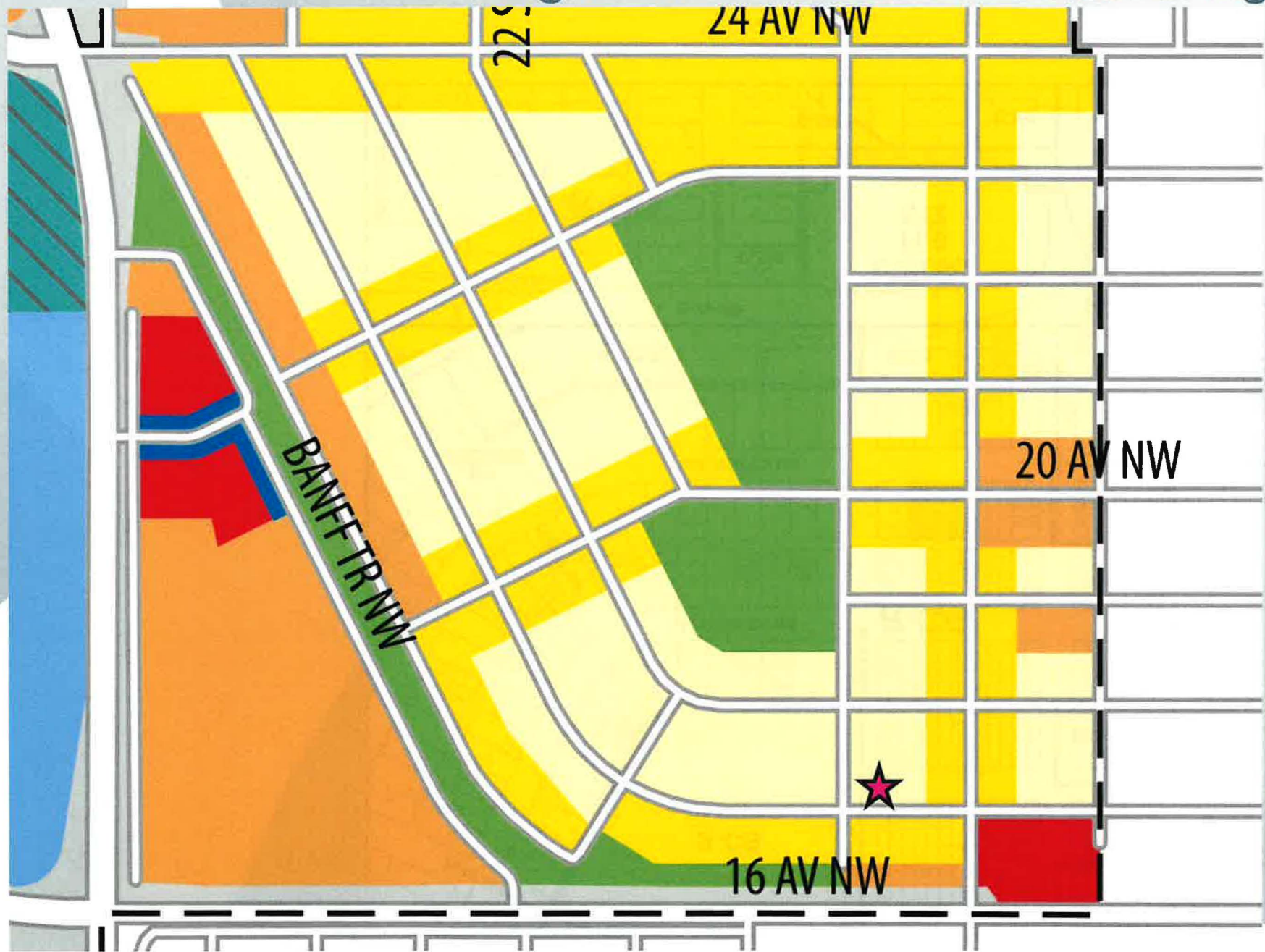
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Supplementary Slides





Alignment with DRAFT South Shaganappi Local Area Plan



	Neighbourhood Connector
	Neighbourhood Local

