



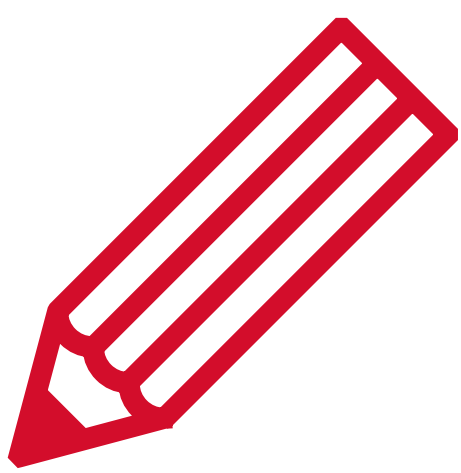
Banff Trail/Capitol Hill Open House

Welcome!

Purpose of this Session



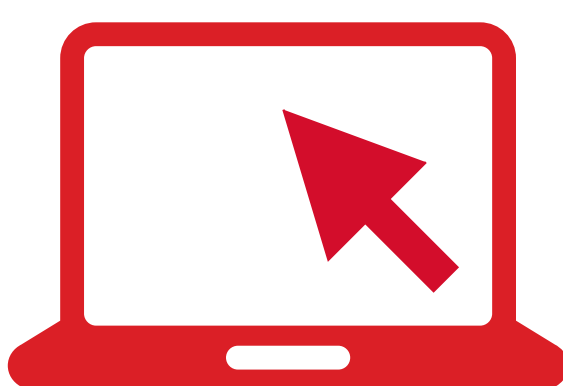
City staff are here to share revised draft concepts and policies that could guide potential modest redevelopment in your community.



We would like to know what you think! Please fill out a feedback form after you have viewed the display boards.



Please feel free to speak to City staff at this event if you have any questions.



These display boards and the open house survey can be found online at: www.calgary.ca/chbt

Banff Trail/Capitol Hill Open House

Project Background

The purpose of the Banff Trail / Capitol Hill Community Planning Project is to identify locations in the communities of Banff Trail and Capitol Hill that would be appropriate for modest redevelopment. With the approval of the Banff Trail Station (Motel Village) Area Redevelopment Plan and in response to increased development interest in the community of Banff Trail, City Council directed City staff to work with the Banff Trail Community Association and other local stakeholders to identify potential locations for modest redevelopment. Identifying where and at what level of intensity redevelopment should occur will provide more predictability for residents, land owners, developers and decision makers.

The Capitol Hill Community Association requested a similar process be undertaken for their community, and has been included in the project.



Council Direction:

“Work with the Banff Trail Community Association and other local stakeholders to identify potential locations for modest redevelopment, consistent with the policies of the Municipal Development Plan, within the Banff Trail Area Redevelopment Plan boundaries.”

“Engage the community of Banff Trail to explore future transit oriented development policies east of the LRT alignment along Capitol Hill Crescent.”



Banff Trail/Capitol Hill Open House

Policy Direction for Banff Trail and Capitol Hill

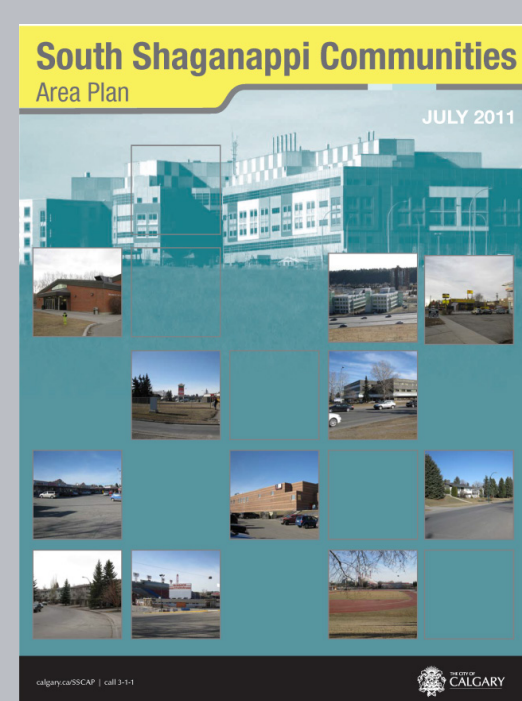
General



Municipal Development Plan and Calgary Transportation Plan

Adopted by Council in 2009

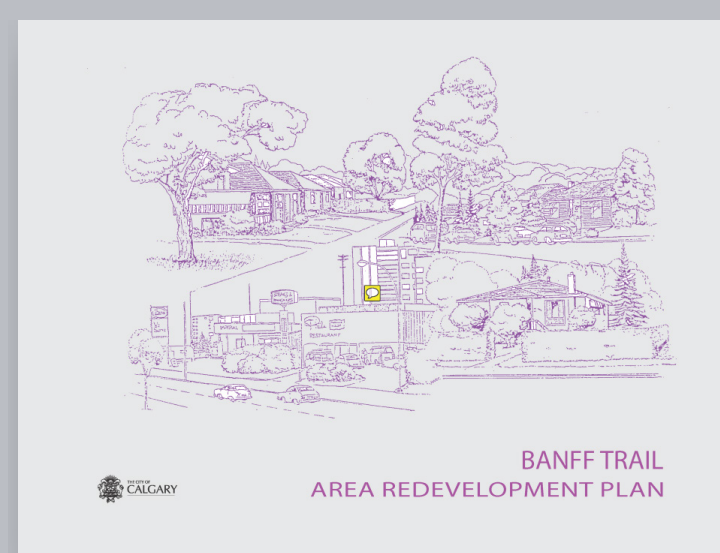
Based on imagineCALGARY and PlanIt Calgary, these plans provide guidance for long-term growth and development to create a more compact and sustainable city.



