

LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017

MAP 28C, 29C, 30C

EXECUTIVE SUMMARY

On 2014 October 06 and 2016 March 07, City Council directed Administration to proceed with City-initiated redesignations in Banff Trail and Capitol Hill to implement portions of the recently revised Banff Trail and North Hill Area Redevelopment Plans.

In keeping with this direction, this application proposes to redesignate 597 properties identified by the respective area redevelopment plans as appropriate for 'Low Density Rowhouse' from a Residential – Contextual One/Two Dwelling (R-C2) District and Residential – Contextual One Dwelling (R-C1) District to a Residential – Grade-Oriented Infill (R-CG) District.

PREVIOUS COUNCIL DIRECTION

On 2014 October 06, following consideration of amendments to add the R-CG (Residential Grade-Oriented Infill District) (CPC2014-109) to the Land Use Bylaw, Council approved a Motion Arising directing Administration to:

Pursue, as part of the ongoing Banff Trail and Capitol Hill Community Planning Project, opportunities for appropriate Area Redevelopment Plan amendments and following approval, corresponding City-initiated Land Use Bylaw redesignations, as they relate to R-CG.

On 2016 March 07, following approval of the Amendments to the North Hill Area Redevelopment Plan (CPC2016-045), Council approved a Motion Arising directing Administration to:

Undertake City-initiated Land Use Bylaw redesignations to R-CG for the appropriate sites along 17 Avenue NW, 20 Avenue NW, and 24 Avenue NW.

ADMINISTRATION RECOMMENDATION(S)

2017 June 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendments.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 269D2017; and

1. **ADOPT** the proposed redesignation of 29.55 hectares $\pm$ (72.85 acres $\pm$) located at Various Addresses (see APPENDIX V) from Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and

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- | |
|--|
| <ol style="list-style-type: none">2. Give three readings to the proposed Bylaw 269D2017.3. RECEIVE FOR INFORMATION the update on two associated Motions Arising (Off-Site Levy Bylaw and Implementation of North Hill and Banff Trail Area Redevelopment Plans). |
|--|

REASON(S) FOR RECOMMENDATION:

The proposal responds to Council direction to implement the R-CG land use in Banff Trail and Capitol Hill communities. This comprehensive land use redesignation application allows for redevelopment of appropriate areas as identified by the Banff Trail and Capitol Hill portion of the North Hill Area Redevelopment Plans.

Further, the proposal aligns with the goals of the Municipal Development Plan by allowing for strategic intensification, more efficient use of serviced land and increasing housing choices within inner city neighbourhoods.

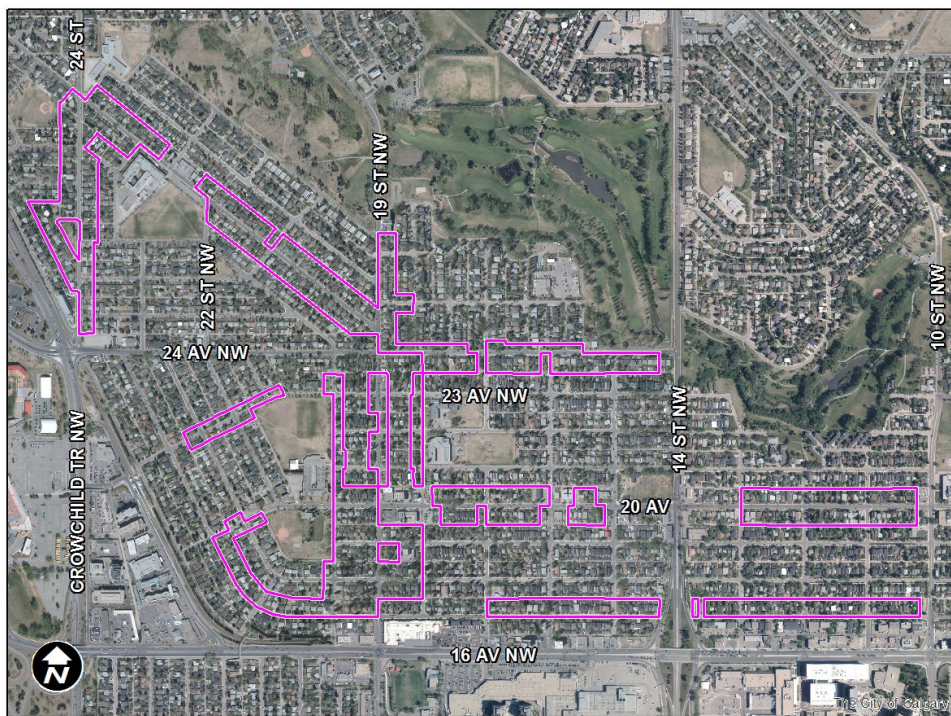
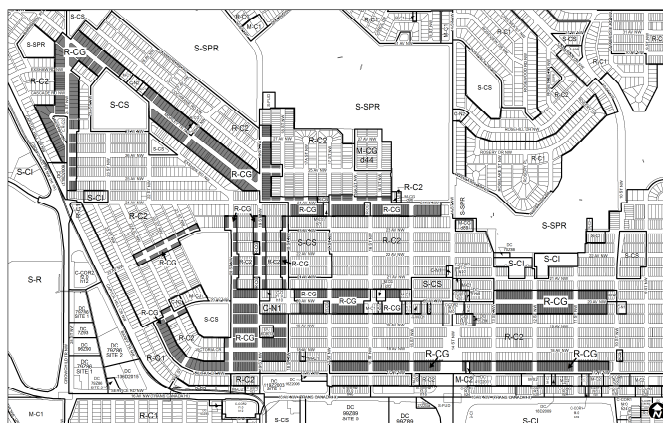
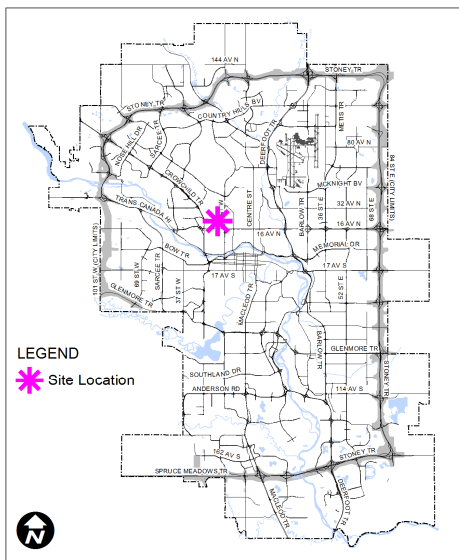
ATTACHMENT

1. Proposed Bylaw 269D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 29.55 hectares $\pm$ (72.85 acres $\pm$) located at Various Addresses (see APPENDIX V) from Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: G.-C. Carra
Absent: R. Wright

Carried: 6 – 0

2. Recommend that Council **RECEIVE FOR INFORMATION**, an update on two associated Motions Arising as contained in APPENDIX II of this report.

Moved by: G.-C. Carra
Absent: R. Wright

Carried: 6 – 0

Reasons for Approval from Mr. Friesen:

- I supported this Amendment but urge administration to consider the issue raised by industry in a couple of letters regarding RC-G/MC-G at mid-block sites.

2017 June 15

MOTION:

The Calgary Planning Commission accepted correspondence from:

- RNDSQR dated 2017 June 15;

as distributed, and directs it to be included in the report in APPENDIX VII.

Moved by: C. Friesen
Absent: R. Wright

Carried: 6 – 0

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Applicant:

The City of Calgary

Landowner:

Various

PLANNING EVALUATION

BANFF TRAIL & CAPITOL HILL COMMUNITY PLANNING PROJECT BACKGROUND

On 2013 April 22, following consideration of a Land Use Amendment in the community of Banff Trail (CP2013-006), City Council directed Administration to work with the Banff Trail community to identify areas that may be appropriate for future redevelopment. The Capitol Hill Community Association had subsequently requested for their community to be included in this planning project as well. Following a multi-year public engagement, visioning and planning work including Banff Trail and Capitol Hill residents, City Administration and other stakeholders, Administration prepared a range of amendments to the respective area redevelopment plans for Council's consideration. The proposed amendments to the Banff Trail and Capitol Hill portion of the North Hill Area Redevelopment Plans (ARP) were approved by Council in March of 2016.

In conjunction with approval of the ARP amendments, Council directed Administration to implement portions of the newly revised ARPs through City-initiated redesignations of appropriate properties to R-CG.

SITE CONTEXT

The inner city communities of Banff Trail and Capitol Hill are located in an area bounded by 16 Avenue NW to the south, Crowchild Trail NW to the west, 10 Street NW to the east and Confederation Park Golf Course with Canmore Park to the north. Banff Trail and Capitol Hill combined include three elementary schools, one junior and one senior high school. A significant portion of parcels within the application boundary is within a walking distance (600 metres or less) of either the Lion's Park LRT Station, Banff Trail LRT Station or University LRT Station.

With the exception of several examples such as non-conforming development, parcels of land included within this application may be divided into two categories: 1) un-subdivided, 50 foot (15 metre) wide parcels developed with original, 1950's one storey bungalows; and 2) subdivided parcels recently developed with Single and Semi-Detached Dwellings infills. The application includes 597 parcels of land in total.

In Capitol Hill, as per Council direction, the proposed redesignations are limited to parcels of land located on 24 Avenue NW, 20 Avenue NW and north side of 17 Avenue NW. In Banff Trail, all lands identified as appropriate for "Low Density Rowhouse" by the Banff Trail ARP are included in this application.

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The population of Banff Trail community had peaked in 1968. Since then, the community has lost approximately 700 residents or 14 percent of its population.

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2016 Current Population	4,189
Difference in Population (Number)	-694
Difference in Population (Percent)	-14%

The community of Capitol Hill has seen population growth over the last several years. In 2016, Capitol Hill reached just over 4,500 residents which represents the community's historical population peak.

Capitol Hill	
Peak Population Year	2016
Peak Population	4,571
2016 Current Population	4,571
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

Existing land use (APPENDIX I)

The majority of subject parcels are currently designated as Residential – Contextual One/Two Dwelling (R-C2) District (see Figure 1). The R-C2 is a residential designation in developed areas that is primarily for single, semi-detached and duplex dwellings. Single detached dwellings may also contain a secondary suite.

There are also twenty one (21) Residential – Contextual One Dwelling (R-C1) District parcels located in the southwest portion of Banff Trail (along Halifax Crescent NW). The R-C1 is a residential designation in developed areas that is primarily for single detached dwellings. Both the R-C2 and R-C1 allow for a maximum building height of 10 metres.

Proposed land use (APPENDIX I)

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for rowhouse development where each unit must face a street with a front door. In addition, the R-CG designation allows for Single-Detached, Semi-Detached and Duplex Dwellings. Secondary and Backyard Suites are also allowed in the proposed R-CG

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district. The maximum building height is limited to 11 metres. The maximum density of 75 units per hectare typically allows an average 50 foot (15 metre) wide parcels between three and four dwelling units.

R-CG - corner sites

Although the uptake of the R-CG “product” among builders has been relatively low since the introduction of the R-CG district, corner sites appear to be the most desirable locations for new R-CG developments. There are approximately 150 corner sites within this application boundary (see Figure 1).

A typical 50 foot (15 metre) wide corner parcel, under the R-CG district, may accommodate up to four (4) units with motor vehicle parking off the back lane (provided lane is available). Each rowhouse unit may also include a separate Secondary Suite. Suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

R-CG - Mid-block sites

A typical 50 foot (15 metre) wide mid-block parcel of land can accommodate up to three (3) rowhouse units with access from a back lane. Similar to the above, each rowhouse unit can also include a Secondary Suite (one suite per rowhouse unit). In addition, mid-block parcels may be also suited to accommodate Backyard Suites.

There are approximately 447 mid-block parcels proposed to be redesignated to R-CG. Approximately 17 percent of these are subdivided and/or redeveloped with infill housing. While these properties may not redevelop anytime soon, these infill dwellings may benefit from the R-CG land use by being able to develop legal Secondary or Backyard Suites.

It is anticipated that redevelopment on the remainder of mid-block parcels (not previously subdivided) with Rowhouse Buildings may occur over a longer period of time as land consolidation is likely a key, yet not mandatory, prerequisite to allow for comprehensive rowhousing on mid-block parcels.

Figure 1

Total Parcels	R-C2	R-C1	Corner Parcels	Mid-block Parcels
597	576 (97%)	21 (3%)	~150 total (25%)	~447 total (75%)
			<i>of which ~119 are un- subdivided (78%)</i>	<i>of which ~372 un- subdivided (83%)</i>
			<i>and ~33 are subdivided (22%)</i>	<i>and ~75 are subdivided (17%)</i>

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LEGISLATION & POLICY

South Saskatchewan Regional Plan

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

The most relevant policy section(s) of the SSRP to this item are:

- Community development needs are anticipated and accommodated.
- Sustainable development wherein economic development takes into account environmental sustainability and social outcomes.

Municipal Development Plan (2009)

The communities of Banff Trail and Capitol Hill are located within the Residential Developed - Inner City area as identified on Map 1 of the Municipal Development Plan (MDP). The proposal generally aligns with the MDP, which includes a range of policies that encourage growth and change in low-density neighbourhoods through redevelopment that is similar in scale and built form (e.g. accessory suites, semi-detached, townhouses, row or other ground-oriented housing). The proposal also aligns with high level “Greening the city” policies which encourage a balance growth between the established and greenfield communities and providing more choice within established communities.

Banff Trail Area Redevelopment Plan (1986) and North Hill Area Redevelopment Plan (2000)

Both applicable area redevelopment plans were amended by Council in March of 2016, to allow for strategic intensification within Banff Trail and Capitol Hill. The ARPs identify the subject parcels as ‘Low-Density Rowhouse’, which in Land Use Bylaw terms translates into the R-CG district. A range of statutory supporting policies intended ensure new R-CG developments are designed in a manner that respects the scale of adjacent development and meets specific design requirements is contained within both ARPs.

Throughout review of this application a number of concerns related to R-CG’s compatibility with existing low density residential developments were raised by the public. Since the R-CG district is still relatively new, there are too few real-life examples to determine and fully understand what impacts, if any, the R-CG building form may have on existing blocks and neighbourhoods.

Despite of that, Administration has engaged both respective community associations to discuss alternative development scenarios on corner sites and flanking lots in particular. While additional discussions and broader community engagement will be necessary, supplementary ARP land use policies that would encourage and allow for alternative site layout and building placement options may be warranted. The scope and date by which potential ARP amendments may be brought forward to Council for their consideration has not been determined at this time.

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TRANSPORTATION NETWORKS

Banff Trail and Capitol Hill communities benefit from an existing grid road network supported by laneways and access to public transit (i.e. nearby LRT stations of bus service). In addition to providing multiple points of access and egress, the existing grid network also provides good connectivity for all users including pedestrians and cyclists and assists in spreading traffic out more evenly amongst the network.

