

Welcome to the Banff Trail - Capitol Hill community planning information session

Purpose of this session

- City staff are here to discuss City initiated land use amendments in your community. **No changes to your community plan are being proposed.**
- Tell us 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 calgary.ca/banffcapitol

Project background

- In 2017 council approved land use changes to allow for low density rowhousing at strategic locations in your community. These changes aligned with the vision outlined in the recently updated Banff Trail and North Hill Area Redevelopment Plans. Only parcels already identified for rowhousing in those plans was redesignated at that time.
- During the approval of those rowhouse land uses council directed city administration to explore, with the community, further city initiated land use redesignation. No land use changes are proposed at this time. However, City Administration would like to discuss with you if they should redesignate areas identified as Medium Density Low-Rise and Mid-Rise in your community plans.
- **Council's Direction:** "Direct Administration to consider City initiated M-CG redesignations in conjunction with the process of the R-CG City initiated redesignations in specific locations suggested by the Community as part of the implementation of the North Hill Area Redevelopment Plan".

Banff Trail Land Use map

Banff Trail Area Redevelopment Plan

Figure 2 : Land Use Plan
Approved: 7P86 - June 1986
Amended: 11P2016

This map is conceptual only.
No measurements of distances or areas
should be taken from this map.



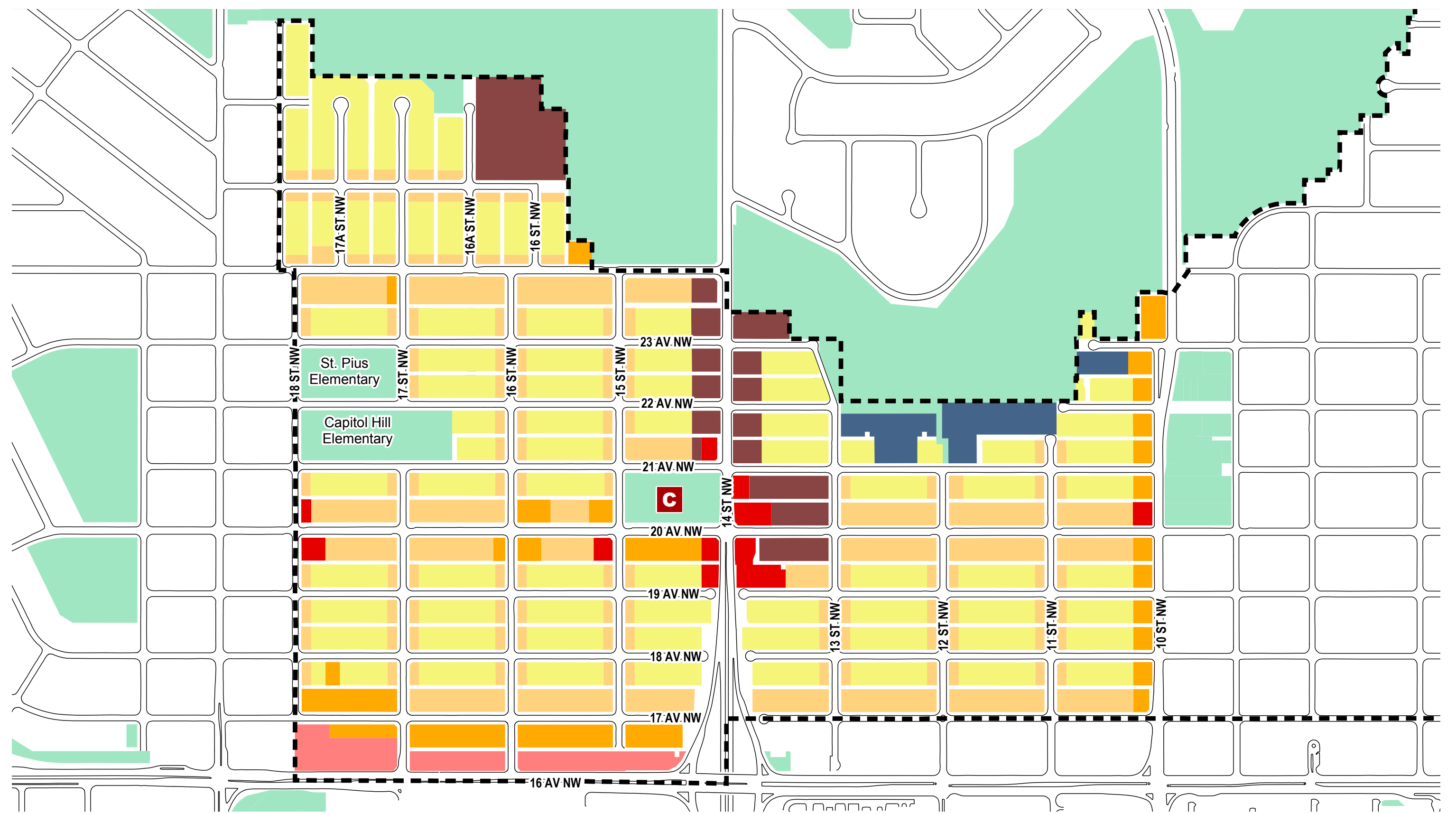
- LRT Station
- LRT Line
- ARP Boundary
- Community Centre
- Special Study Area
- Park, Community Facility or School
- Low Density Residential
- Low Density Rowhouse
- Medium Density Low-Rise
- Medium Density Mid-Rise
- Local Commercial
- General Commercial

Capitol Hill Land Use map

North Hill Area Redevelopment Plan

Map 4 : Future Land Use Policy -
Mount Pleasant & Tuxedo
Approved: 7P99 - March 2000
Amended: 66P2017

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|------------------------------------|------------------------------|
| A.R.P. Boundary | Medium Density Low-Rise |
| Community Centre | Medium Density Mid-Rise |
| Park, Community Facility or School | Local Commercial |
| Low Density Residential | General Commercial |
| Low Density Rowhouse | Medium Density Institutional |

Banff Trail - Capitol Hill community planning



Medium Density Low-Rise

The Medium Density Low-Rise area is intended to allow for a low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area.



Medium Density Mid-Rise

The Medium Density Mid-Rise area is intended to accommodate higher density development (5-6 storeys) in key locations, such as along main streets, at significant intersections or on sites where there is an ability to provide a transition to lower density areas.

We want to hear from you

Should The City explore further redesignations in your community?

- Talk to a City of Calgary staff member
- Fill out a survey in person
- Fill out a survey online
- Visit our website calgary.ca/banffcapitol