



Welcome

This session is intended to share information about City-initiated redesignations proposed in Banff Trail and Capitol Hill, discuss what this change may mean to you and answer any questions you may have.

You will find display boards that show

- The current land use map
- Properties that are being redesignated to Residential – Grade-Oriented Infill (R-CG)
- Capitol Hill land use policy map
- Banff Trail land use policy maps
- Project overview
- R-CG building examples

City of Calgary staff is on hand to answer questions.

These display boards can be found online at calgary.ca/banfftrail

What is happening?

Council directed Administration to redesignate (rezone) approximately 600 properties to Residential – Grade-Oriented Infill (R-CG) District

The new R-CG land use district allows for:

- Rowhouses, in addition to buildings and uses already allowed (e.g. single detached, semi-detached and duplex dwellings, secondary suites);
- A maximum building height of 11 metres or 2 to 3 storeys (an increase from the current maximum of 10 metres); and
- Up to 4 dwelling units on a typical (15 metres x 32 metres) residential lot (an increase from the current maximum of 1 or 2 units).

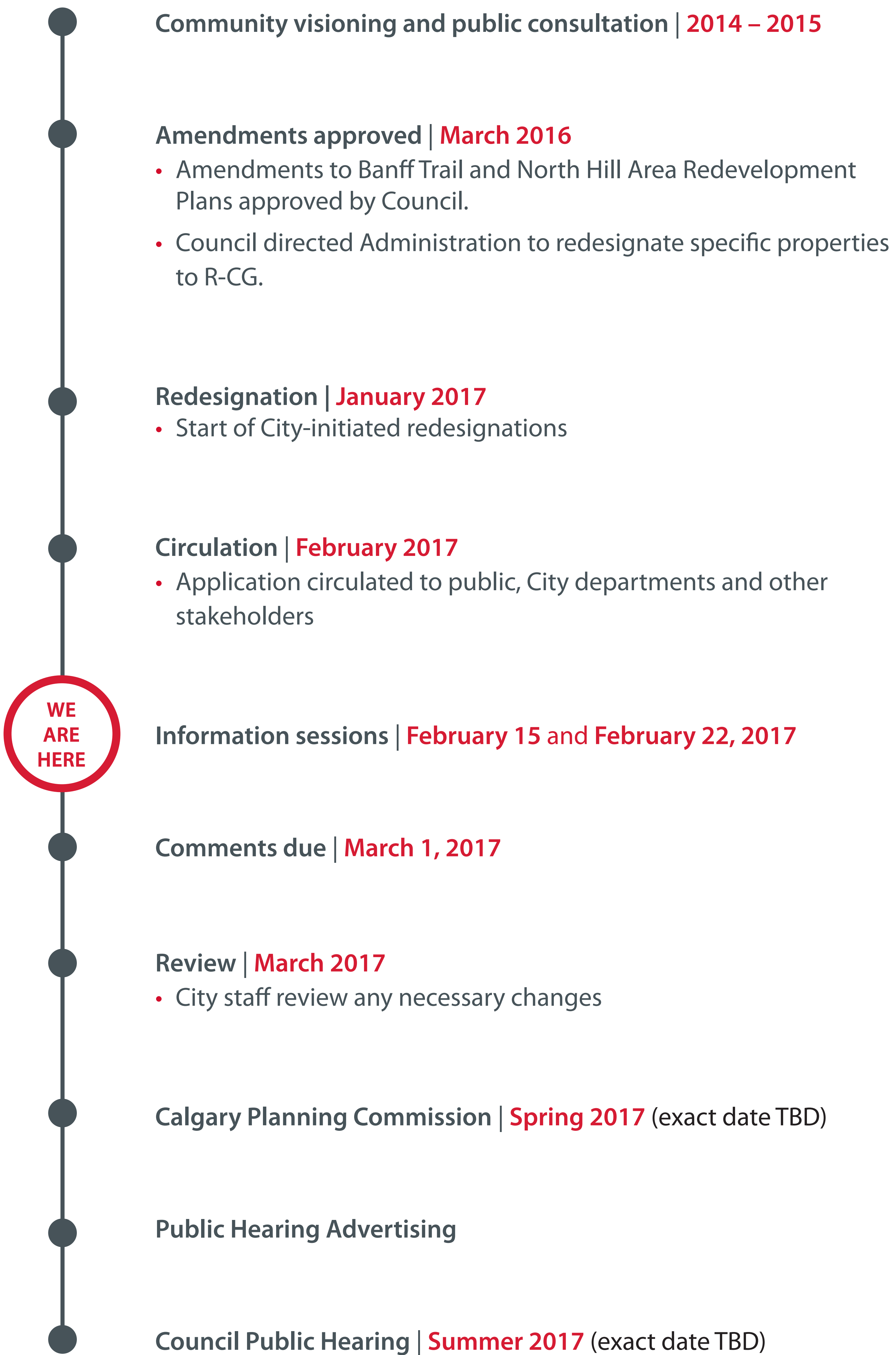
If you own one of the properties to be redesignated:

- No action is required on your part;
- The City will not be redeveloping or buying your property; and
- The new R-CG district will provide additional development flexibility.

How do I provide feedback?

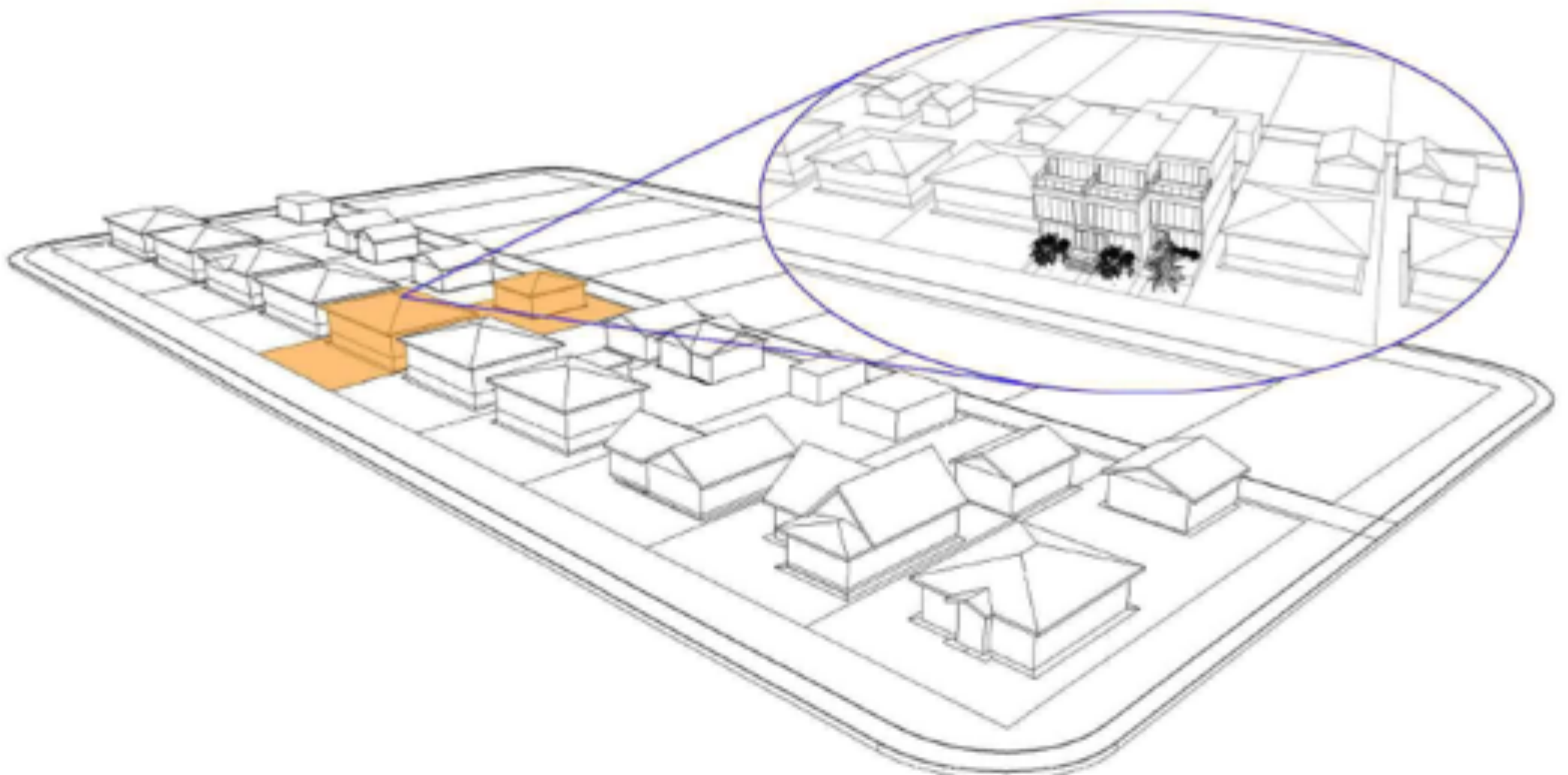
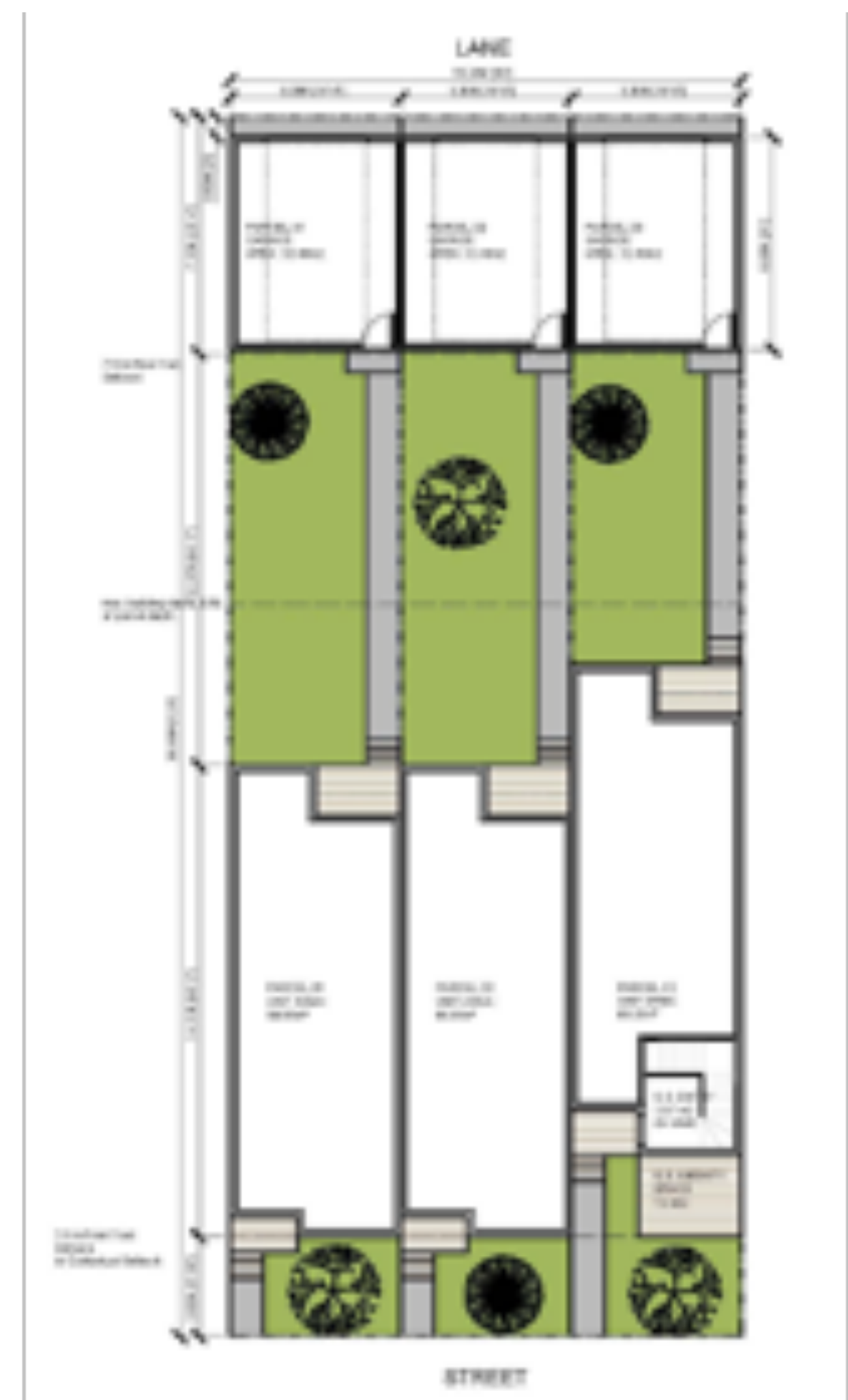
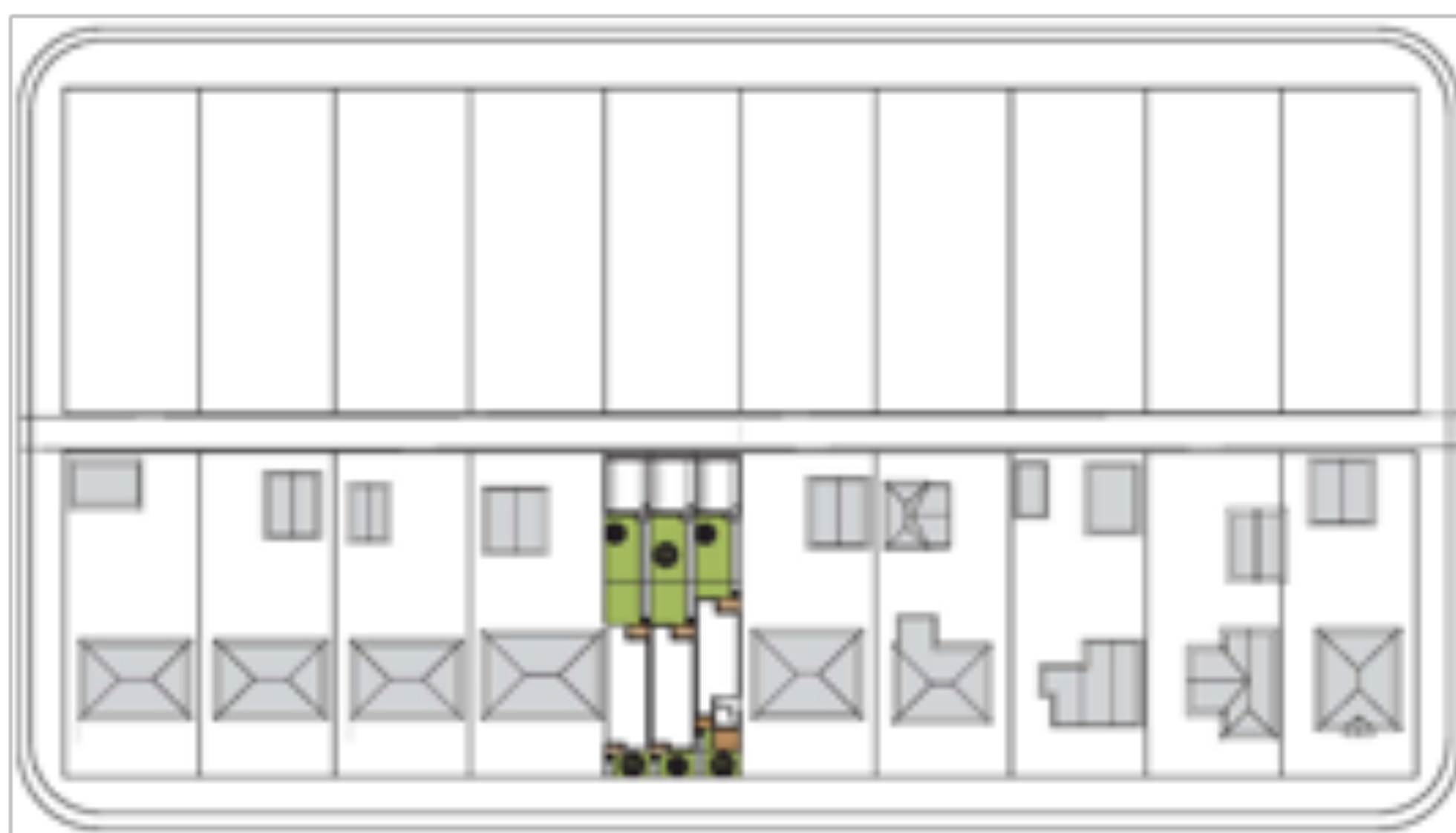
- Fill out one of the forms provided
- Send your comments to martin.beck@calgary.ca by March 1, 2017
- Send your comments to City Council before the public hearing (April/May 2017 - exact date TBD)
- Attend the public hearing (June/July 2017 - exact date TBD)