A transportation analysis was undertaken to determine the impact the proposed land use amendments would have on area roads. No changes to the road network are proposed or required to accommodate the proposal at this time. Individual development permit applications in this area will be required to provide adequate motor vehicle parking and sufficient access.

UTILITIES & SERVICING

An analysis of water servicing and sanitary sewer capacity has been undertaken by Water Resources based on the recently approved ARP amendments. The analysis did not indicate any issues with either water servicing or sanitary sewer capacity as a result of the allowable densities within the ARP.

It is anticipated that actual uptake of redevelopment opportunities allowable under the proposed redesignations is likely to occur over a long term horizon. The development permit process will continue to provide the opportunity to ensure the utility and servicing requirements for each project are satisfactory. Servicing requirements and any potential upgrades to public infrastructure will be reviewed and determined at the development permit stage on a case by case basis.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this application.

ENVIRONMENTAL SUSTAINABILITY

Efficient use land and resources is a key aspect of working toward environmental sustainability. The approach to concentrate jobs and populations within established – inner city neighbourhoods that are well served by public transit and where people can walk or cycle to meet many of their daily needs results in reduced dependence on the private automobile and greater mobility choices. Reduced automobile dependence also lead to corresponding reductions in greenhouse gas emissions since 36 percent of all emissions in Calgary come from vehicular transportation. More efficient use of land for development also contributes to reducing impacts on the environment and natural systems both within the city and regionally.

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GROWTH MANAGEMENT

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Capitol Hill Community Association indicated their support for the proposal (See APPENDIX VI).

Citizen Comments

There were thirteen (13) objection letters received throughout the review of the application. Privacy issues, increased traffic, on-street parking, property values and general concerns related to R-CG building form were identified as key issues. More specifically:

- Increased shadowing as a result of additional building height;
- Increased burden on City infrastructure;
- The rezoning application is poorly and incompletely conceived and proposed;
- Congested lanes as a result of additional garbage bins;
- The proposal will change and negatively impact the existing character and “feel” of this currently quiet community;
- Additional cars parked in front of privately owned properties will result in additional requests to implement permit parking;
- Increased traffic along key traffic routes such as 19 Street NW, 20 Avenue NW, 24 Avenue NW and Morley Trail NW;
- Additional demand for on-street parking to comprise emergency services access;
- Increase for fire incidents as a result of additional density;
- Tax grab by the City – increased property taxes;
- The proposed rezoning will result in over developed community;
- Impacts on property values of existing low density residential infills;
- R-CG district not requiring enough off-street parking – for suites in particular;
- Both communities already experience significant on-street parking challenges;
- The proposed land use will negatively impact community geodemographics – more absentee landlords;
- R-CG is inappropriate next to bungalows along Halifax Crescent NW;
- Loss of trees as a result of redevelopment;
- Research show that increased density around transit stations increases crime; and
- Rowhousing should not replace our heritage single detached homes.

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While no formal letters of support have been received, Administration responded to approximately 60 phone calls enquiring about the details of the proposal. The majority of callers own properties included in this redesignation, and expressed support for the proposal.

In addition 7 letters were received identifying the following general comments:

- Additional lands should be included in the R-CG redesignations;
- Extend R-CG land use to 100 or 150 feet (two or three parcels) along 24 Avenue NW;
- The existing ARPs do not go far enough with respect to achieving a well-functioning Transit Oriented Development area;
- Offer City-led redesignations (in Banff Trail) to further implement land use policies of the Banff Trail ARP; and
- Include both sides of Halifax Crescent NW in this City-initiated R-CG redesignation.

Public Meetings

In addition to standard circulation to all affected and adjacent land owners, City Administration hosted two public information sessions in February of 2017. Over 100 citizens attended each session. These sessions were intended to provide Banff Trail and Capitol Hill residents with additional opportunities to learn about the recently revised ARPs, the proposed R-CG district and provide feedback on the comprehensive redesignation application.

A range of concerns were raised regarding row-housing's compatibility, or lack thereof, with existing Single and Semi-Detached Dwellings. While mid-block rowhousing scenarios were discussed as well, potential challenges with R-CG development on 50-foot wide corner sites were raised in particular (e.g. overlooking, massing, lack of amenity space). See APPENDIX III for additional comments collected at the public information sessions.

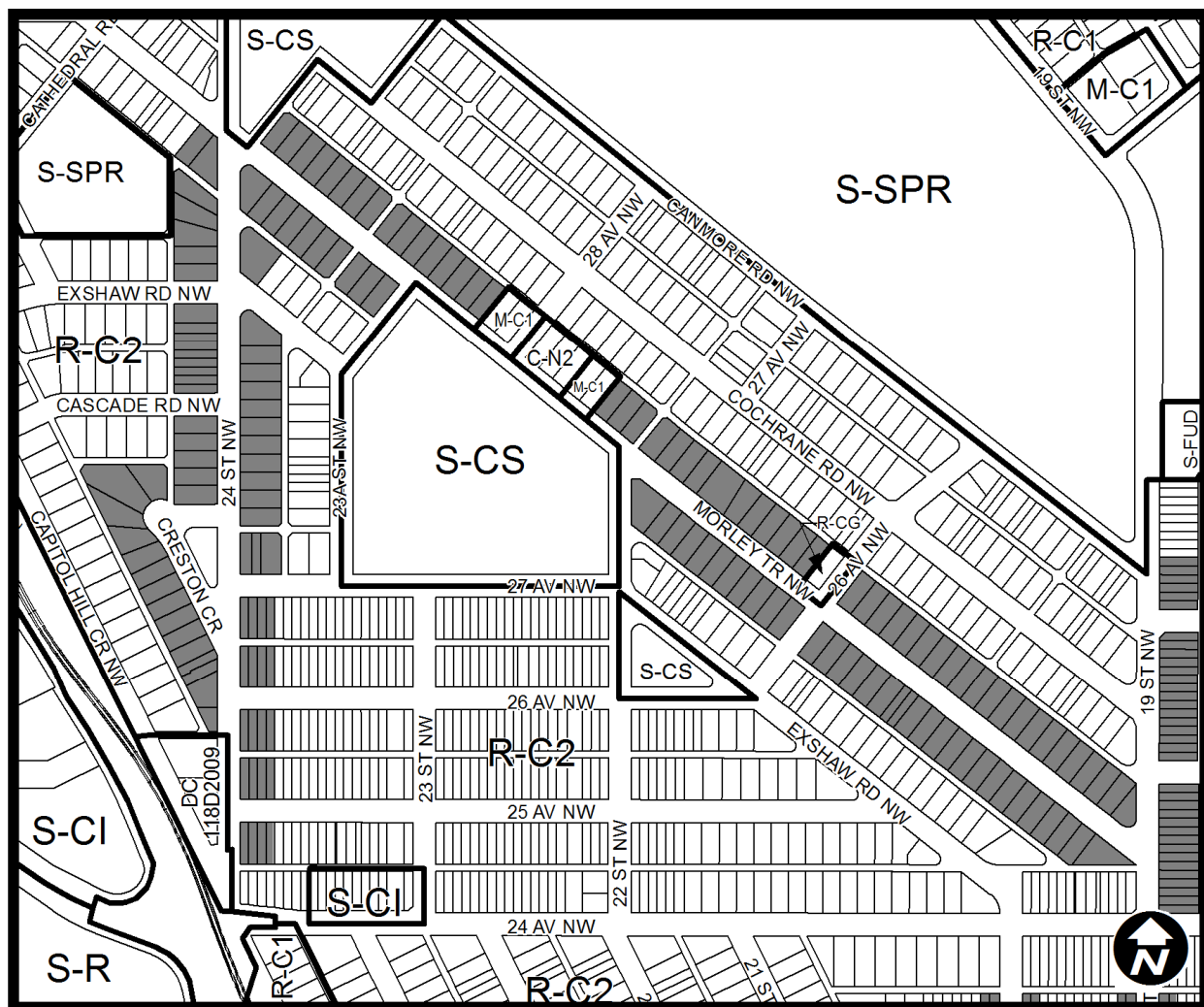
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APPENDIX I

SCHEDULE 1A - EXISTING LAND USE

"MORLEY TRAIL NW & 24 STREET NW" (BANFF TRAIL)

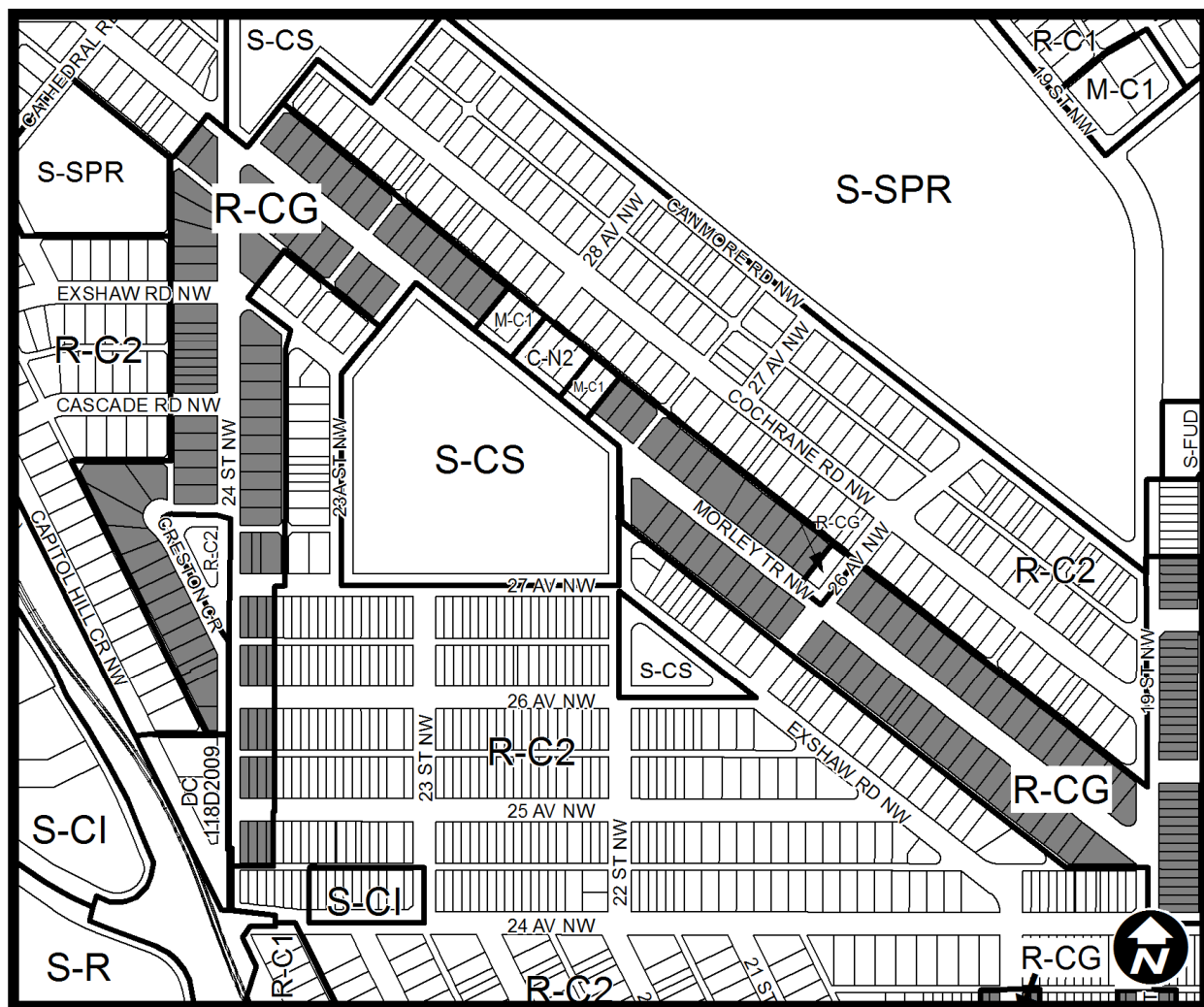


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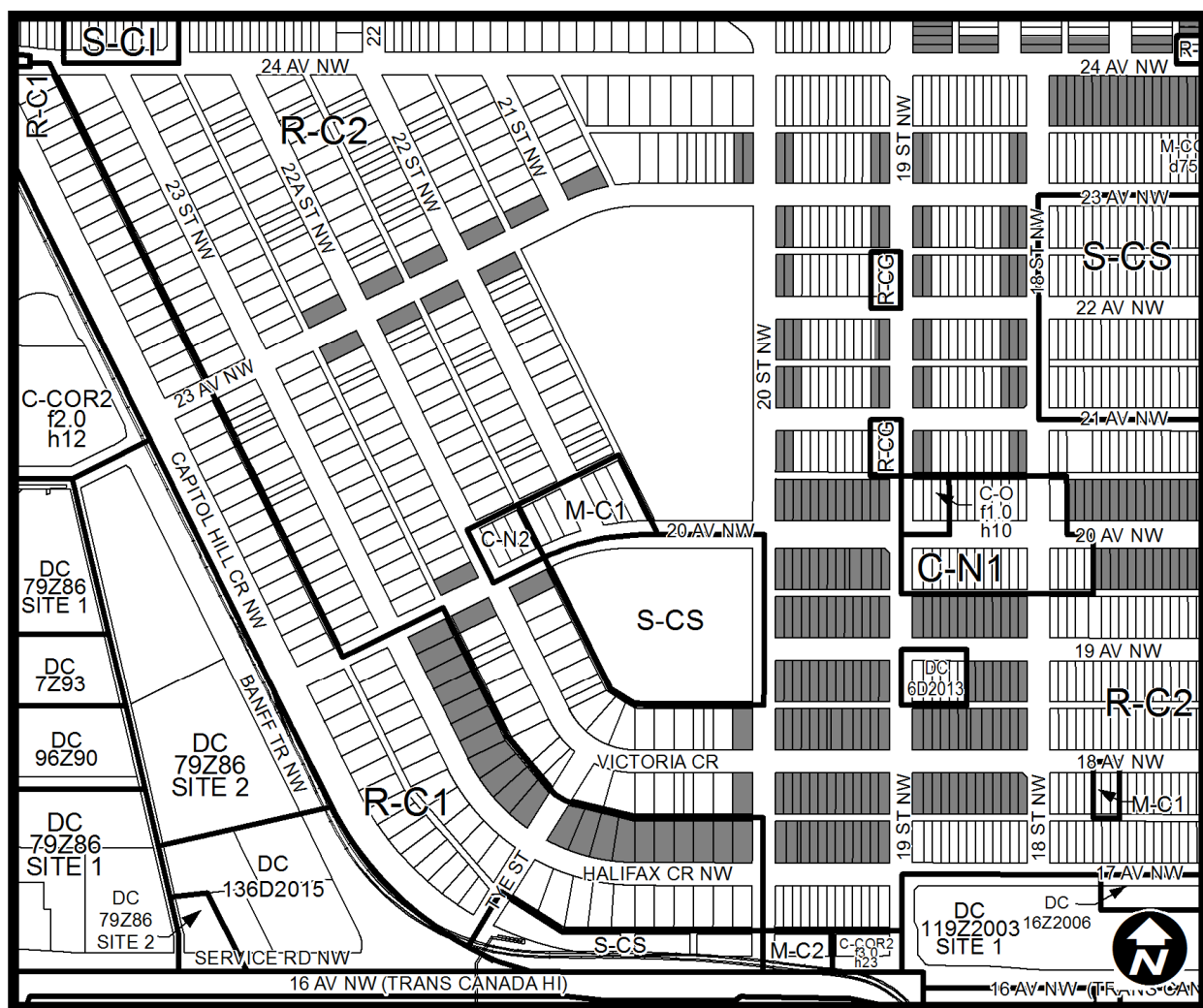
SCHEDULE 1B - PROPOSED LAND USE

