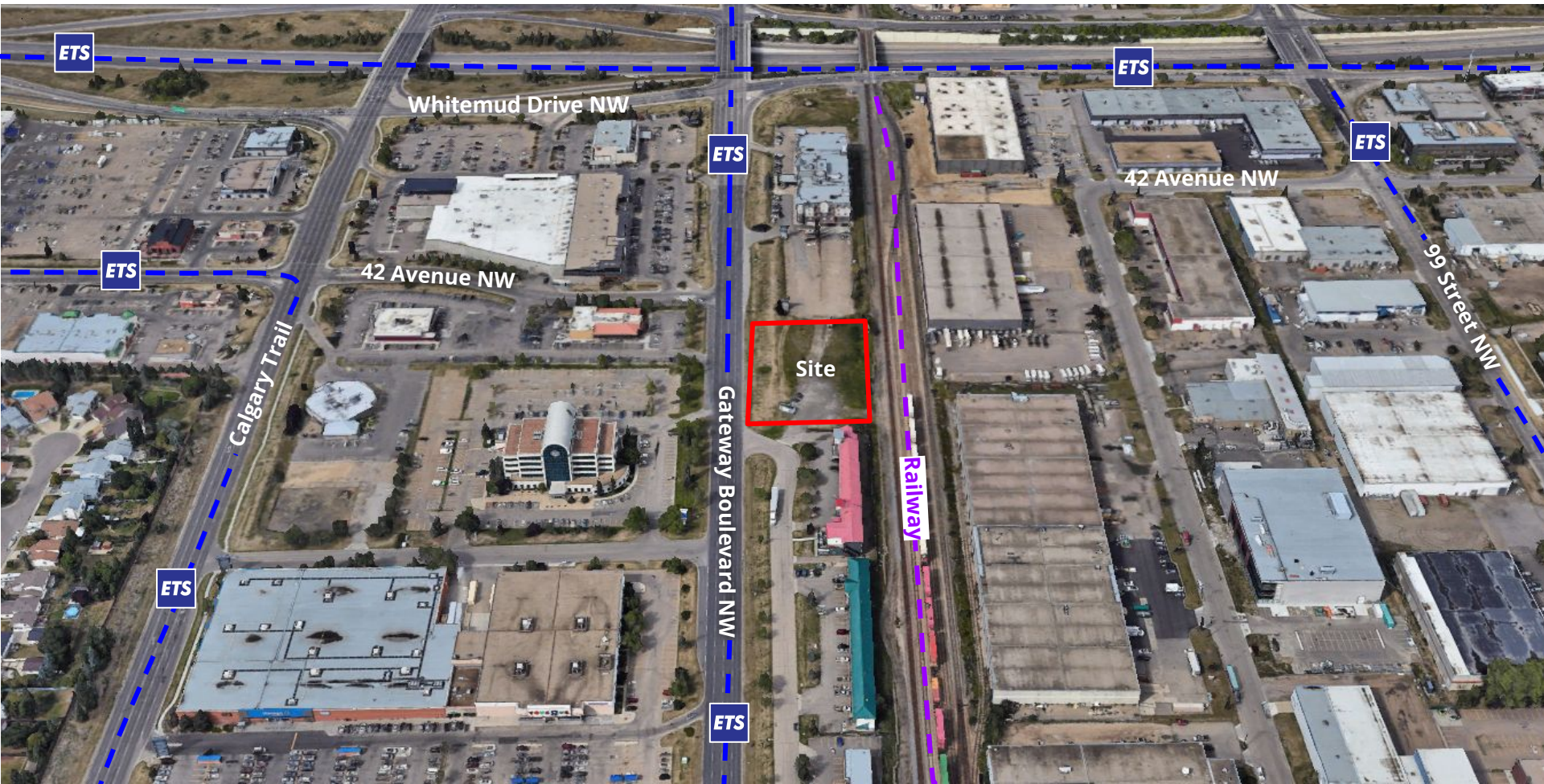




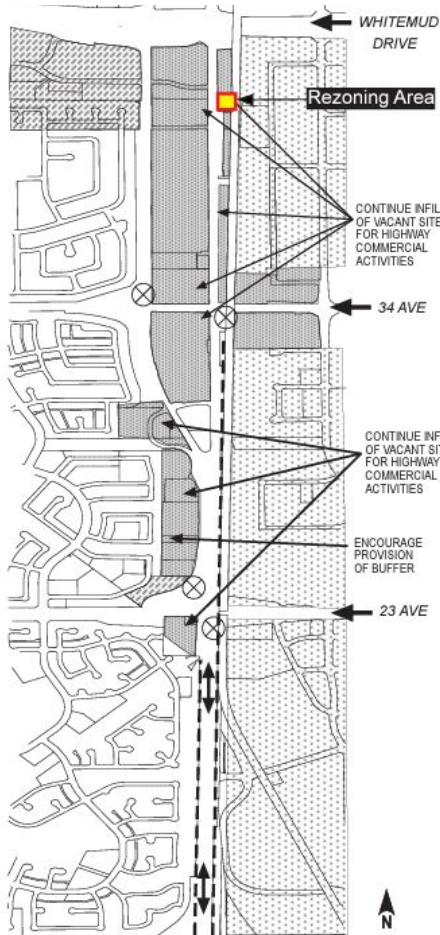
ITEM 3.10
CHARTER BYLAW 20024
CALGARY TRAIL SOUTH

DEVELOPMENT
SERVICES
September 13, 2022





POLICY REVIEW



Overall Intent

- To establish a balance between the highway function and the expanding office, retail, personal service commercial functions
- To enhance the visual impression of the corridor

Transportation

- recognize a transition of the highway function from rural to urban in this zone
- establish access road systems for collective access to sites abutting the highway
- establish slip ramp to access roads so as to maximize visibility and accessibility to commercial activities

Land Use

- recognize as an expanding commercial zone oriented to the travelling public
- east of the rail line, highway commercial uses are preferred as outlined in the General Municipal Plan, residential uses could be part of mixed use Development here