How did we get here?



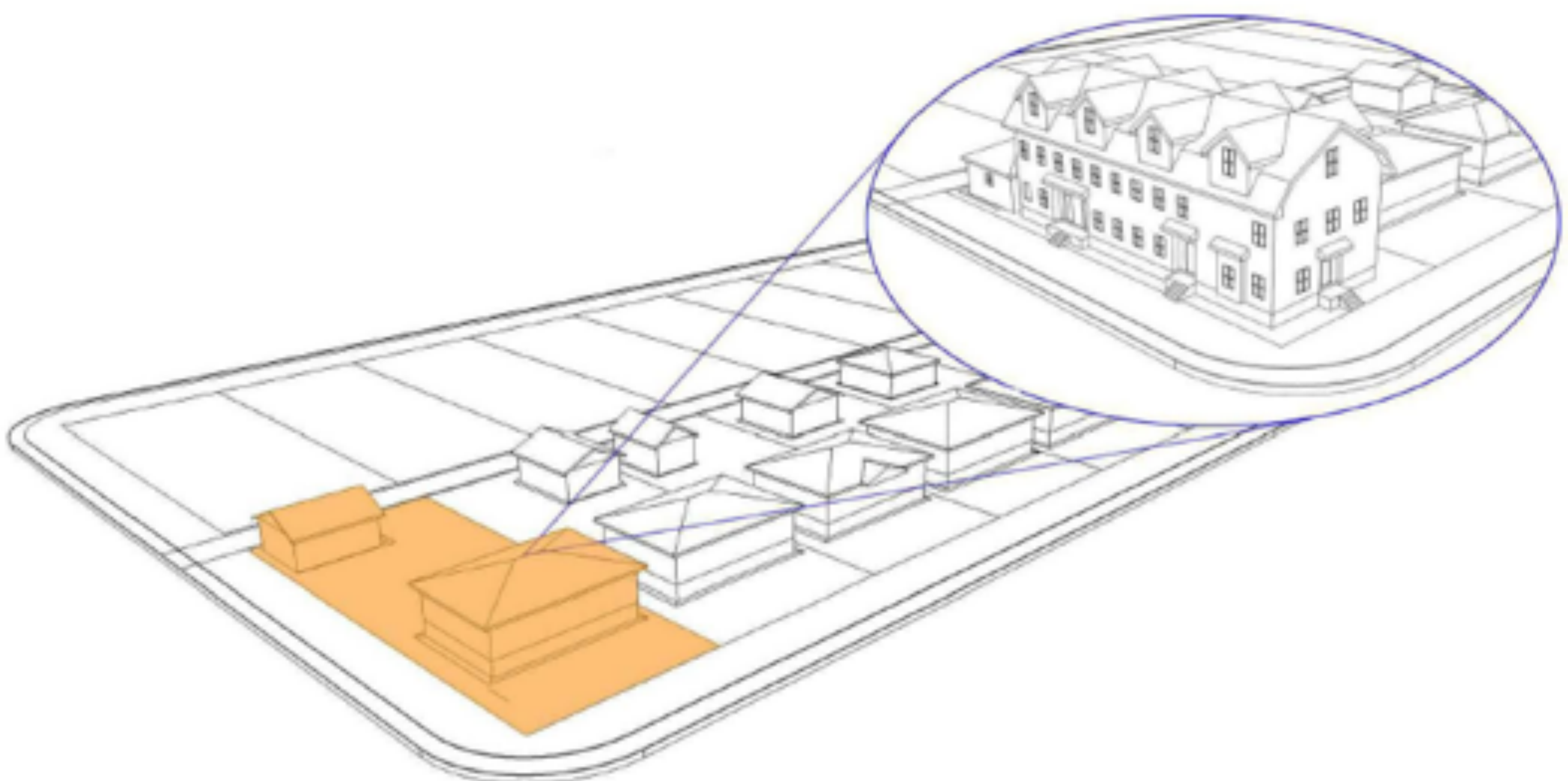