"MORLEY TRAIL NW & 24 STREET NW" (BANFF TRAIL)



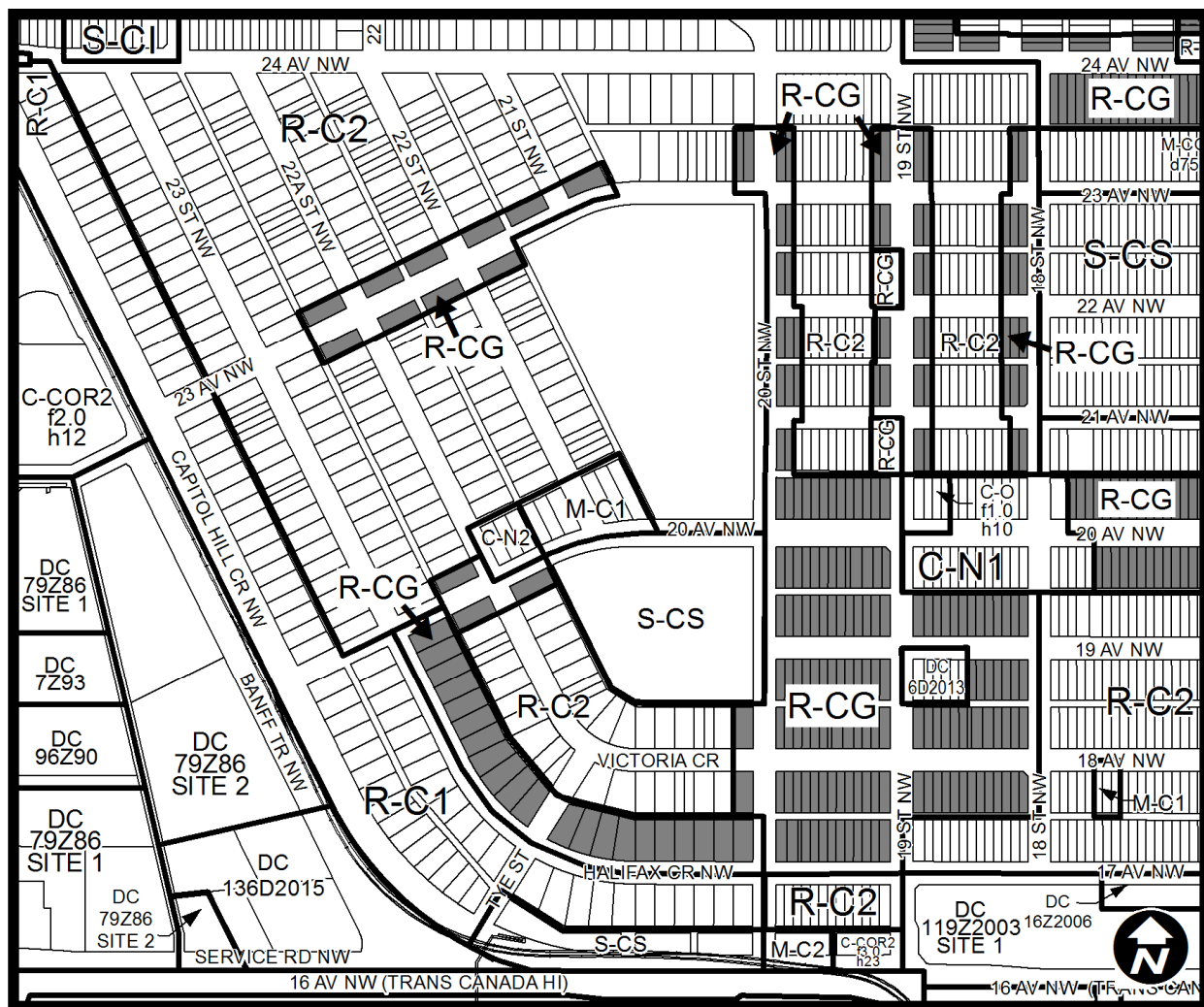
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“HALIFAX CRESCENT NW TO 24 AVENUE NW” (BANFF TRAIL, CAPITOL HILL)



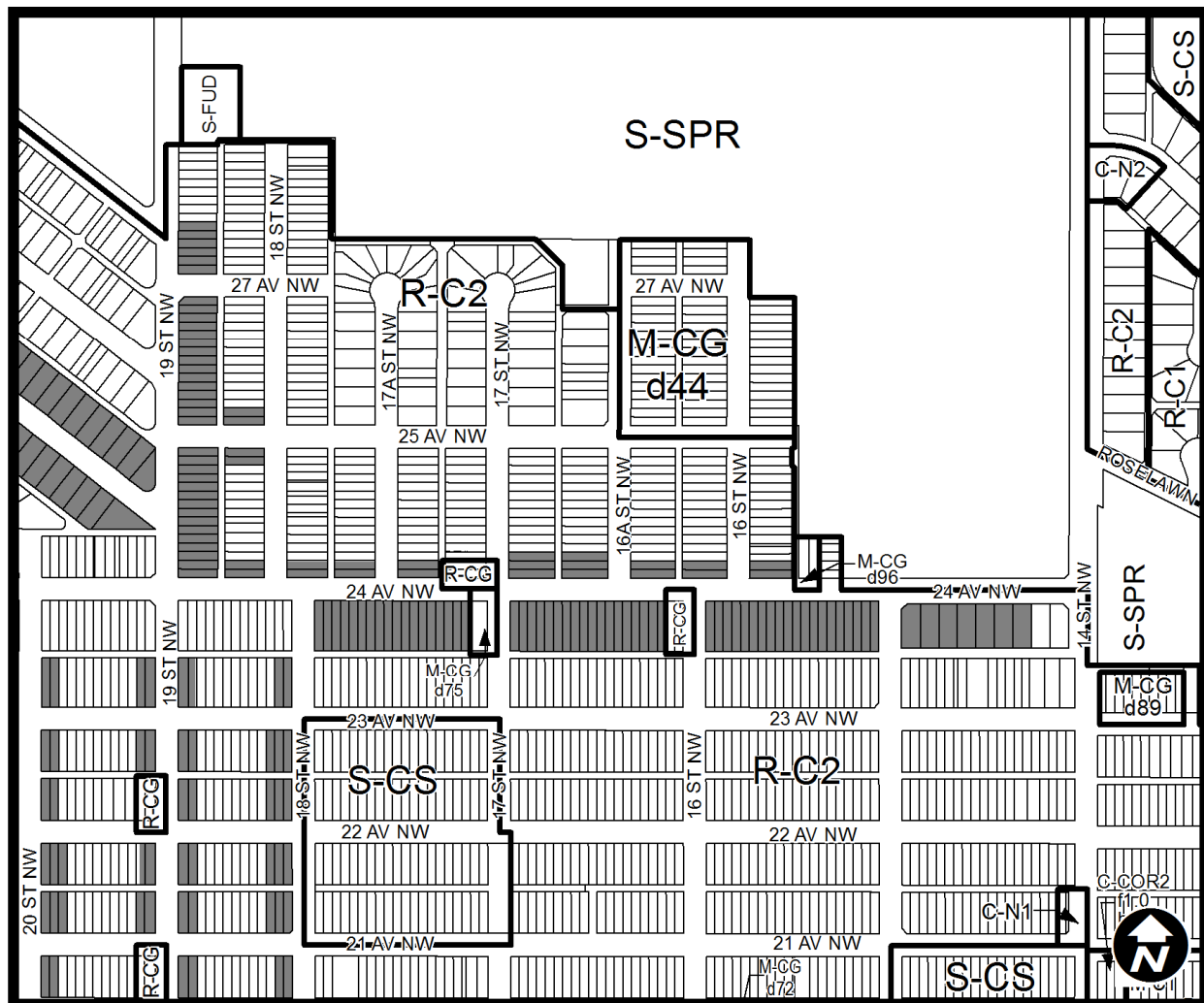
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“HALIFAX CRESCENT NW TO 24 AVENUE NW” (BANFF TRAIL, CAPITOL HILL)



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“24 AVENUE NW & 19 STREET NW” (BANFF TRAIL, CAPITOL HILL)

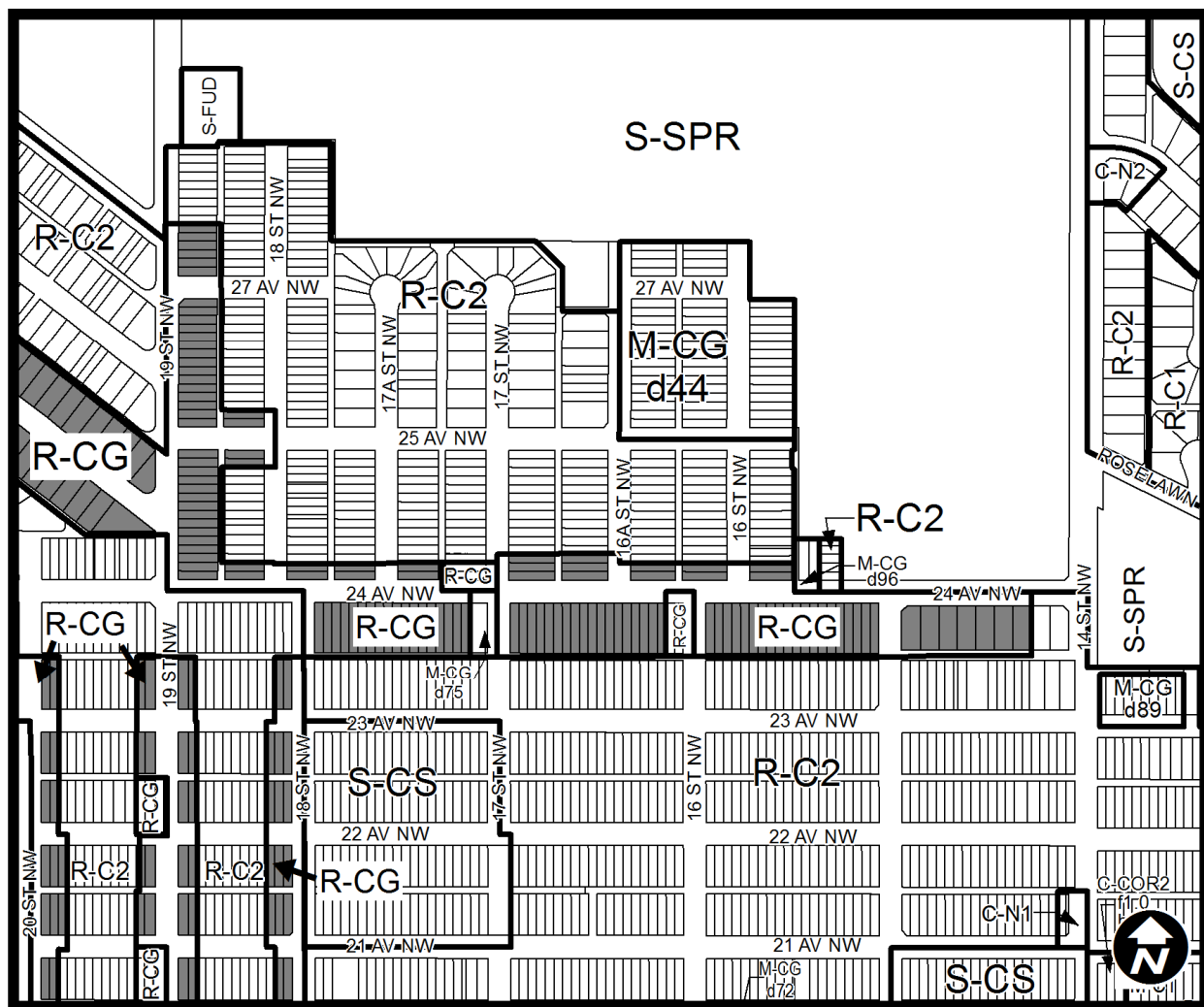


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SCHEDULE 3B - PROPOSED LAND USE

"24 AVENUE NW & 19 STREET NW" (BANFF TRAIL, CAPITOL HILL)