- maintain a clear separation between low density residential neighbourhood and commercial uses within the corridor

Urban Design

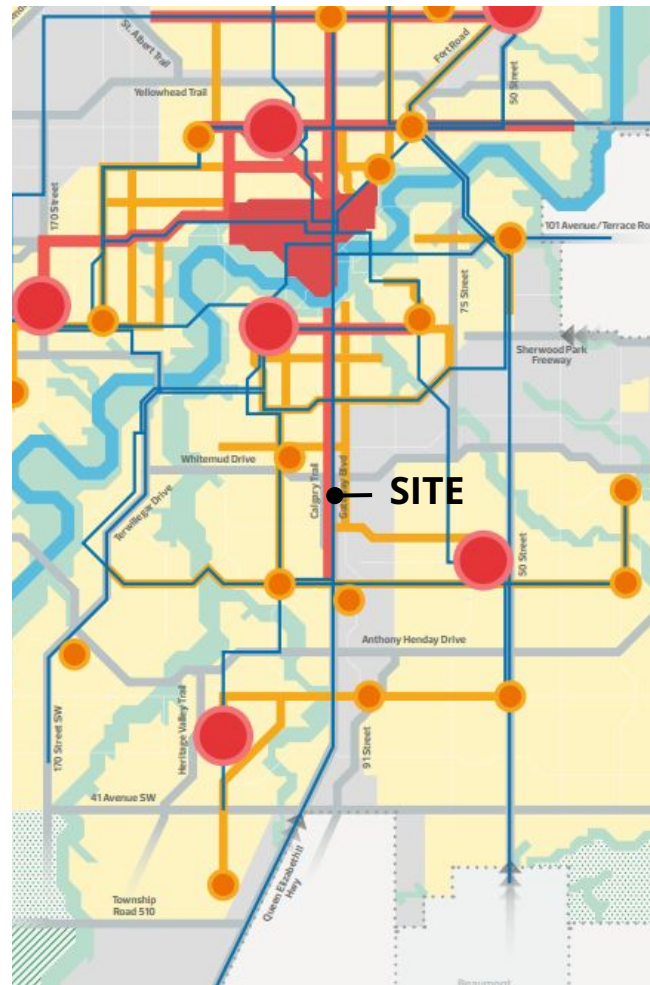
- encourage industrial and commercial buildings which abut the highway to locate signs so they are visible from the Trail, to avoid use of grey concrete (block or precast) exterior finishes, to utilize brighter colours in finishing, and to site and/or screen outdoor storage, loading and parking so it is not readily visible from the Trail
- encourage noise attenuation features to mitigate against commercial and traffic noise
- design and situate commercial and security lighting so are not adversely affect people in adjacent residences
- extend street lighting south from 23 Avenue N.W.
- install improved directional information signage at 23 and 34 Avenue N.W. both northbound and southbound
- establish the Urban Forestation Landscaping Program