South Shaganappi Communities Area Plan

Adopted by Council in 2009

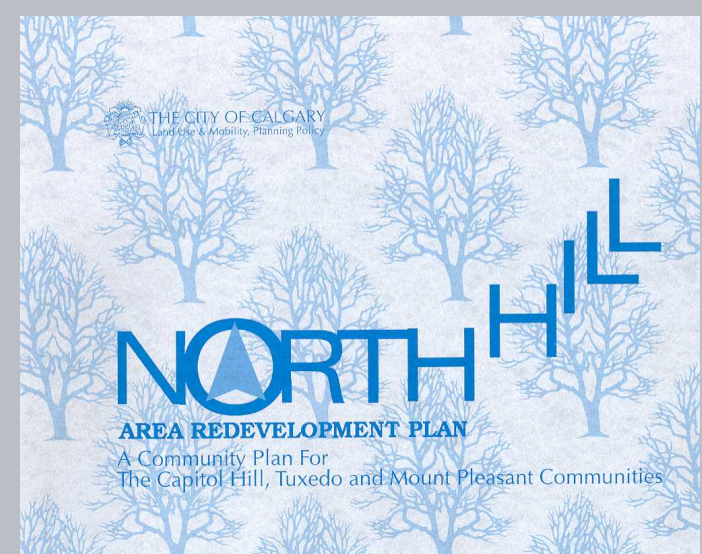
Based on the Municipal Development Plan, Calgary Transportation Plan and consultations with the South Shaganappi communities, this plan describes the vision for development in the region.



Banff Trail Area Redevelopment Plan

Adopted by Council in 1986

Medium to long range planning study for the community of Banff Trail which addresses issues such as land use designations (zoning), urban design, transportation, open space and recreation.



North Hill Redevelopment Plan

Adopted by Council in 2000

Medium to long range planning study for the Motel Village area of Banff Trail. Addresses issues such as land use designations (zoning), urban design, transportation, and open space.

Specific

Banff Trail/Capitol Hill Open House

The Municipal Development Plan encourages modest redevelopment of inner city areas. This means new housing, or residential infill, and more residents to support local amenities and business and to ensure ongoing neighbourhood vitality.

Banff Trail and Capitol Hill are like many other inner city areas - neighbourhoods that are primarily residential, mostly planned and developed prior to the 1950s. These neighbourhoods have changed over time and will continue to evolve in the future.



Neighbourhood character

- Character of existing residential areas sustained and strengthened by regulating the height and mass of buildings and providing effective guidelines for new developments.
- Appropriate transition of development intensity, uses and built form between single-family areas and more intensive multi-residential or commercial areas.
- New developments designed to a human scale at the street level and incorporate sunlight, privacy, and view elements into building and site designs.

Municipal Development Plan Looking ahead – 2.4 million Calgarians

Calgary has grown a lot in recent decades. Since 1980 our population has doubled. The attraction of Calgary as a great city to live, work, study and visit is likely to continue. Our population is expected to more than double again over the next 50 to 60 years. The anticipated growth in population and changes in demographics brings a need for more and different housing in different locations and configurations throughout the city.

Calgary's **Municipal Development plan** (MDP) was approved by City Council on September 28, 2009. Together with the **Calgary Transportation Plan** (CTP), the MDP provides a long-term strategy for a more sustainable city through the integration of land use and mobility policies. The general intent of these plans is to direct more growth to the existing city footprint, and less to new developing areas. The MDP provides policies that will start to create more compact, vital and quality developments and communities over the next 30 years.

Where we are going

We are directing the future growth of the city in a way that fosters more **compact development** and builds **great neighbourhoods**.

Key Goals of the Municipal Development Plan include:

- Keeping our city and our Inner City areas vibrant, healthy and prosperous
- Providing diverse housing choices for all Calgarians in all communities
- Using our resources wisely

What is Compact Development?

Successful compact development is a land use pattern that features most of all of the following:

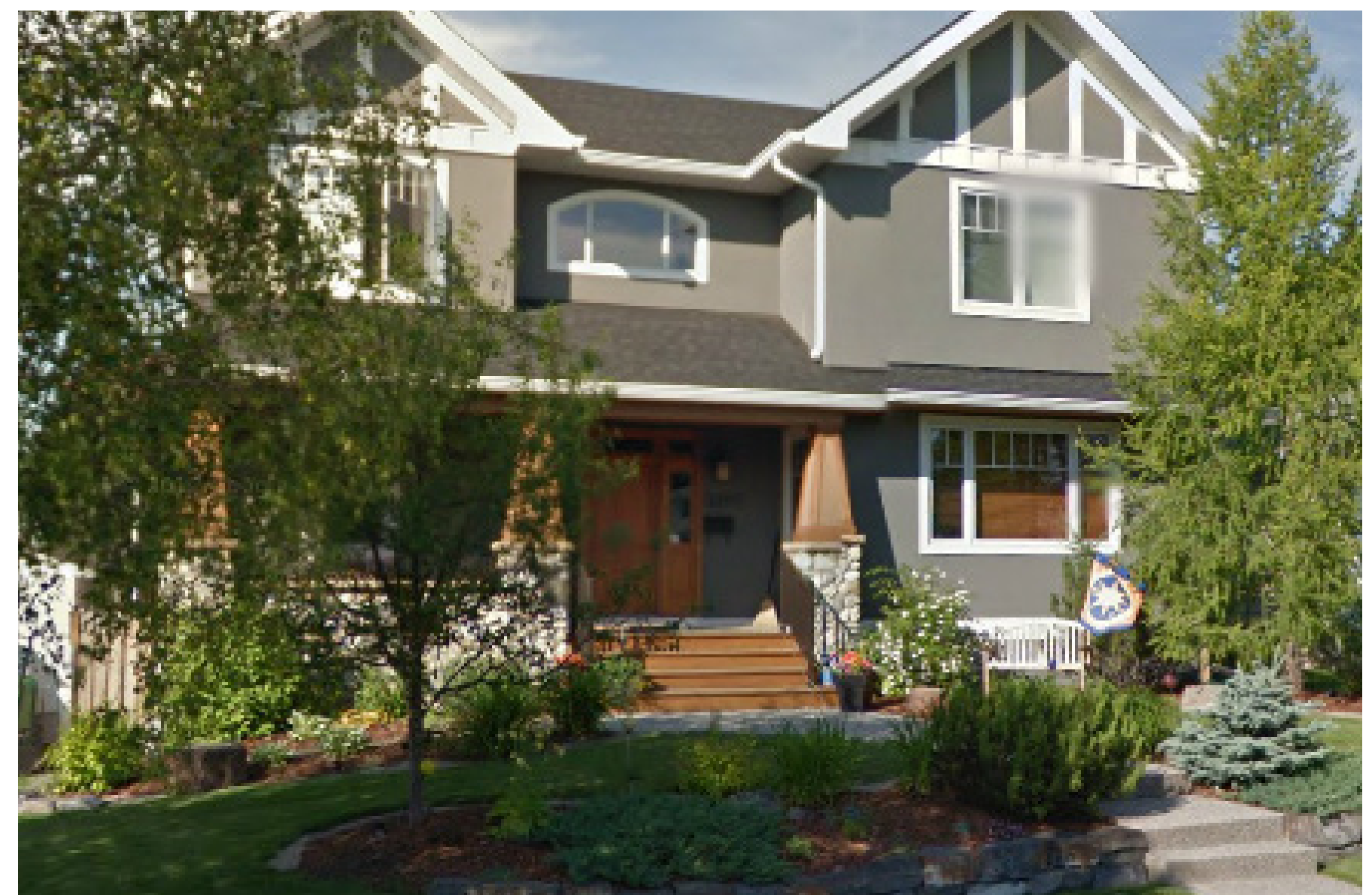
- Access and proximity to transit
- A mix of uses
- Medium densities appropriate to the context
- High quality public spaces
- Inter-connected streets
- Concentrations of population and/or employment
- Pedestrian, bicycle and transit friendly design