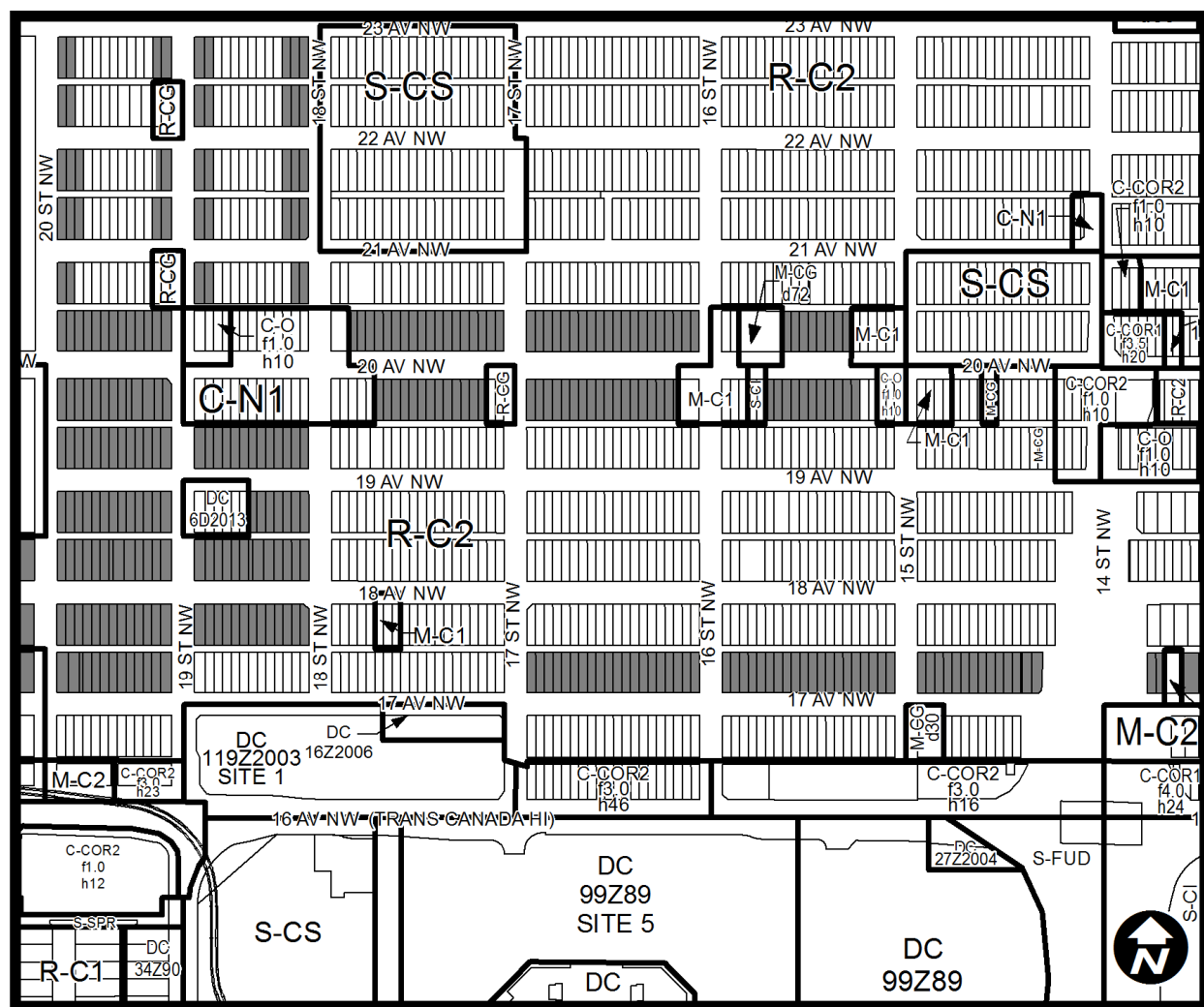


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SCHEDULE 4A - EXISTING LAND USE

"17 AVENUE NW, 20 AVENUE NW & 19 STREET NW" (BANFF TRAIL, CAPITOL HILL)

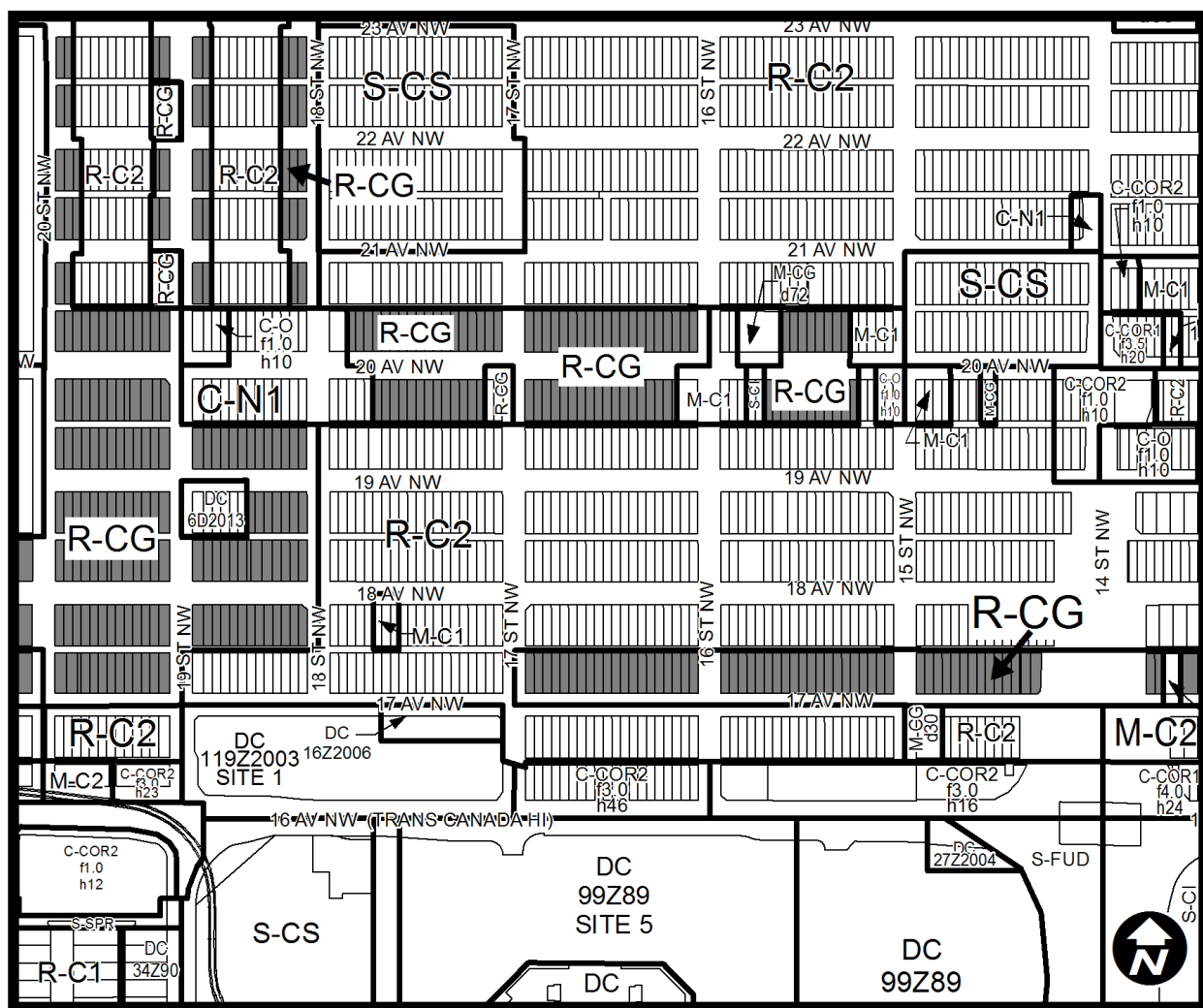


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SCHEDULE 4B - PROPOSED LAND USE

"17 AVENUE NW, 20 AVENUE NW & 19 STREET NW" (BANFF TRAIL, CAPITOL HILL)

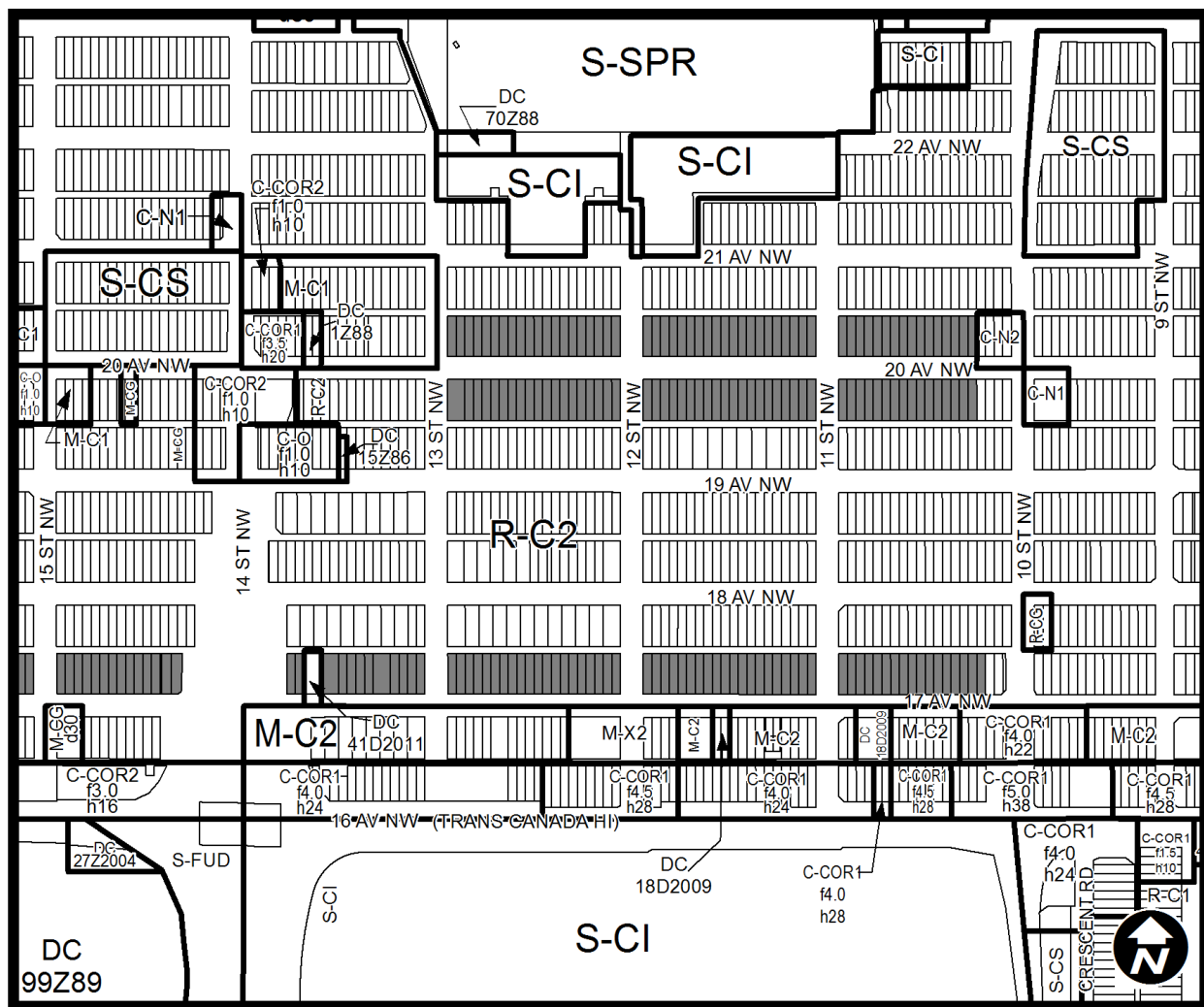


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SCHEDULE 5A - EXISTING LAND USE

"10 STREET NW TO 14 STREET NW" (CAPITOL HILL)

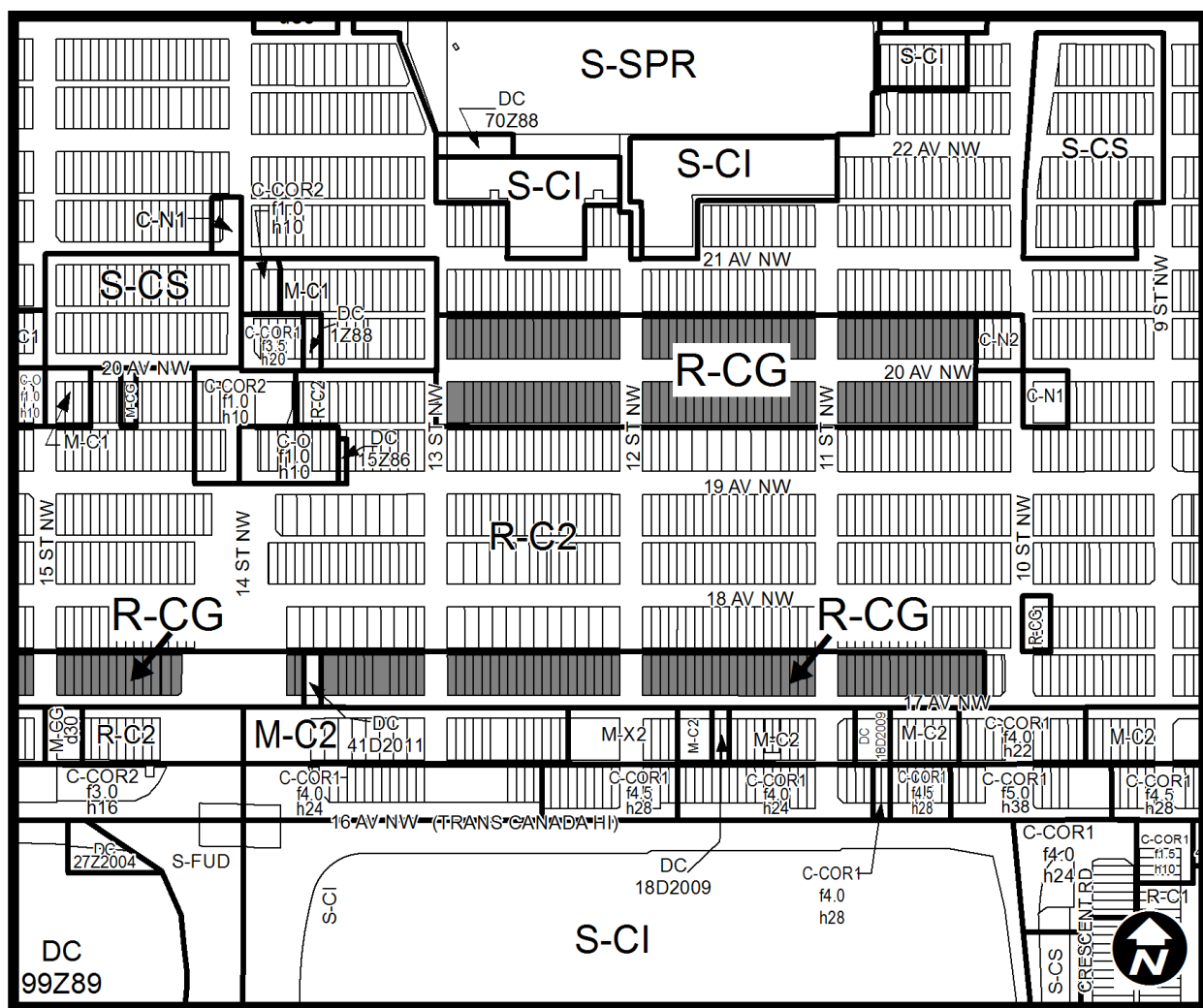


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SCHEDULE 5B - PROPOSED LAND USE

"10 STREET NW TO 14 STREET NW" (CAPITOL HILL)



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APPENDIX II

1. Update on Off-Site Levy Bylaw

2016 March 7, following approval of the Amendments to the North Hill Area Redevelopment Plan (CPC2016-045), Council approved a Motion Arising directing Administration to:

“Report back to Council on appropriate methods to enable public realm enhancements with respect to the Banff Trail Area Redevelopment Plan and North Hill Area Redevelopment Plan in conjunction with further work on the Off-Site Levy Bylaw.”

The Industry/City Work Plan Established Areas Initiative is working through the complexity of creating a strategic investment program to support infrastructure and amenity investment in developed-area communities, including Banff Trail and Capitol Hill.