LEGEND

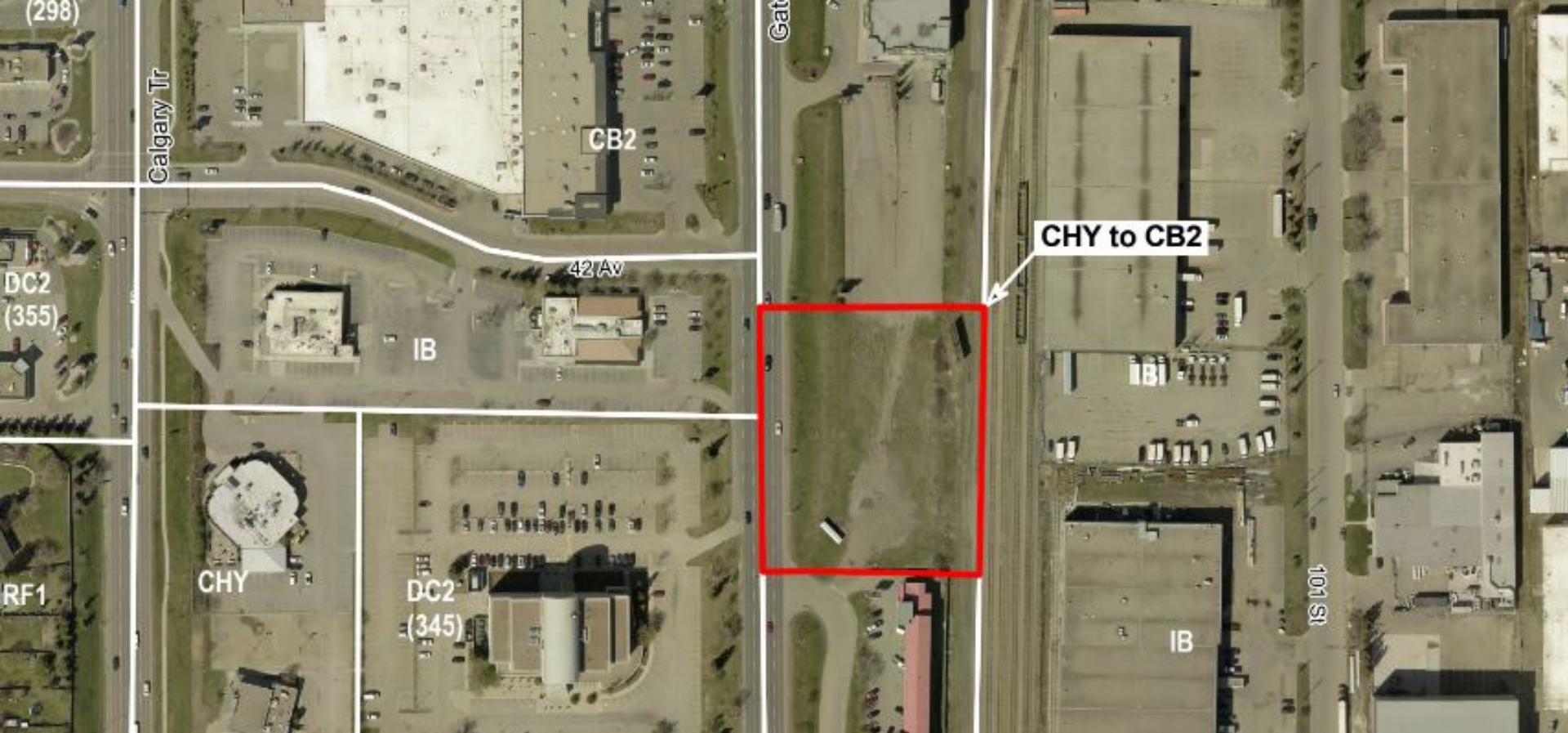
- Residential
- Commercial
- Industrial
- Rural/agricultural
- New Highway Lighting
- Landscaping Program
- Improved Directional Signage

Note :
Proposed Land Use Refers To Dominant Use Only. Not To Exclude Mixed Use Developments Or Other Uses On Small Site Consistent With The Land Use Policies

CALGARY TRAIL LAND USE STUDY



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**