Banff Trail/Capitol Hill Open House

How Were the Areas for Potential Redevelopment Identified?

City staff have been working with the Banff Trail and Capitol Hill Planning Advisory Committee to identify appropriate areas for modest redevelopment. The following factors were considered:

- Respect and enhance the existing character of the community.
- Create a vibrant community with a sufficient population to support local shops, services, and schools.
- Allow for a range of housing types to suit all ages, lifestyles and housing needs.
- Buildings should be designed to respect the scale and character of the planned context of surrounding lands.
- Promote a mix of uses, reducing the need for residents to travel outside of the community.
- Maintain safety and promote a sense of community.
- Buildings should be designed to a high standard and constructed with high quality, durable materials.



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How Were the Areas for Potential Redevelopment Identified?

City Council has recently approved the Location Criteria for Multi-Residential Infill (new rowhouses, townhouses and apartments). These criteria were used to help identify areas for potential redevelopment.

On a corner

These are sites on the edge of the block with fewer direct interfaces with lower density development.

Along or in close proximity to a corridor or activity centre

These are areas of higher density or activity such as main streets, commercial centres or LRT stations.

On a collector or higher standard roadway on at least one frontage

These are busier roads which are typically on the edges of communities.

Adjacent to existing or planned non-residential development or multi-dwelling development

These are sites near other townhouses or apartments or commercial and office development.

Adjacent to or across from existing or planned open space or park or community centre

These are sites near parks or community spaces.

Within 600 metres of a Primary Transit stop or station or within 400 metres of a transit stop

These are sites near LRT stations or bus stops with frequent service.

Have direct lane access

These are sites that have the ability to provide parking off the lane and not off the street.

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Design Guidelines

Building height is only one aspect of regulating building design. Buildings will have to comply with applicable design guidelines and therefore the maximum building heights may not be achievable over the entirety of a site.

Key Policies

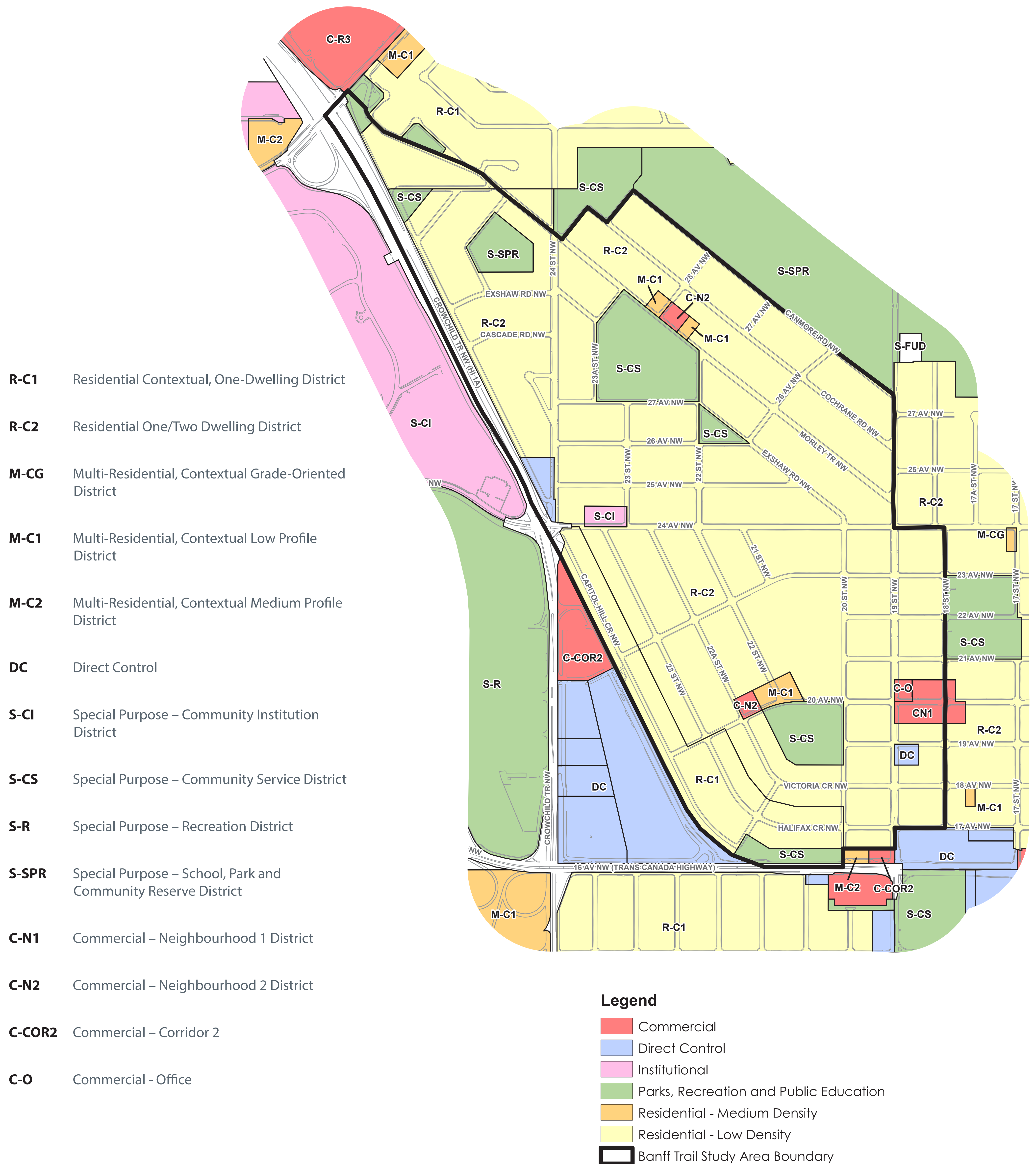
- Buildings at prominent locations (e.g. near the LRT station) are encouraged to develop as gateway-type buildings that have a high level of design and material quality.
- Units on the floor closest to grade should have individual and direct pedestrian access from a public sidewalk.
- All buildings should be finished with high quality, enduring materials.
- Building massing should be reduced as proximity increases to low density residential parcels.
- Vehicle access should be provided from the lane where possible to encourage pedestrian friendly streets within the area.
- Building massing and height should be reduced as proximity increases to low-density residential parcels in order to minimize the impact of new development on the existing homes. Building heights should generally be no greater than 10-12 meters within 5-10 meters of the adjacent low density residential property line.
- Where possible, building massing should be designed to minimize impact to existing private amenity spaces. Rear setbacks greater than the required minimums are encouraged for taller buildings.