Bi-annual updates are provided to Committee and Council on this initiative, the most recent of which is anticipated to be provided in June 2017. As one of the priorities of the Established Areas working group, in collaboration with the development industry, Administration is aiming to bring a proposed program for Council’s consideration before the next budget cycle, and will refer to this related Motion Arising in the process.

2. Update on further implementation of North Hill and Banff Trail Area Redevelopment Plans

2017 February 13, following approval of CPC2017-040 (Land Use Amendment in Capitol Hill) Council approved a Motion Arising moved by Councillor Farrell, Seconded by Councillor Carra, directing Administration to:

“Consider City initiated M-CG redesignations in conjunction with the process of R-CG City initiated redesignations in specific locations suggested by the Community as part of the implementation of the North Hill Area Redevelopment Plan.”

This direction was subsequently clarified with the mover of the Motion Arising as the intent of the motion was to include and consider both communities and their respective area redevelopments plans in keeping with the scope of the “Banff Trail – Capitol Hill Planning Work” done to date. Administration chose to separate all further discussions and community engagement with respect to additional City-initiated redesignations from the ongoing City-led R-CG redesignations project. However, City Administration has contacted both Community Associations in March of 2017 and discussed this most recent Council direction with members of the respective planning committees in April and May of 2017. Both planning committees expressed a strong desire to have this discussion with a broader community and gauge the community’s appetite for additional implementation of both ARPs through City-initiated redesignations.

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Currently, Planning is working with the City's Engage Resource Unit to determine and develop appropriate public engagement strategies (to be carried out in Q3 and/or Q4 of 2017). Administration will report back to Council with recommendations and to obtain further direction no later than end of Q2 of 2018.

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APPENDIX III

PUBLIC FEEDBACK
INFORMATION SESSIONS – FEBRUARY 2017

Over 100 citizens attended each session. Twenty-four feedback forms had been collected.

Capitol Hill
(Residents have who lived in the community for more than 10 years)

#1 comment:

- Big surprise to receive a letter in the mail.
- Looks like lots of change for Banff Trail and Capitol Hill.
Lots of multi-family housing being contemplated by the City.
This will have a major impact on the two communities. Seems to like lots of housing which will cause more traffic, parking issues, population increase.
- I am not much in favor of this change. Too many housing increases, population will increase too much.

#2 comment:

- Information presented was informative.
- City planner was excellent at answering questions.
- Good to have council members present.

#3 comment: (50 years)

- It is very upsetting & disappointing to have bungalows dwarfed by infills, it seems long term residents are basically encouraged to sell or move. Privacy, sunlight, parking etc is all affected.
- Adding new housing + raising the density, increasing number of vehicles, parking issues is not a pretty sight! Boo to tall, skinny row houses, 3 to 4 on a 50 lot that crazy.

#4 comment:

- Wider publication of community rezoning : maybe through newsletter.
- Make the set of maps available at open house on the website in one place.
- Clearer communication on heights/types of developments that would be allowed with context of existing streetscape (i.e., what if there are just a bunch of bungalow still) 6 – 12 storeys max. ARP North Hill.

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#5 comment:

- Concerned about parking.
- Building in view of others back yard.
- No privacy.
- Devaluing others land.
- No green space.

#6 comment:

- Very concerned about the lot coverage for the row housing - no green space.
- Can see into neighbours yards.
- Also concerned about how much of the communities are being redesignated.

#7 comments: (45 years)

- Little regard for existing people, i.e. – row housing on corners , 4 neighbors overlooking backyard, current examples of window onto window.
- Council /mayor driven planning, not in keeping with good urban planning design.
- No chance of new communities to add library. i.e. – new retail for walk to coffee shops.
- New housing is nasty – not meant to be sustainable, infill homes in Cap Hill changes ownership often, usually when owners start a family.
- This whole sale change of zoning has not been tested in other areas so outcome is unknown.

#8 comments:

- If rezoning for all properties boarding major roads to RCG why not the adjacent properties as well? Reason being extra cost and time for owners as well as City?
- 1800, 1802 24 Ave changed when to RCG?
- Why a proposal of 25 and 17 St NW to RCG”?
- New coding box to show which properties are already rezoned.
- No dates on zoning maps, why? Can't tell old from new.

LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017

MAP 28C, 29C, 30C

Capitol Hill
(Residents who have lived in the community for 5 to 10 years)

#1 comment:

- overcrowding in alley and parking.
- infrastructure water/sewage – whether the existing pipes can handle higher density hsg.

#2 comment:

- Hello, Calgary is a northern city. We do not have much sun in our back yard because of a retaining wall. Please do not build a three storey structure on the southern side of our premises of this.

#3 comment:

- My house is across the alley from the proposed rezoned area. The area over the last few years has undergone substantial redevelopment from small houses to high duplexes and monster houses. I already live between 2 such properties and have had my sunlight reduced. I am concerned I will lose even more light.
- On a purely practical level, I feel that there is already an issue with street parking. To increase the density of the area, there will be more vehicles. If you propose putting 3 units on a 50 lot, there will only be a single vehicle parking area (garage or pad). This is not adequate in Calgary where the typical household owns more than one vehicle.

Banff Trail
(Residents who have lived in the community for more than 10 years)

#1 comment:

I disagree with the changing of Halifax Cr. to an RCG designation. It will change the feeling of a community as a small community to an intense amount of building. There are many homes at the Crescent that have invested a lot of time and money to keep a single family home. Does the whole city need to be painted with the same brush of densification. Why is only 1 (East) side of Halifax getting a re-designation and not the west side? It will make for an awful streetscape. Also, there needs to be some control over architectural design instead of just big boxes with windows.

#2 comment:

- Would like more info on resulting in traffic in area.
- Would like more info on property value impact.

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017**

MAP 28C, 29C, 30C

#3 comment:

- Quite interesting & informative.
- Would like to have my property included in the re-zoning without having to apply separately. Could this not be made an option?
- Some of the re-zoning seems to be quite arbitrary.

#4 comment:

- How can I change the proposal designation on my property to next higher level?

5 comment:

- We live on the west side of Halifax Crescent NW. Suggest the City actually rezone those 20ish properties Medium Density Low Rise as recommended/suggested by the BT ARP. Best solution for the current property owners.

#6 comment:

- All buildings should be moved/built much closer to the front streets. Front lawns are useless, unused spaces for relaxing. It's too noisy, no privacy and water waste on lawns. There is no backyard to speak of with these duplexes. A lot of people want to grow vegetable gardens especially since food is so expensive. Our lots are 50 feet wide. This does not suit these awful duplexes.

#7 comment:

- The rezoning makes sense & the change in density is modest + respects the fabric of the community. However, I am concerned about pedestrian accessibility & safety if garages/ driveways are placed on the street rather than the laneways. It would be good if these could be banned altogether.
- Also please consider limited retail in the medium density areas near the C-Train station.
- Redevelopment permits for these garages/driveways to be banned. Especially as we move to higher density, we must consider pedestrian, safety + encourage pedestrian traffic.

LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
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MAP 28C, 29C, 30C

Banff Trail
(Residents who have lived in the community for 5 to 10 years)

#1 comment:

In full support of the re-zoning. Absolutely no concerns, we want our community to keep moving forward with the ARD concept.

#2 comment:

- Full support of rezoning.

#3 comment

- Concerns around street parking.
- Garbage bins in alleys.

Banff Trail
(Residents who have lived in the community for 1 to 5 years)

#1 comment:

- Parking concerns with R-CG zoning.
- Concerns are immediate as rezoning & development permit is already proceeding on a neighbouring property - 2010 - 26 Ave NW (DP2016-4995).
- I already experience parking overflow from neighbors and their guests and this could potentially exacerbate the issue.
- I would like something in place to address park and safety.
 - a) Change parking restrictions to 24 hours x 7 days permit only.
 - b) Redirection in visitor parking permits.
 - c) Paid street parking.
 - d) Constant patrol/ticketing officers.
 - e) Redirection in speed limits.
 - f) Removal of bus routes.

#2 comment:

- More RCG N on 19th St, include lots adjacent to corner lots.

LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017

MAP 28C, 29C, 30C

Banff Trail
(Residents who have lived in the community for less than 1 year)

#1 comment:

- I am an owner of property involving the plan to change the current property to R-CG.
- We support this plan, thanks!

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017**

MAP 28C, 29C, 30C

APPENDIX IV

**Building form and site design policies as contained within Banff Trail and North Hill
ARPs**

Built Form and Site Design

2.1.4.1 New development should comply with the maximum building heights indicated on Figure 3.

Maximum Building Heights.

2.1.4.2 Units on the floor closest to grade should have individual and direct pedestrian access from a public sidewalk.

2.1.4.3 Building facades should be articulated to emphasize individual at grade units and unit entrances and should include features such as front doors, door bells, unit numbers as well as weather protection such as awnings and canopies.

2.1.4.4 Front yards with low fences, hedges or other design features should be provided for each ground floor residential unit in order to clearly define private amenity space from the public or semi-private environment.

2.1.4.5 Buildings located on corner parcels are encouraged to treat both streets as frontages. This includes making the following provisions:

- a. at-grade entries to residential units along both street frontages;
- b. a high degree of massing and articulation along both street frontages; and
- c. landscape treatments along both street frontages to encourage use by building residents; such landscaping could include private patios, planters or gardens.

2.1.4.6 New development should promote accessibility for all individuals, including people with disabilities and parents with strollers by ensuring:

- a. the primary access to buildings is directly from the street at grade; and
- b. new development is designed in accordance with The City's Access Design Guidelines.

2.1.4.7 All buildings should be finished with high quality, enduring materials.

2.1.4.8 Developments should include adequate security lighting for walkways, car parking areas and other areas used by the public.

2.1.4.9 Vehicle access should be provided from the lane where possible to encourage pedestrian friendly streets within the Plan area.

2.1.4.10 Where vehicular access is provided from the street, efforts should be made to minimize the presence of driveway crossings as well as vehicle access points (i.e. overhead doors).

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
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MAP 28C, 29C, 30C

