

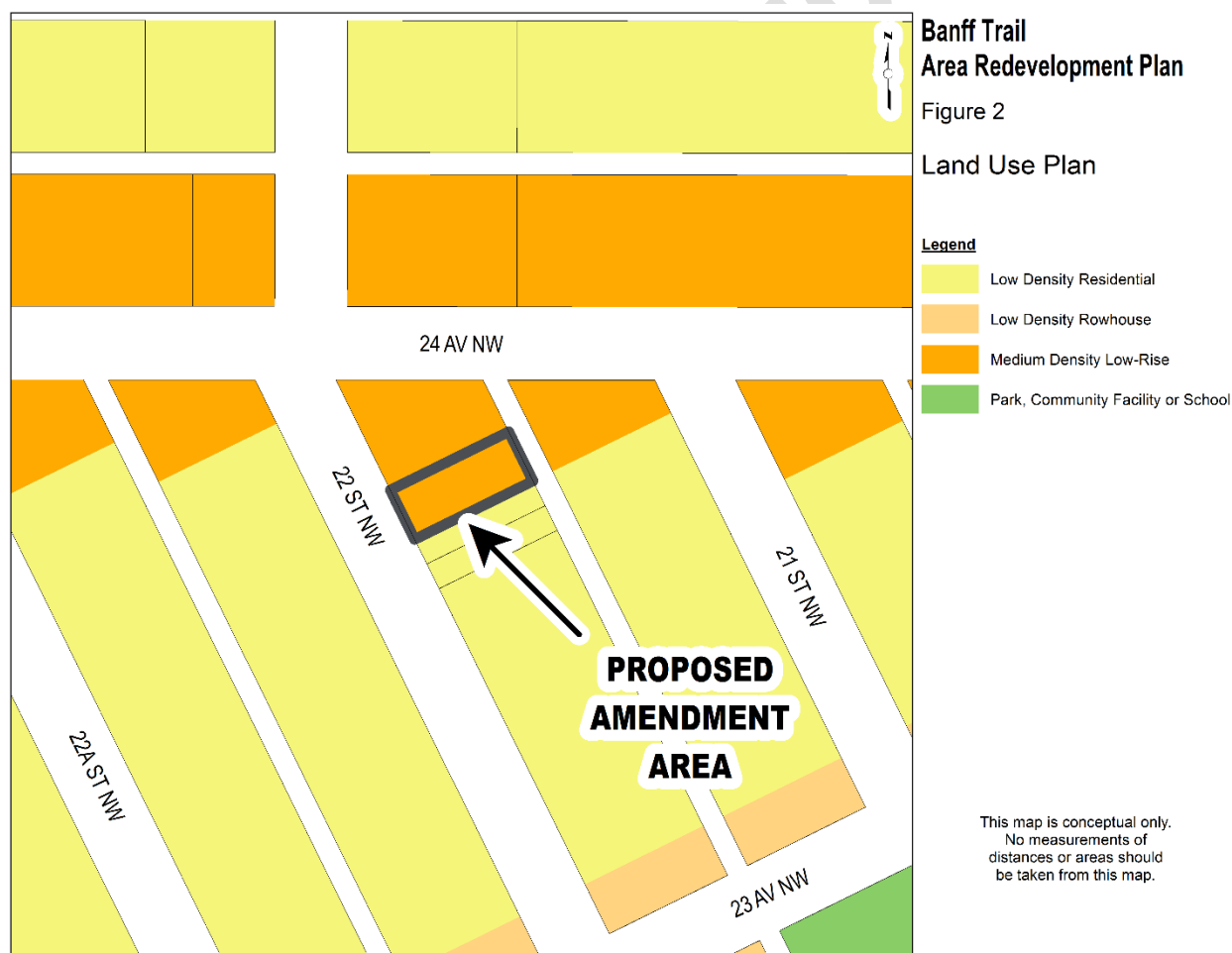
Proposed Amendments to the Banff Trail Area Redevelopment Plan

WHEREAS it is desirable to amend the Banff Trail Area Redevelopment Plan Bylaw 7P86, as amended;