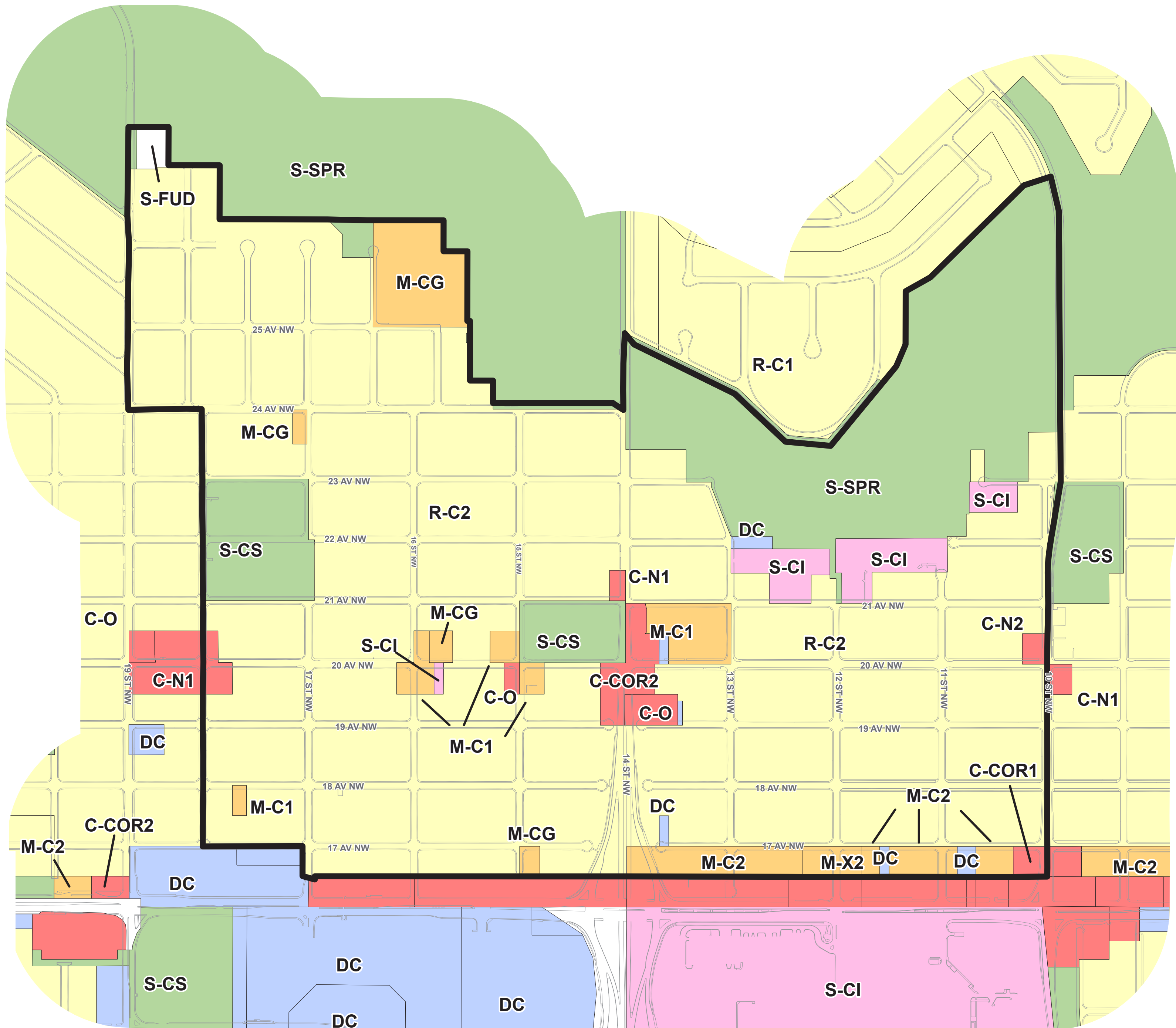
Banff Trail/Capitol Hill Open House

Banff Trail - Current Land Use Designations



Banff Trail/Capitol Hill Open House

Capitol Hill - Current Land Use Designations



Legend

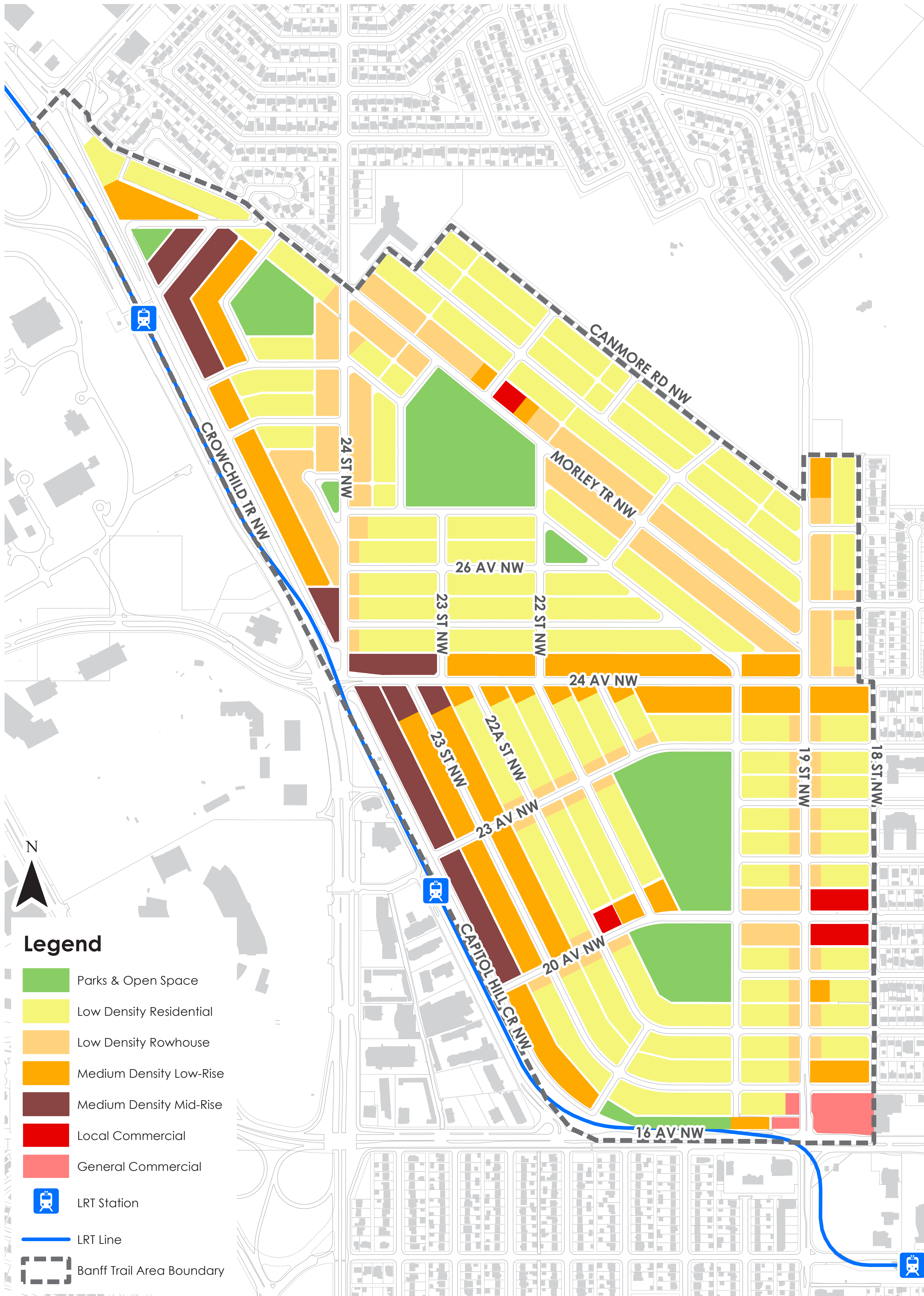
- Commercial
- Direct Control
- Institutional
- Parks, Recreation and Public Education
- Residential - Medium Density
- Residential - Low Density
- Capitol Hill Study Area Boundary

- | | |
|--|---|
| <p>R-C1 Residential Contextual, One-Dwelling District</p> <p>R-C2 Residential One/Two Dwelling District</p> <p>M-CG Multi-Residential, Contextual Grade-Oriented District</p> <p>M-C1 Multi-Residential, Contextual Low Profile District</p> <p>M-C2 Multi-Residential, Contextual Medium Profile District</p> <p>M-X2 Multi-Residential – Medium Profile Support District</p> <p>DC Direct Control</p> <p>S-CI Special Purpose – Community Institution District</p> | <p>S-CS Special Purpose – Community Service District</p> <p>S-SPR Special Purpose – School, Park and Community Reserve District</p> <p>S-FUD Special Purpose – Future Urban Development District</p> <p>C-N1 Commercial – Neighbourhood 1 District</p> <p>C-N2 Commercial – Neighbourhood 2 District</p> <p>C-COR1 Commercial – Corridor 1</p> <p>C-COR2 Commercial – Corridor 2</p> <p>C-O Commercial - Office</p> |
|--|---|