**APPENDIX V
AFFECTED PROPERTIES**

Community	Address	Short Legal	Existing land use	Proposed land use
BANFF TRAIL	2112 HALIFAX CR NW	9110Gl;8;3	R-C1	R-CG
BANFF TRAIL	2120 HALIFAX CR NW	9110Gl;8;5	R-C1	R-CG
BANFF TRAIL	2224 HALIFAX CR NW	9110Gl;7;6	R-C1	R-CG
BANFF TRAIL	2240 HALIFAX CR NW	9110Gl;7;10	R-C1	R-CG
BANFF TRAIL	2232 VICTORIA CR NW	9110Gl;9;16	R-C2	R-CG
BANFF TRAIL	2104 23 AV NW	0815860;14;28	R-C2	R-CG
BANFF TRAIL	2116 HALIFAX CR NW	9110Gl;8;4	R-C1	R-CG
BANFF TRAIL	2228 HALIFAX CR NW	9110Gl;7;7	R-C1	R-CG
BANFF TRAIL	2364 22A ST NW	9110Gl;10;19	R-C2	R-CG
BANFF TRAIL	2212 HALIFAX CR NW	9110Gl;7;3	R-C1	R-CG
BANFF TRAIL	2208 23 AV NW	9110Gl;12;19	R-C2	R-CG
BANFF TRAIL	2130 23 AV NW	9110Gl;14;1	R-C2	R-CG
BANFF TRAIL	2236 HALIFAX CR NW	9110Gl;7;9	R-C1	R-CG
BANFF TRAIL	2312 23 AV NW	9110Gl;5;32	R-C2	R-CG
BANFF TRAIL	2415 20 ST NW	0815860;14;29	R-C2	R-CG
BANFF TRAIL	2108 HALIFAX CR NW	9110Gl;8;2	R-C1	R-CG
BANFF TRAIL	2216 HALIFAX CR NW	9110Gl;7;4	R-C1	R-CG
BANFF TRAIL	2220 HALIFAX CR NW	9110Gl;7;5	R-C1	R-CG
BANFF TRAIL	2235 VICTORIA CR NW	9110Gl;7;12	R-C2	R-CG
BANFF TRAIL	2303 22A ST NW	9110Gl;6;32	R-C2	R-CG
BANFF TRAIL	2363 22A ST NW	9110Gl;6;17	R-C2	R-CG
BANFF TRAIL	2363 22 ST NW	9110Gl;10;20	R-C2	R-CG
BANFF TRAIL	2364 22 ST NW	9110Gl;13;16	R-C2	R-CG
BANFF TRAIL	2136 HALIFAX CR NW	9110Gl;8;9	R-C1	R-CG
BANFF TRAIL	2244 HALIFAX CR NW	9110Gl;7;11	R-C1	R-CG
BANFF TRAIL	2404 22A ST NW	9110Gl;11;1	R-C2	R-CG
BANFF TRAIL	2304 23 AV NW	9110Gl;11;26	R-C2	R-CG
BANFF TRAIL	2128 HALIFAX CR NW	9110Gl;8;7	R-C1	R-CG
BANFF TRAIL	2132 HALIFAX CR NW	9110Gl;8;8	R-C1	R-CG
BANFF TRAIL	2204 HALIFAX CR NW	9110Gl;7;1	R-C1	R-CG
BANFF TRAIL	2208 HALIFAX CR NW	9110Gl;7;2	R-C1	R-CG
BANFF TRAIL	2404 22 ST NW	9110Gl;12;1	R-C2	R-CG
BANFF TRAIL	2104 HALIFAX CR NW	9110Gl;8;1	R-C1	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
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MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
BANFF TRAIL	2124 HALIFAX CR NW	9110GI;8;6	R-C1	R-CG
BANFF TRAIL	2140 HALIFAX CR NW	9110GI;8;10	R-C1	R-CG
BANFF TRAIL	2232 HALIFAX CR NW	9110GI;7;8	R-C1	R-CG
BANFF TRAIL	2012 17 AV NW	8100AF;47;5,6	R-C2	R-CG
BANFF TRAIL	2008 18 AV NW	8100AF;46;3,4	R-C2	R-CG
BANFF TRAIL	2004 18 AV NW	8100AF;46;1,2	R-C2	R-CG
BANFF TRAIL	2022 18 AV NW	8100AF;46;10,11	R-C2	R-CG
BANFF TRAIL	2011 20 AV NW	8100AF;45;20-22	R-C2	R-CG
BANFF TRAIL	2008 20 AV NW	8100AF;44;3,4	R-C2	R-CG
BANFF TRAIL	2016 20 AV NW	8100AF;44;7,8	R-C2	R-CG
BANFF TRAIL	2020 20 AV NW	8100AF;44;9-11	R-C2	R-CG
BANFF TRAIL	1925 22 AV NW	8100AF;38;14,15	R-C2	R-CG
BANFF TRAIL	2024 22 AV NW	8100AF;42;12-13	R-C2	R-CG
BANFF TRAIL	2010 18 AV NW	1313381;46;28	R-C2	R-CG
BANFF TRAIL	2007 20 AV NW	1410511;45;30	R-C2	R-CG
BANFF TRAIL	1845 18 ST NW	8100AF;34;26	R-C2	R-CG
BANFF TRAIL	1925 18 AV NW	8100AF;34;14,15	R-C2	R-CG
BANFF TRAIL	1912 18 AV NW	0511702;35;28	R-C2	R-CG
BANFF TRAIL	1920 18 AV NW	8100AF;35;9,10,11	R-C2	R-CG
BANFF TRAIL	1917 19 AV NW	8100AF;35;18-26	R-C2	R-CG
BANFF TRAIL	1912 19 AV NW	8100AF;36;5,6	R-C2	R-CG
BANFF TRAIL	1926 19 AV NW	8100AF;36;12,13	R-C2	R-CG
BANFF TRAIL	2004 19 AV NW	8100AF;45;1,2	R-C2	R-CG
BANFF TRAIL	2014 19 AV NW	8100AF;45;5-7	R-C2	R-CG
BANFF TRAIL	2021 20 AV NW	8100AF;45;16,17	R-C2	R-CG
BANFF TRAIL	2024 20 AV NW	8100AF;44;11-13	R-C2	R-CG
BANFF TRAIL	2205 18 ST NW	8100AF;38;1	R-C2	R-CG
BANFF TRAIL	2211 18 ST NW	8100AF;38;24-26	R-C2	R-CG
BANFF TRAIL	2001 22 AV NW	8100AF;43;25,26	R-C2	R-CG
BANFF TRAIL	1925 23 AV NW	8100AF;39;15	R-C2	R-CG
BANFF TRAIL	1904 22 AV NW	8100AF;39;2	R-C2	R-CG
BANFF TRAIL	2008 17 AV NW	8100AF;47;3,4	R-C2	R-CG
BANFF TRAIL	1916 18 AV NW	8100AF;35;7-9	R-C2	R-CG
BANFF TRAIL	1926 18 AV NW	8100AF;35;11-13	R-C2	R-CG
BANFF TRAIL	2016 18 AV NW	8100AF;46;7-9	R-C2	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
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MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
BANFF TRAIL	2003 19 AV NW	8100AF;46;25,26	R-C2	R-CG
BANFF TRAIL	2015 19 AV NW	8100AF;46;18-20	R-C2	R-CG
BANFF TRAIL	2003 20 AV NW	0910100;45;28	R-C2	R-CG
BANFF TRAIL	2004 20 AV NW	8100AF;44;1,2	R-C2	R-CG
BANFF TRAIL	1903 21 AV NW	8100AF;37;25,26	R-C2	R-CG
BANFF TRAIL	2025 21 AV NW	8100AF;44;14,15	R-C2	R-CG
BANFF TRAIL	1926 21 AV NW	8100AF;38;12,13	R-C2	R-CG
BANFF TRAIL	2003 23 AV NW	8100AF;42;25,26	R-C2	R-CG
BANFF TRAIL	2002 23 AV NW	8100AF;41;1,2	R-C2	R-CG
BANFF TRAIL	2328 19 ST NW	8100AF;39;14	R-C2	R-CG
BANFF TRAIL	1906 22 AV NW	8100AF;39;3	R-C2	R-CG
BANFF TRAIL	2011 19 AV NW	8100AF;46;22	R-C2	R-CG
BANFF TRAIL	2025 18 AV NW	8100AF;47;14-16	R-C2	R-CG
BANFF TRAIL	2021 18 AV NW	8100AF;47;16-18	R-C2	R-CG
BANFF TRAIL	2103 VICTORIA CR NW	9110GI;8;18	R-C2	R-CG
BANFF TRAIL	1920 19 AV NW	8100AF;36;10	R-C2	R-CG
BANFF TRAIL	1922 19 AV NW	8100AF;36;11	R-C2	R-CG
BANFF TRAIL	2018 19 AV NW	8100AF;45;8,9	R-C2	R-CG
BANFF TRAIL	2022 19 AV NW	8100AF;45;10,11	R-C2	R-CG
BANFF TRAIL	2017 20 AV NW	8100AF;45;18,19	R-C2	R-CG
BANFF TRAIL	1924 22 AV NW	8100AF;39;12	R-C2	R-CG
BANFF TRAIL	2028 17 AV NW	1412537;47;28	R-C2	R-CG
BANFF TRAIL	2005 18 AV NW	8100AF;47;23-25	R-C2	R-CG
BANFF TRAIL	1917 18 AV NW	8100AF;34;18,19	R-C2	R-CG
BANFF TRAIL	1910 18 AV NW	0511702;35;27	R-C2	R-CG
BANFF TRAIL	1918 19 AV NW	8100AF;36;9	R-C2	R-CG
BANFF TRAIL	2014 20 AV NW	8100AF;44;6	R-C2	R-CG
BANFF TRAIL	2024 21 AV NW	8100AF;43;11-13	R-C2	R-CG
BANFF TRAIL	1926 22 AV NW	8100AF;39;13	R-C2	R-CG
BANFF TRAIL	2023 23 AV NW	8100AF;42;15	R-C2	R-CG
BANFF TRAIL	1926 23 AV NW	8100AF;40;12,13	R-C2	R-CG
BANFF TRAIL	1913 18 AV NW	8100AF;34;20	R-C2	R-CG
BANFF TRAIL	2009 20 AV NW	1410511;45;29	R-C2	R-CG
BANFF TRAIL	1904 18 AV NW	8100AF;35;1,2	R-C2	R-CG
BANFF TRAIL	2104 VICTORIA CR NW	9110GI;9;1	R-C2	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
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MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
BANFF TRAIL	2007 19 AV NW	8100AF;46;23,24	R-C2	R-CG
BANFF TRAIL	2025 19 AV NW	8100AF;46;14,15	R-C2	R-CG
BANFF TRAIL	2012 20 ST NW	8100AF;45;14,15	R-C2	R-CG
BANFF TRAIL	1902 21 AV NW	8100AF;38;2	R-C2	R-CG
BANFF TRAIL	2004 21 AV NW	8100AF;43;1,2	R-C2	R-CG
BANFF TRAIL	2025 22 AV NW	8100AF;43;14,15	R-C2	R-CG
BANFF TRAIL	2026 23 AV NW	8100AF;41;12,13	R-C2	R-CG
BANFF TRAIL	1911 18 AV NW	8100AF;34;21	R-C2	R-CG
BANFF TRAIL	2012 18 AV NW	1313381;46;27	R-C2	R-CG
BANFF TRAIL	1902 22 AV NW	8100AF;39;1	R-C2	R-CG
BANFF TRAIL	2020 17 AV NW	8100AF;47;9-11	R-C2	R-CG
BANFF TRAIL	2004 17 AV NW	8100AF;47;1,2	R-C2	R-CG
BANFF TRAIL	1903 18 AV NW	8100AF;34;24,25	R-C2	R-CG
BANFF TRAIL	1909 18 AV NW	8100AF;34;22,23	R-C2	R-CG
BANFF TRAIL	2007 18 AV NW	8100AF;47;21-23	R-C2	R-CG
BANFF TRAIL	2003 18 AV NW	8100AF;47;25,26	R-C2	R-CG
BANFF TRAIL	1908 18 AV NW	8100AF;35;3,4	R-C2	R-CG
BANFF TRAIL	2026 19 AV NW	8100AF;45;12,13	R-C2	R-CG
BANFF TRAIL	1903 22 AV NW	8100AF;38;24-26	R-C2	R-CG
BANFF TRAIL	1903 23 AV NW	8100AF;39;24-26	R-C2	R-CG
BANFF TRAIL	2330 20 ST NW	8100AF;42;14	R-C2	R-CG
BANFF TRAIL	2026 17 AV NW	1412537;47;27	R-C2	R-CG
BANFF TRAIL	2016 17 AV NW	8100AF;47;7,8	R-C2	R-CG
BANFF TRAIL	2015 18 AV NW	8100AF;47;18-21	R-C2	R-CG
BANFF TRAIL	1921 18 AV NW	8100AF;34;16,17	R-C2	R-CG
BANFF TRAIL	2026 18 AV NW	8100AF;46;12,13	R-C2	R-CG
BANFF TRAIL	2019 19 AV NW	8100AF;46;16-18	R-C2	R-CG
BANFF TRAIL	1902 19 AV NW	8100AF;36;1,2	R-C2	R-CG
BANFF TRAIL	1908 19 AV NW	8100AF;36;3,4	R-C2	R-CG
BANFF TRAIL	1916 19 AV NW	8100AF;36;7,8	R-C2	R-CG
BANFF TRAIL	2008 19 AV NW	8100AF;45;3-5	R-C2	R-CG
BANFF TRAIL	2005 20 AV NW	0910100;45;27	R-C2	R-CG
BANFF TRAIL	2012 20 AV NW	8100AF;44;5	R-C2	R-CG
BANFF TRAIL	1925 21 AV NW	8100AF;37;14,15	R-C2	R-CG
BANFF TRAIL	1904 23 AV NW	8100AF;40;1,2	R-C2	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017**

MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
BANFF TRAIL	2013 19 AV NW	8100AF;46;21	R-C2	R-CG
BANFF TRAIL	2437 25 AV NW	5090AM;4;3,4	R-C2	R-CG
BANFF TRAIL	3 CRESTON CR NW	2846GW;5;36	R-C2	R-CG
BANFF TRAIL	11 CRESTON CR NW	2846GW;5;32	R-C2	R-CG
BANFF TRAIL	15 CRESTON CR NW	2846GW;5;31	R-C2	R-CG
BANFF TRAIL	19 CRESTON CR NW	2846GW;5;30	R-C2	R-CG
BANFF TRAIL	2819 24 ST NW	2846GW;5;25	R-C2	R-CG
BANFF TRAIL	27 CRESTON CR NW	2846GW;5;28	R-C2	R-CG
BANFF TRAIL	2832 24 ST NW	907GS;2;10	R-C2	R-CG
BANFF TRAIL	2840 24 ST NW	907GS;2;12	R-C2	R-CG
BANFF TRAIL	2844 24 ST NW	907GS;2;13	R-C2	R-CG
BANFF TRAIL	2848 24 ST NW	907GS;2;14	R-C2	R-CG
BANFF TRAIL	2845 24 ST NW	8060AG;1;18,19	R-C2	R-CG
BANFF TRAIL	3403 EXSHAW RD NW	2846GW;4;13	R-C2	R-CG
BANFF TRAIL	3204 24 ST NW	907GS;3;7	R-C2	R-CG
BANFF TRAIL	3023 24 ST NW	2846GW;3;9	R-C2	R-CG
BANFF TRAIL	2615 24 ST NW	1612618;5;44	R-C2	R-CG
BANFF TRAIL	2611 24 ST NW	8410141;5;41	R-C2	R-CG
BANFF TRAIL	1 CRESTON CR NW	2846GW;5;37	R-C2	R-CG
BANFF TRAIL	7 CRESTON CR NW	2846GW;5;34	R-C2	R-CG
BANFF TRAIL	2812 24 ST NW	907GS;2;5	R-C2	R-CG
BANFF TRAIL	2823 24 ST NW	2846GW;5;24	R-C2	R-CG
BANFF TRAIL	3403 CASCADE RD NW	2846GW;5;22	R-C2	R-CG
BANFF TRAIL	2518 24 ST NW	5090AM;4;1,2	R-C2	R-CG
BANFF TRAIL	9 CRESTON CR NW	2846GW;5;33	R-C2	R-CG
BANFF TRAIL	2806 24 ST NW	1010578;2;26	R-C2	R-CG
BANFF TRAIL	2432 27 AV NW	1010578;2;25	R-C2	R-CG
BANFF TRAIL	31 CRESTON CR NW	2846GW;5;27	R-C2	R-CG
BANFF TRAIL	2824 24 ST NW	907GS;2;8	R-C2	R-CG
BANFF TRAIL	2836 24 ST NW	907GS;2;11	R-C2	R-CG
BANFF TRAIL	2841 24 ST NW	8060AG;1;20,21	R-C2	R-CG
BANFF TRAIL	3007 24 ST NW	2846GW;3;13	R-C2	R-CG
BANFF TRAIL	2704 24 ST NW	3690AR;4;21,22	R-C2	R-CG
BANFF TRAIL	2428 27 AV NW	907GS;2;3	R-C2	R-CG
BANFF TRAIL	35 CRESTON CR NW	2846GW;5;26	R-C2	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017**

MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
BANFF TRAIL	2512 24 ST NW	5090AM;4;1	R-C2	R-CG
BANFF TRAIL	2436 25 AV NW	5090AM;1;35,36	R-C2	R-CG
BANFF TRAIL	23 CRESTON CR NW	2846GW;5;29	R-C2	R-CG
BANFF TRAIL	2828 24 ST NW	907GS;2;9	R-C2	R-CG
BANFF TRAIL	3019 24 ST NW	2846GW;3;10	R-C2	R-CG
BANFF TRAIL	2440 25 AV NW	9910089;1;39	R-C2	R-CG
BANFF TRAIL	2439 26 AV NW	5090AM;1;1,2	R-C2	R-CG
BANFF TRAIL	2434 26 AV NW	3690AR;4;24	R-C2	R-CG
BANFF TRAIL	2816 24 ST NW	907GS;2;6	R-C2	R-CG
BANFF TRAIL	2827 24 ST NW	2846GW;5;23	R-C2	R-CG
BANFF TRAIL	3402 CASCADE RD NW	8060AG;1;22,23	R-C2	R-CG
BANFF TRAIL	2851 24 ST NW	8060AG;1;16,17	R-C2	R-CG
BANFF TRAIL	2617 24 ST NW	1612618;5;43	R-C2	R-CG
BANFF TRAIL	2442 25 AV NW	9910089;1;40	R-C2	R-CG
BANFF TRAIL	5 CRESTON CR NW	2846GW;5;35	R-C2	R-CG
BANFF TRAIL	2852 24 ST NW	907GS;2;15	R-C2	R-CG
BANFF TRAIL	3216 EXSHAW RD NW	907GS;3;7	R-C2	R-CG
BANFF TRAIL	3011 24 ST NW	2846GW;3;12	R-C2	R-CG
BANFF TRAIL	3015 24 ST NW	2846GW;3;11	R-C2	R-CG
BANFF TRAIL	2435 27 AV NW	3690AR;4;17-20	R-C2	R-CG
BANFF TRAIL	2435 26 AV NW	5090AM;1;3,4	R-C2	R-CG
BANFF TRAIL	2607 24 ST NW	8410141;5;42	R-C2	R-CG
BANFF TRAIL	2436 26 AV NW	3690AR;4;23	R-C2	R-CG
BANFF TRAIL	2820 24 ST NW	907GS;2;7	R-C2	R-CG
BANFF TRAIL	3404 EXSHAW RD NW	2846GW;3;14	R-C2	R-CG
BANFF TRAIL	3403 MORLEY TR NW	2846GW;3;8	R-C2	R-CG
BANFF TRAIL	2504 MORLEY TR NW	8543GN;6;1	R-C2	R-CG
BANFF TRAIL	2547 MORLEY TR NW	8543GN;7;26	R-C2	R-CG
BANFF TRAIL	2532 MORLEY TR NW	8543GN;6;8	R-C2	R-CG
BANFF TRAIL	2607 MORLEY TR NW	8543GN;7;24	R-C2	R-CG
BANFF TRAIL	2615 MORLEY TR NW	8543GN;7;22	R-C2	R-CG
BANFF TRAIL	2619 MORLEY TR NW	8543GN;7;21	R-C2	R-CG
BANFF TRAIL	2608 MORLEY TR NW	8543GN;6;14	R-C2	R-CG
BANFF TRAIL	2628 MORLEY TR NW	8543GN;6;19	R-C2	R-CG
BANFF TRAIL	3016 MORLEY TR NW	907GS;4;4	R-C2	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
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MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
BANFF TRAIL	3203 MORLEY TR NW	907GS;3;14	R-C2	R-CG
BANFF TRAIL	3036 MORLEY TR NW	907GS;4;9	R-C2	R-CG
BANFF TRAIL	3204 MORLEY TR NW	907GS;4;11	R-C2	R-CG
BANFF TRAIL	3223 MORLEY TR NW	907GS;3;9	R-C2	R-CG
BANFF TRAIL	2503 MORLEY TR NW	8543GN;7;37	R-C2	R-CG
BANFF TRAIL	2528 MORLEY TR NW	8543GN;6;7	R-C2	R-CG
BANFF TRAIL	2536 MORLEY TR NW	8543GN;6;9	R-C2	R-CG
BANFF TRAIL	2544 MORLEY TR NW	8543GN;6;11	R-C2	R-CG
BANFF TRAIL	2635 MORLEY TR NW	8543GN;7;17	R-C2	R-CG
BANFF TRAIL	2711 MORLEY TR NW	8543GN;4;17	R-C2	R-CG
BANFF TRAIL	2636 MORLEY TR NW	8543GN;6;21	R-C2	R-CG
BANFF TRAIL	2727 MORLEY TR NW	8543GN;4;13	R-C2	R-CG
BANFF TRAIL	2712 MORLEY TR NW	8543GN;5;3	R-C2	R-CG
BANFF TRAIL	2804 MORLEY TR NW	907GS;5;6	R-C2	R-CG
BANFF TRAIL	3028 MORLEY TR NW	907GS;4;7	R-C2	R-CG
BANFF TRAIL	3207 MORLEY TR NW	907GS;3;13	R-C2	R-CG
BANFF TRAIL	3227 MORLEY TR NW	907GS;3;8	R-C2	R-CG
BANFF TRAIL	2512 MORLEY TR NW	8543GN;6;3	R-C2	R-CG
BANFF TRAIL	2520 MORLEY TR NW	8543GN;6;5	R-C2	R-CG
BANFF TRAIL	2548 MORLEY TR NW	8543GN;6;12	R-C2	R-CG
BANFF TRAIL	2612 MORLEY TR NW	8543GN;6;15	R-C2	R-CG
BANFF TRAIL	2743 MORLEY TR NW	8543GN;4;9	R-C2	R-CG
BANFF TRAIL	2734 MORLEY TR NW	907GS;5;1	R-C2	R-CG
BANFF TRAIL	3020 MORLEY TR NW	907GS;4;5	R-C2	R-CG
BANFF TRAIL	3039 MORLEY TR NW	907GS;3;15	R-C2	R-CG
BANFF TRAIL	3024 MORLEY TR NW	907GS;4;6	R-C2	R-CG
BANFF TRAIL	3032 MORLEY TR NW	907GS;4;8	R-C2	R-CG
BANFF TRAIL	3040 MORLEY TR NW	907GS;4;10	R-C2	R-CG
BANFF TRAIL	3220 MORLEY TR NW	907GS;4;15	R-C2	R-CG
BANFF TRAIL	2511 MORLEY TR NW	8543GN;7;35	R-C2	R-CG
BANFF TRAIL	2523 MORLEY TR NW	8543GN;7;32	R-C2	R-CG
BANFF TRAIL	2539 MORLEY TR NW	8543GN;7;28	R-C2	R-CG
BANFF TRAIL	2524 MORLEY TR NW	8543GN;6;6	R-C2	R-CG
BANFF TRAIL	2540 MORLEY TR NW	8543GN;6;10	R-C2	R-CG
BANFF TRAIL	2715 MORLEY TR NW	8543GN;4;16	R-C2	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
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MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
BANFF TRAIL	2731 MORLEY TR NW	8543GN;4;12	R-C2	R-CG
BANFF TRAIL	2716 MORLEY TR NW	8543GN;5;4	R-C2	R-CG
BANFF TRAIL	2739 MORLEY TR NW	8543GN;4;10	R-C2	R-CG
BANFF TRAIL	2744 MORLEY TR NW	907GS;5;4	R-C2	R-CG
BANFF TRAIL	3215 MORLEY TR NW	907GS;3;11	R-C2	R-CG
BANFF TRAIL	3224 MORLEY TR NW	907GS;4;16	R-C2	R-CG
BANFF TRAIL	2507 MORLEY TR NW	8543GN;7;36	R-C2	R-CG
BANFF TRAIL	2515 MORLEY TR NW	8543GN;7;34	R-C2	R-CG
BANFF TRAIL	2604 MORLEY TR NW	8543GN;6;13	R-C2	R-CG
BANFF TRAIL	2623 MORLEY TR NW	8543GN;7;20	R-C2	R-CG
BANFF TRAIL	2620 MORLEY TR NW	8543GN;6;17	R-C2	R-CG
BANFF TRAIL	2703 MORLEY TR NW	8543GN;4;19	R-C2	R-CG
BANFF TRAIL	2632 MORLEY TR NW	8543GN;6;20	R-C2	R-CG
BANFF TRAIL	2735 MORLEY TR NW	8543GN;4;11	R-C2	R-CG
BANFF TRAIL	2748 MORLEY TR NW	907GS;5;5	R-C2	R-CG
BANFF TRAIL	2808 MORLEY TR NW	907GS;5;7	R-C2	R-CG
BANFF TRAIL	3012 MORLEY TR NW	907GS;4;3	R-C2	R-CG
BANFF TRAIL	2519 MORLEY TR NW	8543GN;7;33	R-C2	R-CG
BANFF TRAIL	2508 MORLEY TR NW	8543GN;6;2	R-C2	R-CG
BANFF TRAIL	2616 MORLEY TR NW	8543GN;6;16	R-C2	R-CG
BANFF TRAIL	2723 MORLEY TR NW	8543GN;4;14	R-C2	R-CG
BANFF TRAIL	2708 MORLEY TR NW	8543GN;5;2	R-C2	R-CG
BANFF TRAIL	2732 MORLEY TR NW	907GS;5;1	R-C2	R-CG
BANFF TRAIL	2740 MORLEY TR NW	907GS;5;3	R-C2	R-CG
BANFF TRAIL	2812 MORLEY TR NW	907GS;5;8	R-C2	R-CG
BANFF TRAIL	2613 MORLEY TR NW	1310458;7;40	R-C2	R-CG
BANFF TRAIL	2611 MORLEY TR NW	1310458;7;41	R-C2	R-CG
BANFF TRAIL	2535 MORLEY TR NW	8543GN;7;29	R-C2	R-CG
BANFF TRAIL	2543 MORLEY TR NW	8543GN;7;27	R-C2	R-CG
BANFF TRAIL	2631 MORLEY TR NW	8543GN;7;18	R-C2	R-CG
BANFF TRAIL	2707 MORLEY TR NW	8543GN;4;18	R-C2	R-CG
BANFF TRAIL	2736 MORLEY TR NW	907GS;5;2	R-C2	R-CG
BANFF TRAIL	3211 MORLEY TR NW	907GS;3;12	R-C2	R-CG
BANFF TRAIL	3208 MORLEY TR NW	907GS;4;12	R-C2	R-CG
BANFF TRAIL	3232 MORLEY TR NW	907GS;4;18	R-C2	R-CG

**LAND USE AMENDMENT
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MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
BANFF TRAIL	2527 MORLEY TR NW	8543GN;7;31	R-C2	R-CG
BANFF TRAIL	2531 MORLEY TR NW	8543GN;7;30	R-C2	R-CG
BANFF TRAIL	2516 MORLEY TR NW	8543GN;6;4	R-C2	R-CG
BANFF TRAIL	2603 MORLEY TR NW	8543GN;7;25	R-C2	R-CG
BANFF TRAIL	2627 MORLEY TR NW	8543GN;7;19	R-C2	R-CG
BANFF TRAIL	2624 MORLEY TR NW	8543GN;6;18	R-C2	R-CG
BANFF TRAIL	2719 MORLEY TR NW	8543GN;4;15	R-C2	R-CG
BANFF TRAIL	2720 MORLEY TR NW	8543GN;5;5	R-C2	R-CG
BANFF TRAIL	2724 MORLEY TR NW	8543GN;5;6	R-C2	R-CG
BANFF TRAIL	2728 MORLEY TR NW	8543GN;5;7	R-C2	R-CG
BANFF TRAIL	3031 MORLEY TR NW	907GS;3;17	R-C2	R-CG
BANFF TRAIL	3035 MORLEY TR NW	907GS;3;16	R-C2	R-CG
BANFF TRAIL	3219 MORLEY TR NW	907GS;3;10	R-C2	R-CG
BANFF TRAIL	3212 MORLEY TR NW	907GS;4;13	R-C2	R-CG
BANFF TRAIL	3216 MORLEY TR NW	907GS;4;14	R-C2	R-CG
BANFF TRAIL	3228 MORLEY TR NW	907GS;4;17	R-C2	R-CG
CAPITOL HILL	1114 17 AV NW	3150P;9;6,7	R-C2	R-CG
CAPITOL HILL	1118 17 AV NW	3150P;9;9	R-C2	R-CG
CAPITOL HILL	1240 17 AV NW	3150P;8;19,20	R-C2	R-CG
CAPITOL HILL	1406 17 AV NW	3150P;6;2,3	R-C2	R-CG
CAPITOL HILL	1330 17 AV NW	3150P;7;15	R-C2	R-CG
CAPITOL HILL	1332 17 AV NW	3150P;7;16	R-C2	R-CG
CAPITOL HILL	1808 13 ST NW	3150P;7;20	R-C2	R-CG
CAPITOL HILL	1612 17 AV NW	2864AF;15;6	R-C2	R-CG
CAPITOL HILL	1224 17 AV NW	3150P;8;12	R-C2	R-CG
CAPITOL HILL	1120 17 AV NW	3150P;9;10,11	R-C2	R-CG
CAPITOL HILL	1314 17 AV NW	3150P;7;7,8	R-C2	R-CG
CAPITOL HILL	1530 17 AV NW	2864AF;2;14,15	R-C2	R-CG
CAPITOL HILL	1634 17 AV NW	2864AF;15;17	R-C2	R-CG
CAPITOL HILL	1708 17 AV NW	2864AF;18;4,5	R-C2	R-CG
CAPITOL HILL	1718 17 AV NW	2864AF;18;8-10	R-C2	R-CG
CAPITOL HILL	1732 17 AV NW	2864AF;18;15,16	R-C2	R-CG
CAPITOL HILL	1622 17 AV NW	2864AF;15;11	R-C2	R-CG
CAPITOL HILL	1134 17 AV NW	3150P;9;17	R-C2	R-CG
CAPITOL HILL	1126 17 AV NW	3150P;9;13	R-C2	R-CG

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MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
CAPITOL HILL	1202 17 AV NW	3150P;8;1	R-C2	R-CG
CAPITOL HILL	1204 17 AV NW	3150P;8;2	R-C2	R-CG
CAPITOL HILL	1116 17 AV NW	3150P;9;8	R-C2	R-CG
CAPITOL HILL	1124 17 AV NW	3150P;9;11,12	R-C2	R-CG
CAPITOL HILL	1232 17 AV NW	3150P;8;15,16	R-C2	R-CG
CAPITOL HILL	1430 17 AV NW	3150P;6;15	R-C2	R-CG
CAPITOL HILL	1302 17 AV NW	3150P;7;1,2	R-C2	R-CG
CAPITOL HILL	1312 17 AV NW	3150P;7;5,6	R-C2	R-CG
CAPITOL HILL	1340 17 AV NW	3150P;7;19	R-C2	R-CG
CAPITOL HILL	1520 17 AV NW	2864AF;2;10	R-C2	R-CG
CAPITOL HILL	1714 17 AV NW	2864AF;18;6,7	R-C2	R-CG
CAPITOL HILL	1722 17 AV NW	2864AF;18;10-12	R-C2	R-CG
CAPITOL HILL	1526 17 AV NW	2864AF;2;13	R-C2	R-CG
CAPITOL HILL	1212 17 AV NW	3150P;8;6	R-C2	R-CG
CAPITOL HILL	1210 17 AV NW	3150P;8;5	R-C2	R-CG
CAPITOL HILL	1216 17 AV NW	3150P;8;8	R-C2	R-CG
CAPITOL HILL	1208 17 AV NW	3150P;8;3,4	R-C2	R-CG
CAPITOL HILL	1130 17 AV NW	3150P;9;15,16	R-C2	R-CG
CAPITOL HILL	1220 17 AV NW	3150P;8;9,10	R-C2	R-CG
CAPITOL HILL	1228 17 AV NW	3150P;8;13,14	R-C2	R-CG
CAPITOL HILL	1412 17 AV NW	5611FO;6;131	R-C2	R-CG
CAPITOL HILL	1328 17 AV NW	3150P;7;13,14	R-C2	R-CG
CAPITOL HILL	1336 17 AV NW	3150P;7;17,18	R-C2	R-CG
CAPITOL HILL	1536 17 AV NW	2864AF;2;17	R-C2	R-CG
CAPITOL HILL	1628 17 AV NW	2864AF;15;14,15	R-C2	R-CG
CAPITOL HILL	1728 17 AV NW	2864AF;18;12-14	R-C2	R-CG
CAPITOL HILL	1736 17 AV NW	2864AF;18;17,18	R-C2	R-CG
CAPITOL HILL	1524 17 AV NW	2864AF;2;12	R-C2	R-CG
CAPITOL HILL	1136 17 AV NW	3150P;9;18	R-C2	R-CG
CAPITOL HILL	1214 17 AV NW	3150P;8;7	R-C2	R-CG
CAPITOL HILL	1106 17 AV NW	3150P;9;4	R-C2	R-CG
CAPITOL HILL	1408 17 AV NW	3150P;6;4	R-C2	R-CG
CAPITOL HILL	1514 17 AV NW	9811618;2;41	R-C2	R-CG
CAPITOL HILL	1518 17 AV NW	2864AF;2;8,9	R-C2	R-CG
CAPITOL HILL	1540 17 AV NW	2864AF;2;19,20	R-C2	R-CG