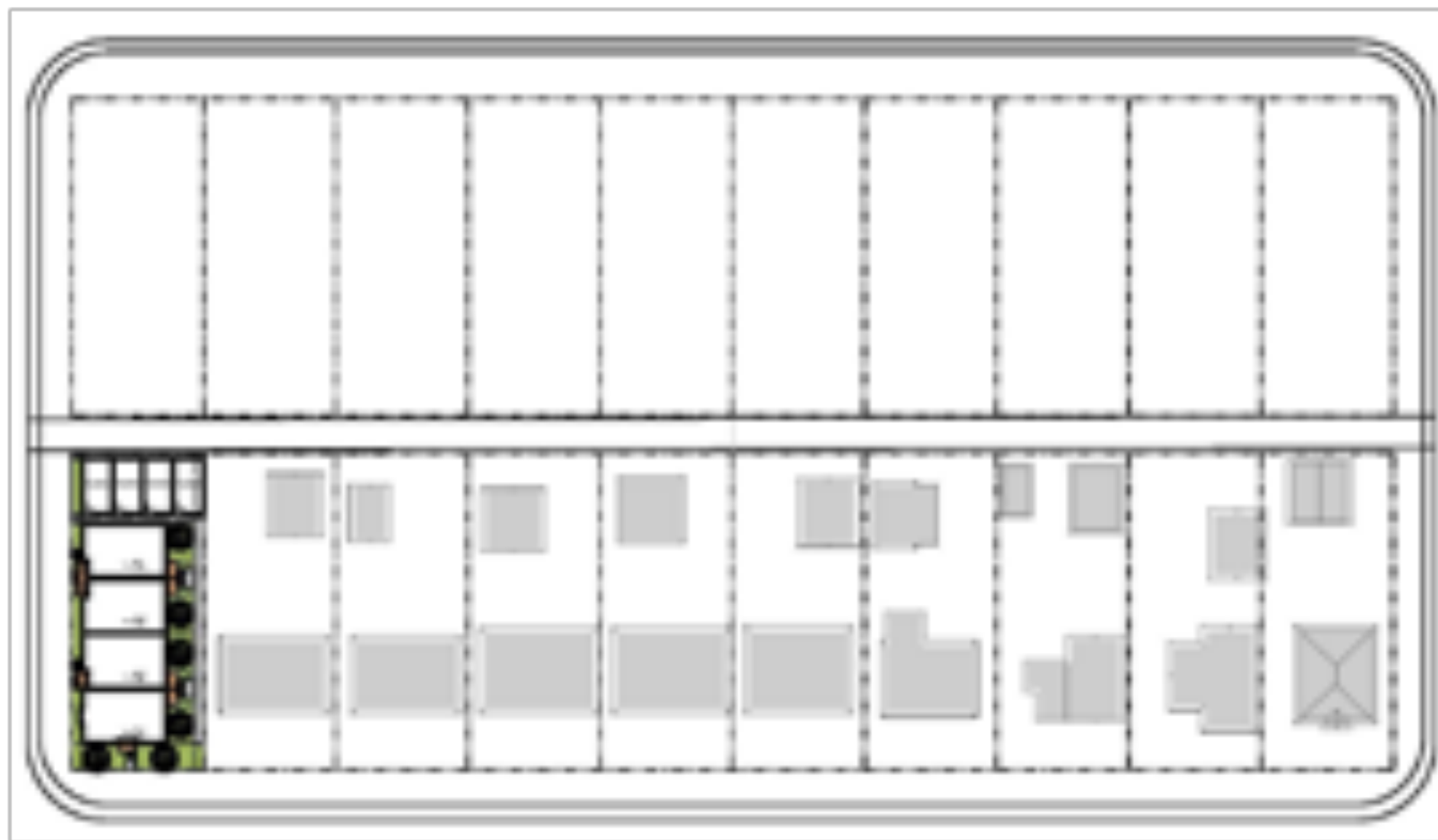
R-CG building examples