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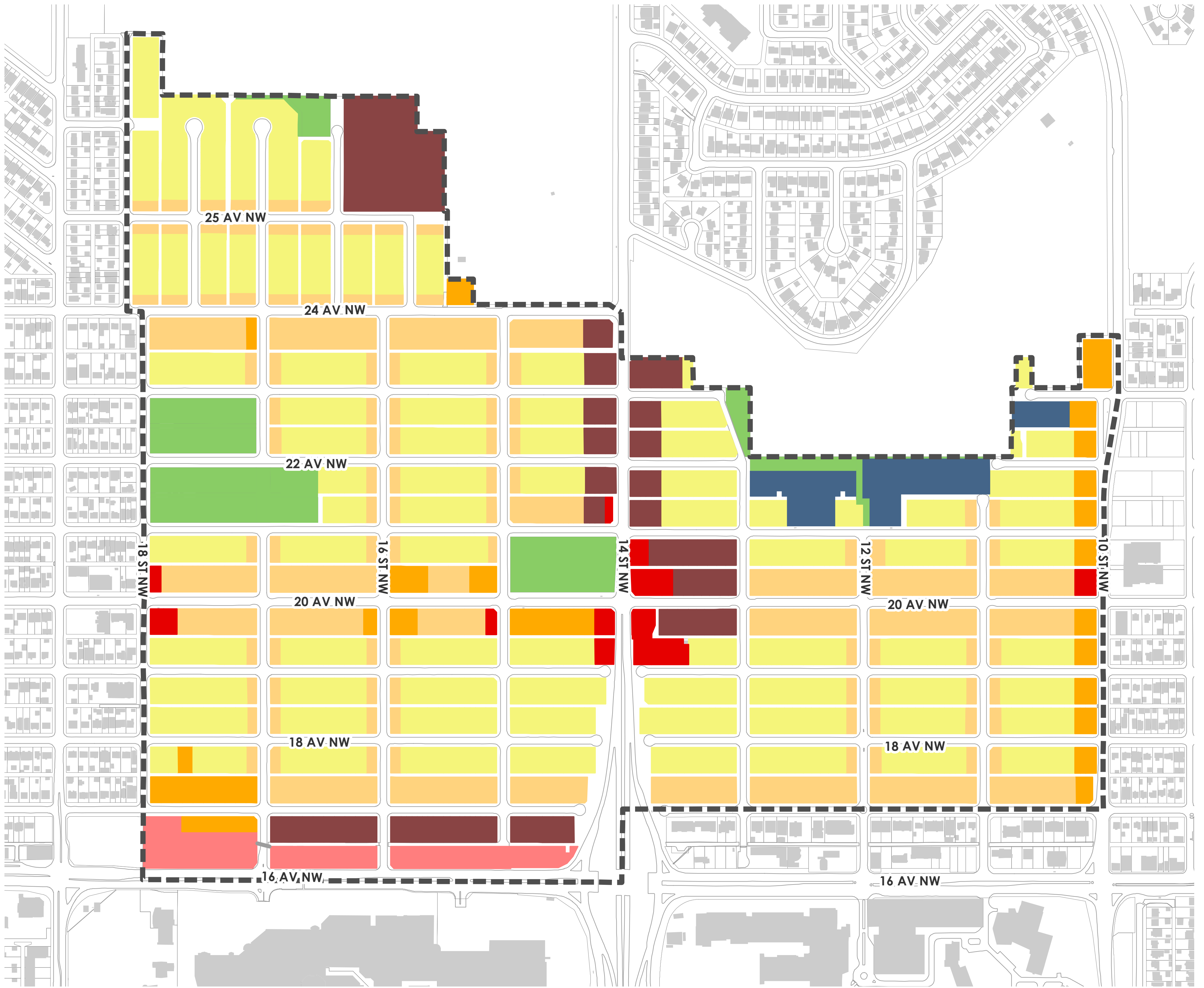
Banff Trail - Proposed Land Use





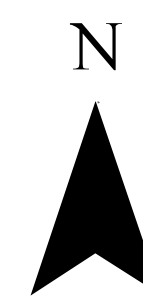
Banff Trail/Capitol Hill Open House

Capitol Hill - Proposed Land Use



Legend

- | | | |
|-------------------------|-------------------------|------------------------------|
| Parks & Open space | Medium Density Low-Rise | General Commercial |
| Low Density Residential | Medium Density Mid-Rise | Medium Density Institutional |
| Low Density Rowhouse | Local Commercial | Capitol Hill Area Boundary |