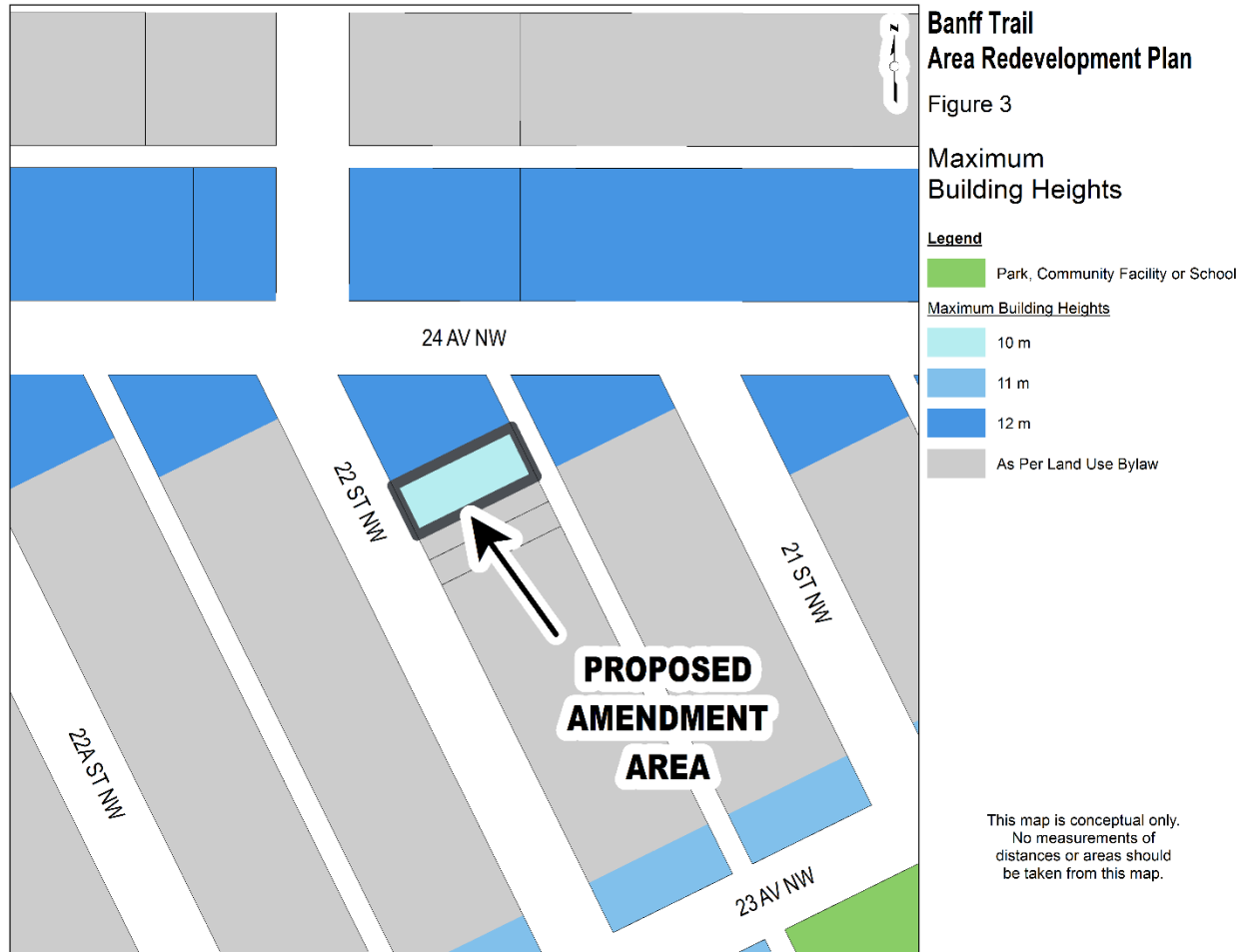
AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 0.06 hectares \pm (0.15 acres \pm) located at 2436 - 22 Street NW (Plan 9110GI, Block 12, Lot 9) 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 0.06 hectares \pm (0.15 acres \pm) located at 2436 - 22 Street NW (Plan 9110GI, Block 12, Lot 9) from 'As Per Land Use Bylaw' to '10 m' as generally illustrated in the sketch below:



(c) Add a new section:

“2.1.4.25

In addition to applicable policies identified in this Section, the following guidelines should be considered for the lands located at 2440 and 2436 – 22 Street NW, if the future development is for assisted living or any other type of special care facility:

- Building design, façade treatment and articulation of the future development should resemble a residential building;
- Site and building design strategies should be considered to limit potential impacts associated with operations and servicing of the development on adjacent properties (e.g. garbage pick-up, parking and vehicular access, deliveries);
- Portions of a building which are located on the southern portion of the site may exceed the maximum building height requirements identified in Figure 3 at the discretion of the Development Authority; and
- The operator should consider entering into a ‘Good Neighbour Agreement’ with the local community association and/or adjacent landowners.”