3-unit rowhouse, laned mid-block property (50' x 120')



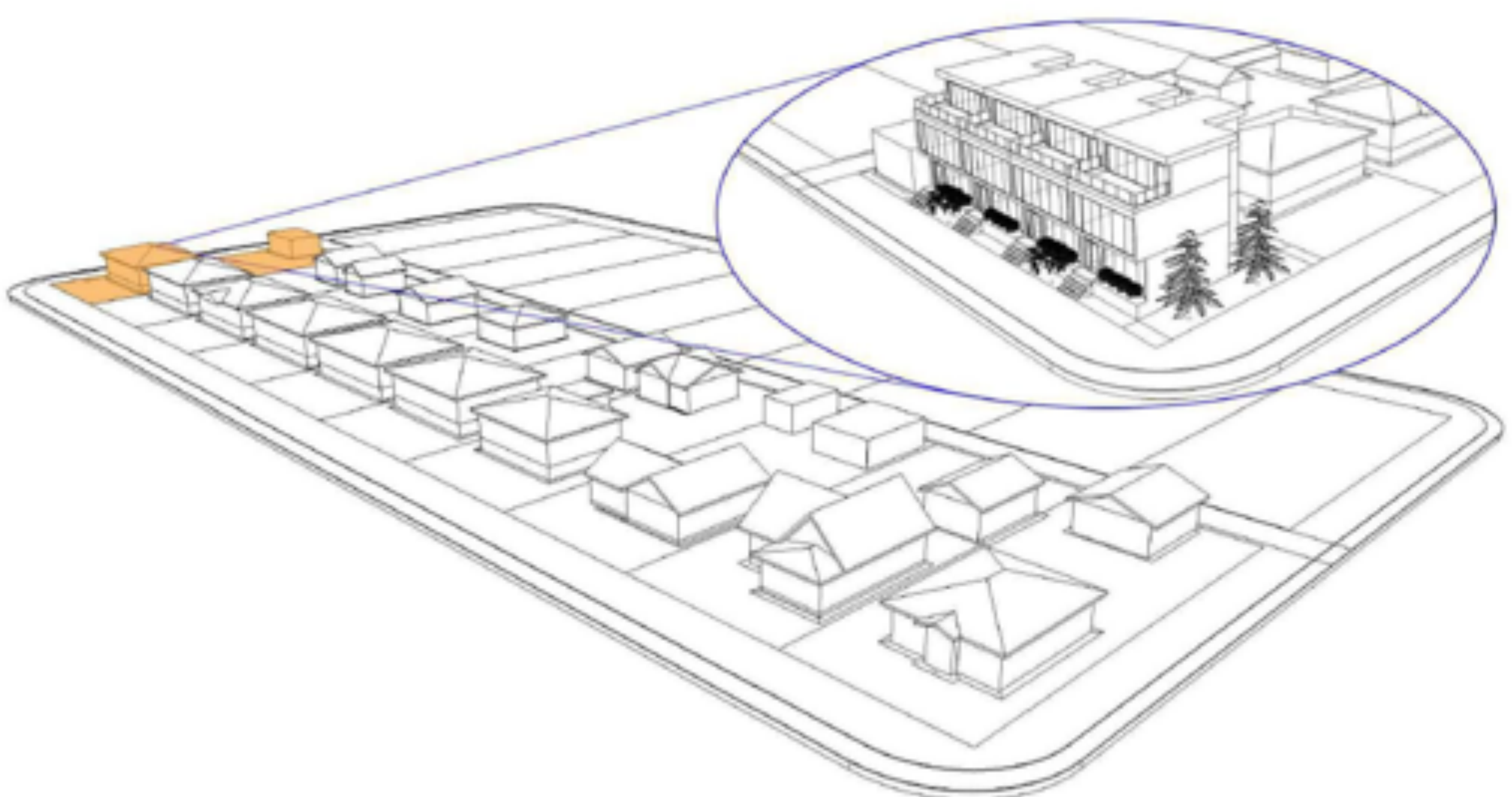
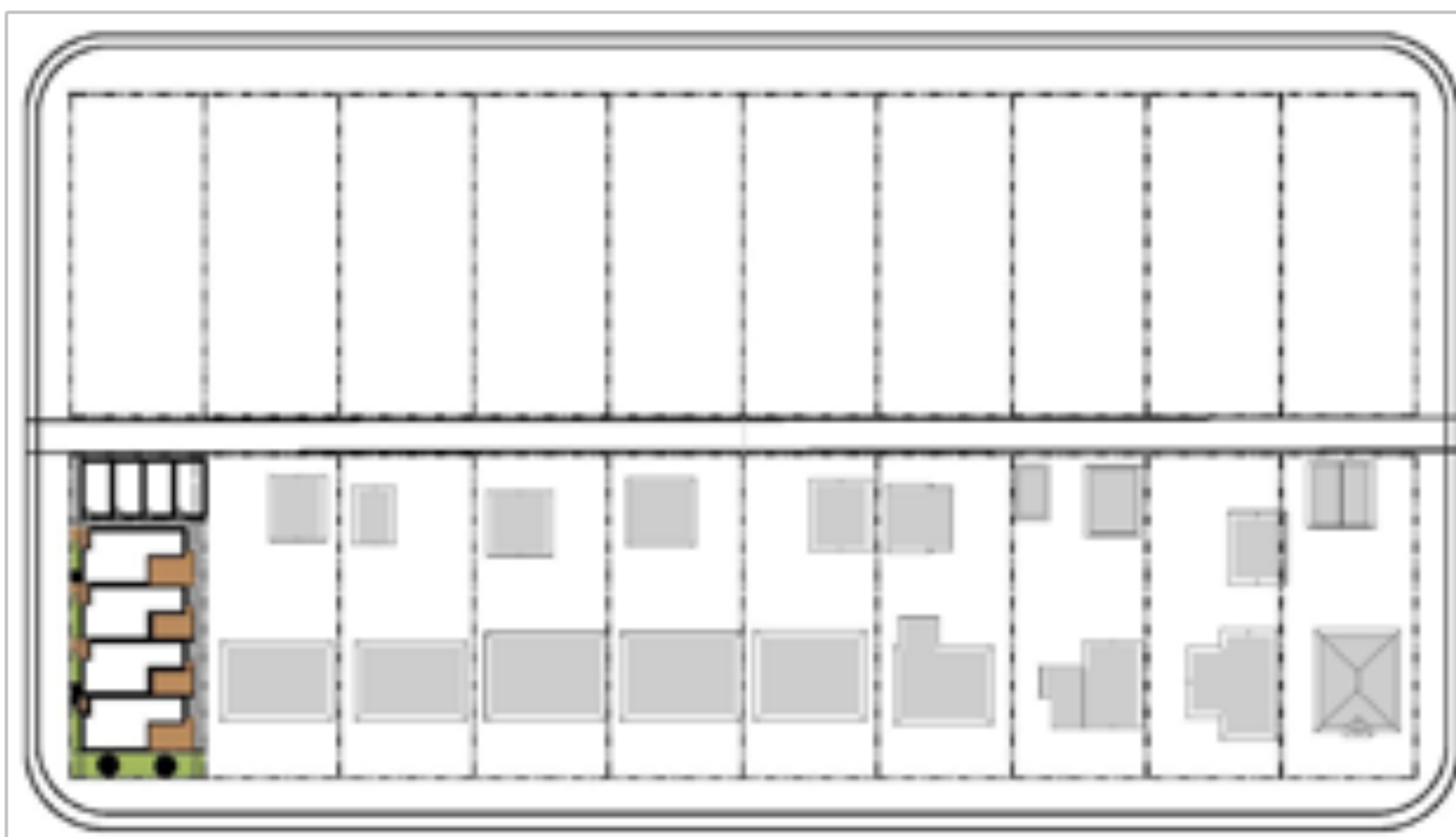
R-CG building examples

4-unit rowhouse, laned corner property (50' x 120')



R-CG building examples

4-unit rowhouse, laned corner property (50' x 120')



R-CG building examples

7-unit rowhouse, laned mid-block property (100' x 120')