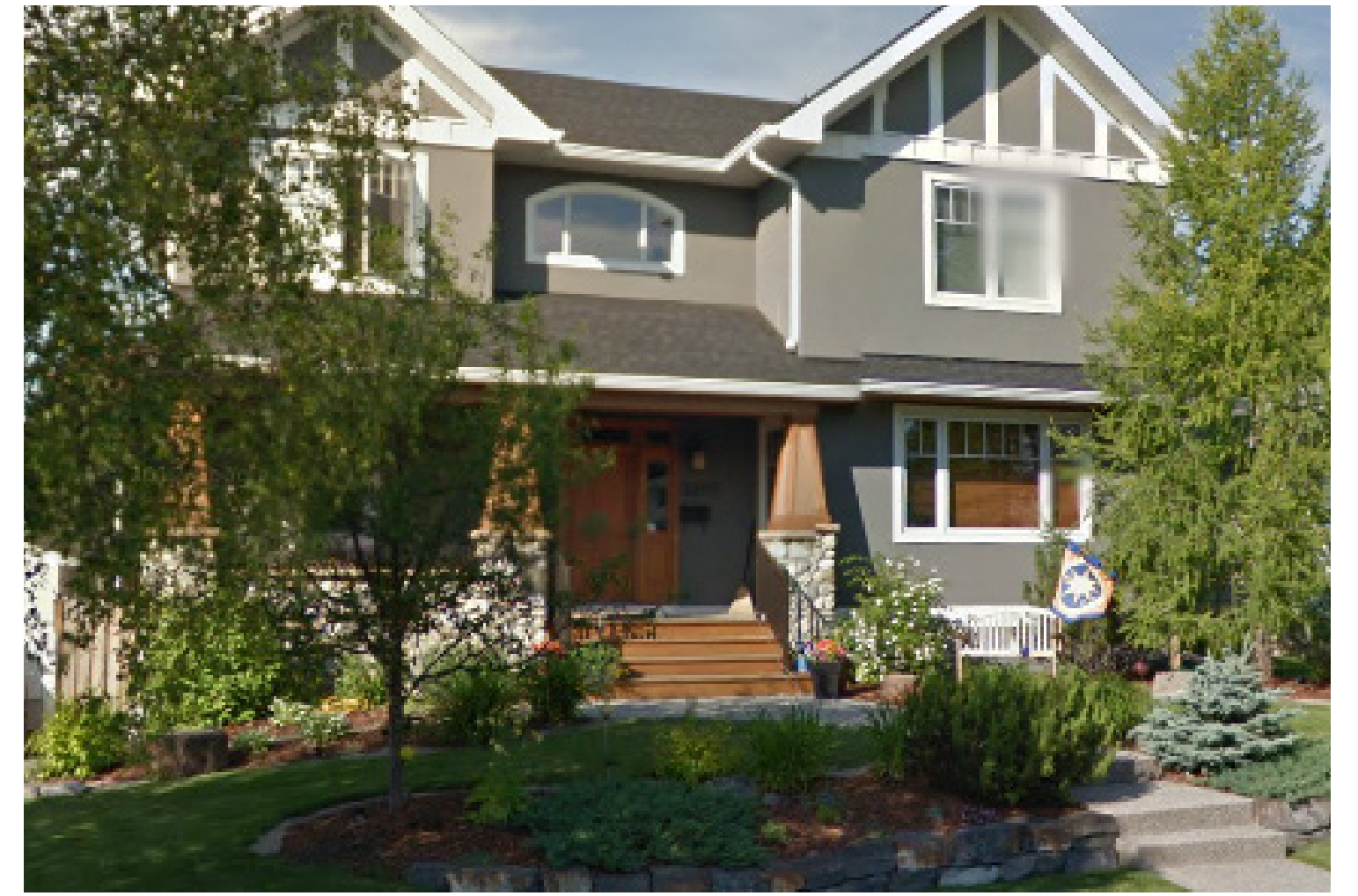


Banff Trail/Capitol Hill Open House

Proposed Land Use

Low Density Residential

The intent of this area is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. The existing single and semi-detached form of development should remain within this area.



Low Density Rowhouse

The Low Density Rowhouse area will allow for a modest increase in density with a greater variety of housing types while still being in scale with the existing context. New development could include rowhouse buildings, duplex dwellings and semi-detached dwellings.



Medium Density Low-Rise

The intent of this area is to allow for a low-rise built form (approximately 3-4 storeys) that can allow for a modest increase in density while not being out of context with the existing character of the area. New development within this area could include townhouses, apartments, and live/work units.



Medium Density Mid-Rise

These areas can accommodate higher density development (5-6 storeys) in key locations, particularly those adjacent to the LRT stations or along main streets. New development could include townhouses, apartments, and live/work units. A limited range of support commercial uses may be allowed.



Commercial

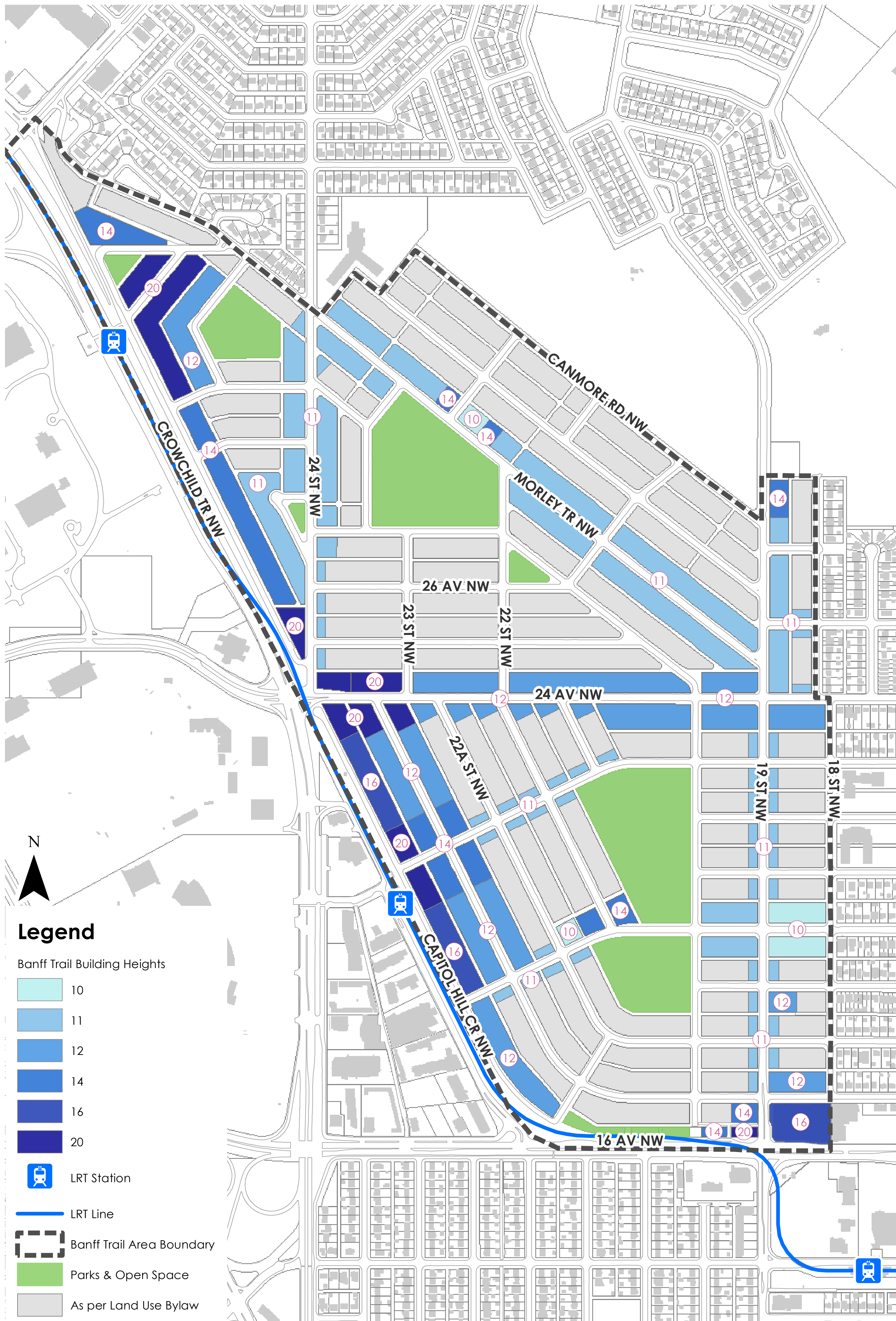
Existing local and general commercial areas have been retained. No new commercial areas have been added to the Plan areas.





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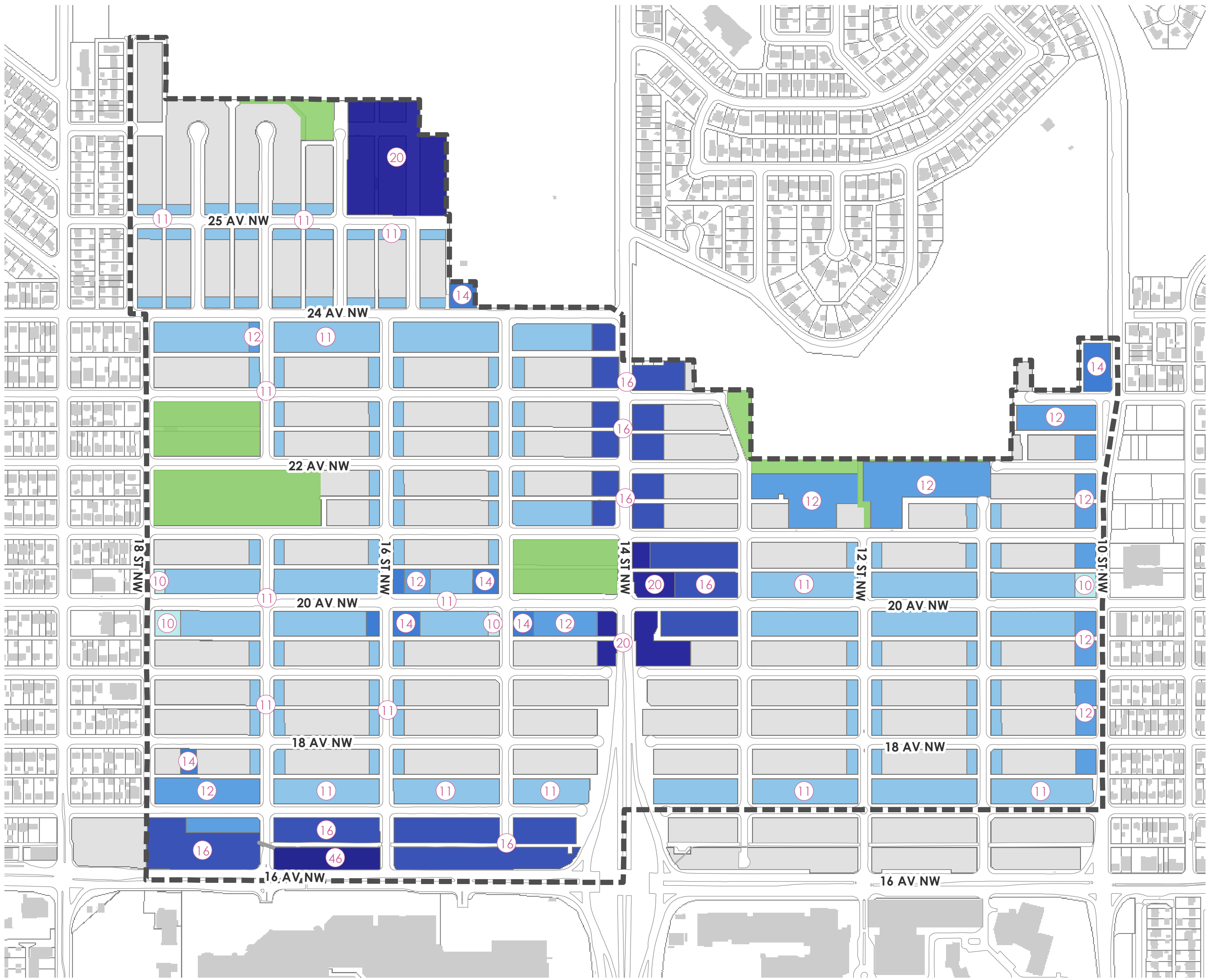
Banff Trail - Maximum Building Heights














Banff Trail/Capitol Hill Open House

Capitol Hill - Maximum Building Heights



Legend

Capitol Hill Building Heights

- | | | | | | |
|--|--|--|--|---|---|
|  10 |  12 |  16 |  46 |  As per land Use Bylaw |  Capitol Hill Area Boundary |
|  11 |  14 |  20 | |  Parks & Openspace | |



Banff Trail/Capitol Hill Open House

What is next?

Amending the Banff Trail and North Hill (includes Capitol Hill) Area Redevelopment Plans

- Administration will develop proposed plan amendments to be incorporated into the Banff Trail Area Redevelopment Plan (ARP) and North Hill (includes: Capitol Hill, Mount Pleasant and Tuxedo) Area Redevelopment Plan. (Please see the ARP panel for more information)
- Proposed plan amendments are presented to the Calgary Planning Commission. Calgary Planning Commission reviews the proposed plan amendments and makes a recommendation to City Council. (December 2015)
- The Calgary Planning Commission recommendation goes to City Council for decision. A public hearing is held where members of the public may express their opinion to Council before it makes its decision. (February 2016)

Land Use Amendments (redesignations)

- City Council has directed Planning staff as part of the Banff Trail / Capitol Hill Community Planning Process, to pursue opportunities, following approval of the Area Redevelopment Plan amendments, for appropriate City-initiated redesignations to R-CG Residential Contextual Grade Oriented District. (2016)
- An owner of a site may apply to change the land use district (zoning) on a parcel of land to a different land use district in conformance with the applicable Area Redevelopment Plan policies.
- Land use amendment applications are presented to the Calgary Planning Commission. Calgary Planning Commission reviews the proposed land use amendment and makes a recommendation to City Council.
- The Calgary Planning Commission recommendation goes to City Council for decision. A public hearing is held where members of the public may express their opinion to Council before it makes its decision.

Banff Trail/Capitol Hill Open House

We want to hear from you

Talk to a City of Calgary staff member present today

- Fill out a feedback form
- Visit our website: www.calgary.ca/chbt
- Contact a City of Calgary staff member:

Craig Davies

Senior Planner, Local Area Planning & Implementation

Tel: 403-268-2919

Email: Craig.Davies@calgary.ca



Thank you for attending!