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MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
CAPITOL HILL	1610 17 AV NW	2864AF;15;5	R-C2	R-CG
CAPITOL HILL	1614 17 AV NW	2864AF;15;7,8	R-C2	R-CG
CAPITOL HILL	1432 17 AV NW	3150P;6;16	R-C2	R-CG
CAPITOL HILL	1420 17 AV NW	3150P;6;9,10	R-C2	R-CG
CAPITOL HILL	1308 17 AV NW	3150P;7;3,4	R-C2	R-CG
CAPITOL HILL	1326 17 AV NW	3150P;7;11,12	R-C2	R-CG
CAPITOL HILL	1538 17 AV NW	2864AF;2;18	R-C2	R-CG
CAPITOL HILL	1626 17 AV NW	2864AF;15;12,13	R-C2	R-CG
CAPITOL HILL	1632 17 AV NW	2864AF;15;16	R-C2	R-CG
CAPITOL HILL	1222 17 AV NW	3150P;8;11	R-C2	R-CG
CAPITOL HILL	1110 17 AV NW	3150P;9;5,6	R-C2	R-CG
CAPITOL HILL	1140 17 AV NW	3150P;9;19,20	R-C2	R-CG
CAPITOL HILL	1320 17 AV NW	3150P;7;9,10	R-C2	R-CG
CAPITOL HILL	1516 17 AV NW	9811618;2;42	R-C2	R-CG
CAPITOL HILL	1522 17 AV NW	2864AF;2;11	R-C2	R-CG
CAPITOL HILL	1618 17 AV NW	2864AF;15;9	R-C2	R-CG
CAPITOL HILL	1636 17 AV NW	2864AF;15;18	R-C2	R-CG
CAPITOL HILL	1805 16 ST NW	2864AF;18;1-3	R-C2	R-CG
CAPITOL HILL	1740 17 AV NW	2864AF;18;19,20	R-C2	R-CG
CAPITOL HILL	1620 17 AV NW	2864AF;15;10	R-C2	R-CG
CAPITOL HILL	1128 17 AV NW	3150P;9;14	R-C2	R-CG
CAPITOL HILL	1236 17 AV NW	3150P;8;17,18	R-C2	R-CG
CAPITOL HILL	1422 17 AV NW	5611FO;6;132	R-C2	R-CG
CAPITOL HILL	1414 17 AV NW	3150P;6;7,8	R-C2	R-CG
CAPITOL HILL	1801 13 ST NW	3150P;6;1,2	R-C2	R-CG
CAPITOL HILL	1532 17 AV NW	2864AF;2;15,16	R-C2	R-CG
CAPITOL HILL	1602 17 AV NW	2864AF;15;1-3	R-C2	R-CG
CAPITOL HILL	1608 17 AV NW	2864AF;15;4	R-C2	R-CG
CAPITOL HILL	1808 16 ST NW	2864AF;15;19,20	R-C2	R-CG
CAPITOL HILL	1239 20 AV NW	3150P;18;21,22	R-C2	R-CG
CAPITOL HILL	1121 20 AV NW	3150P;19;30,31	R-C2	R-CG
CAPITOL HILL	1217 20 AV NW	3150P;18;32,33	R-C2	R-CG
CAPITOL HILL	1127 20 AV NW	3150P;19;26-28	R-C2	R-CG
CAPITOL HILL	1131 20 AV NW	3150P;19;24-26	R-C2	R-CG
CAPITOL HILL	1313 20 AV NW	3150P;17;33-35	R-C2	R-CG

**LAND USE AMENDMENT
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MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
CAPITOL HILL	1307 20 AV NW	3150P;17;37	R-C2	R-CG
CAPITOL HILL	1611 20 AV NW	2864AF;13;35,36	R-C2	R-CG
CAPITOL HILL	1615 20 AV NW	2864AF;13;33,34	R-C2	R-CG
CAPITOL HILL	1623 20 AV NW	2864AF;13;29,30	R-C2	R-CG
CAPITOL HILL	1715 20 AV NW	2864AF;20;33,34	R-C2	R-CG
CAPITOL HILL	1120 20 AV NW	3150P;22;10	R-C2	R-CG
CAPITOL HILL	1136 20 AV NW	3150P;22;18	R-C2	R-CG
CAPITOL HILL	1336 20 AV NW	3150P;24;17,18	R-C2	R-CG
CAPITOL HILL	1724 20 AV NW	2864AF;21;11,12	R-C2	R-CG
CAPITOL HILL	1736 20 AV NW	2864AF;21;17,18	R-C2	R-CG
CAPITOL HILL	1812 20 AV NW	2864AF;28;5,6	R-C2	R-CG
CAPITOL HILL	1815 20 AV NW	2864AF;29;33	R-C2	R-CG
CAPITOL HILL	1807 20 AV NW	2864AF;29;37	R-C2	R-CG
CAPITOL HILL	1109 20 AV NW	3150P;19;35,36	R-C2	R-CG
CAPITOL HILL	2004 13 ST NW	0311151;1&0311151;2	R-C2	R-CG
CAPITOL HILL	1319 20 AV NW	3150P;17;31	R-C2	R-CG
CAPITOL HILL	1619 20 AV NW	2864AF;13;31,32	R-C2	R-CG
CAPITOL HILL	1731 20 AV NW	2864AF;20;25,26	R-C2	R-CG
CAPITOL HILL	1116 20 AV NW	3150P;22;8	R-C2	R-CG
CAPITOL HILL	1122 20 AV NW	3150P;22;11	R-C2	R-CG
CAPITOL HILL	1230 20 AV NW	3150P;23;15	R-C2	R-CG
CAPITOL HILL	1206 20 AV NW	3150P;23;3,4	R-C2	R-CG
CAPITOL HILL	1340 20 AV NW	3150P;24;19,20	R-C2	R-CG
CAPITOL HILL	1322 20 AV NW	3150P;24;10,11	R-C2	R-CG
CAPITOL HILL	1302 20 AV NW	3150P;24;1	R-C2	R-CG
CAPITOL HILL	1804 20 AV NW	2864AF;28;1,2	R-C2	R-CG
CAPITOL HILL	1828 20 AV NW	2864AF;28;13,14	R-C2	R-CG
CAPITOL HILL	1813 20 AV NW	2864AF;29;34	R-C2	R-CG
CAPITOL HILL	1728 20 AV NW	2864AF;21;13	R-C2	R-CG
CAPITOL HILL	1721 20 AV NW	2864AF;20;31	R-C2	R-CG
CAPITOL HILL	1624 20 AV NW	2864AF;12;12	R-C2	R-CG
CAPITOL HILL	1117 20 AV NW	3150P;19;32	R-C2	R-CG
CAPITOL HILL	1223 20 AV NW	3150P;18;28,29	R-C2	R-CG
CAPITOL HILL	1221 20 AV NW	3150P;18;30	R-C2	R-CG
CAPITOL HILL	1219 20 AV NW	3150P;18;31	R-C2	R-CG

**LAND USE AMENDMENT
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MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
CAPITOL HILL	1139 20 AV NW	3150P;19;21,22	R-C2	R-CG
CAPITOL HILL	1707 20 AV NW	2864AF;20;37,38	R-C2	R-CG
CAPITOL HILL	1723 20 AV NW	2864AF;20;29,30	R-C2	R-CG
CAPITOL HILL	1831 20 AV NW	2864AF;29;26,27	R-C2	R-CG
CAPITOL HILL	1130 20 AV NW	3150P;22;15,16	R-C2	R-CG
CAPITOL HILL	1236 20 AV NW	3150P;23;17,18	R-C2	R-CG
CAPITOL HILL	1212 20 AV NW	3150P;23;5,6	R-C2	R-CG
CAPITOL HILL	1332 20 AV NW	3150P;24;15,16	R-C2	R-CG
CAPITOL HILL	1324 20 AV NW	3150P;24;12	R-C2	R-CG
CAPITOL HILL	1314 20 AV NW	3150P;24;6,7	R-C2	R-CG
CAPITOL HILL	1612 20 AV NW	2864AF;12;6	R-C2	R-CG
CAPITOL HILL	1614 20 AV NW	2864AF;12;7,8	R-C2	R-CG
CAPITOL HILL	1620 20 AV NW	2864AF;12;10,11	R-C2	R-CG
CAPITOL HILL	1706 20 AV NW	2864AF;21;1-4	R-C2	R-CG
CAPITOL HILL	1720 20 AV NW	2864AF;21;9,10	R-C2	R-CG
CAPITOL HILL	1816 20 AV NW	2864AF;28;7,8	R-C2	R-CG
CAPITOL HILL	1235 20 AV NW	3150P;18;23,24	R-C2	R-CG
CAPITOL HILL	1137 20 AV NW	3150P;19;22-24	R-C2	R-CG
CAPITOL HILL	1329 20 AV NW	3150P;17;25,26	R-C2	R-CG
CAPITOL HILL	1325 20 AV NW	3150P;17;27-29	R-C2	R-CG
CAPITOL HILL	1317 20 AV NW	3150P;17;32	R-C2	R-CG
CAPITOL HILL	1739 20 AV NW	2864AF;20;21,22	R-C2	R-CG
CAPITOL HILL	1821 20 AV NW	2864AF;29;29,30	R-C2	R-CG
CAPITOL HILL	1112 20 AV NW	3150P;22;5,6	R-C2	R-CG
CAPITOL HILL	1114 20 AV NW	3150P;22;7	R-C2	R-CG
CAPITOL HILL	1134 20 AV NW	3150P;22;17	R-C2	R-CG
CAPITOL HILL	1228 20 AV NW	3150P;23;13,14	R-C2	R-CG
CAPITOL HILL	1618 20 AV NW	2864AF;12;9	R-C2	R-CG
CAPITOL HILL	1716 20 AV NW	2864AF;21;7,8	R-C2	R-CG
CAPITOL HILL	1822 20 AV NW	2864AF;28;11	R-C2	R-CG
CAPITOL HILL	1832 20 AV NW	2864AF;28;15,16	R-C2	R-CG
CAPITOL HILL	1811 20 AV NW	2864AF;29;35	R-C2	R-CG
CAPITOL HILL	1115 20 AV NW	3150P;19;33	R-C2	R-CG
CAPITOL HILL	1123 20 AV NW	3150P;19;28,29	R-C2	R-CG
CAPITOL HILL	1303 20 AV NW	3150P;17;39,40	R-C2	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017**

MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
CAPITOL HILL	1727 20 AV NW	2864AF;20;27,28	R-C2	R-CG
CAPITOL HILL	1124 20 AV NW	3150P;22;12	R-C2	R-CG
CAPITOL HILL	1304 20 AV NW	3150P;24;2,3	R-C2	R-CG
CAPITOL HILL	1732 20 AV NW	2864AF;21;15,16	R-C2	R-CG
CAPITOL HILL	1740 20 AV NW	2864AF;21;19-20	R-C2	R-CG
CAPITOL HILL	1819 20 AV NW	2864AF;29;31	R-C2	R-CG
CAPITOL HILL	1229 20 AV NW	3150P;18;25,26	R-C2	R-CG
CAPITOL HILL	1227 20 AV NW	3150P;18;27,28	R-C2	R-CG
CAPITOL HILL	1213 20 AV NW	3150P;18;33,34,35	R-C2	R-CG
CAPITOL HILL	1207 20 AV NW	3150P;18;37,38	R-C2	R-CG
CAPITOL HILL	1201 20 AV NW	3150P;18;39,40	R-C2	R-CG
CAPITOL HILL	1323 20 AV NW	3150P;17;29-30	R-C2	R-CG
CAPITOL HILL	1309 20 AV NW	3150P;17;35,36	R-C2	R-CG
CAPITOL HILL	1805 20 AV NW	2864AF;29;38	R-C2	R-CG
CAPITOL HILL	1827 20 AV NW	2864AF;29;27,28	R-C2	R-CG
CAPITOL HILL	1128 20 AV NW	3150P;22;13,14	R-C2	R-CG
CAPITOL HILL	1224 20 AV NW	3150P;23;11,12	R-C2	R-CG
CAPITOL HILL	1240 20 AV NW	3150P;23;19,20	R-C2	R-CG
CAPITOL HILL	1328 20 AV NW	3150P;24;14	R-C2	R-CG
CAPITOL HILL	1326 20 AV NW	3150P;24;13	R-C2	R-CG
CAPITOL HILL	1316 20 AV NW	3150P;24;8	R-C2	R-CG
CAPITOL HILL	1824 20 AV NW	2864AF;28;12	R-C2	R-CG
CAPITOL HILL	1730 20 AV NW	2864AF;21;14	R-C2	R-CG
CAPITOL HILL	1626 20 AV NW	2864AF;12;13	R-C2	R-CG
CAPITOL HILL	1209 20 AV NW	3150P;18;35,36	R-C2	R-CG
CAPITOL HILL	1331 20 AV NW	3150P;17;24	R-C2	R-CG
CAPITOL HILL	1327 20 AV NW	3150P;17;26,27	R-C2	R-CG
CAPITOL HILL	1735 20 AV NW	2864AF;20;23,24	R-C2	R-CG
CAPITOL HILL	1220 20 AV NW	3150P;23;9,10	R-C2	R-CG
CAPITOL HILL	1214 20 AV NW	3150P;23;7,8	R-C2	R-CG
CAPITOL HILL	1202 20 AV NW	3150P;23;1,2	R-C2	R-CG
CAPITOL HILL	1310 20 AV NW	3150P;24;4,5	R-C2	R-CG
CAPITOL HILL	1808 20 AV NW	2864AF;28;3,4	R-C2	R-CG
CAPITOL HILL	1809 20 AV NW	2864AF;29;36	R-C2	R-CG
CAPITOL HILL	1719 20 AV NW	2864AF;20;32	R-C2	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017**

MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
CAPITOL HILL	1113 20 AV NW	3150P;19;34,35	R-C2	R-CG
CAPITOL HILL	1333 20 AV NW	3150P;17;23	R-C2	R-CG
CAPITOL HILL	1305 20 AV NW	3150P;17;38	R-C2	R-CG
CAPITOL HILL	1627 20 AV NW	2864AF;13;28,29	R-C2	R-CG
CAPITOL HILL	1629 20 AV NW	2864AF;13;26,27	R-C2	R-CG
CAPITOL HILL	1711 20 AV NW	2864AF;20;35,36	R-C2	R-CG
CAPITOL HILL	1118 20 AV NW	3150P;22;9	R-C2	R-CG
CAPITOL HILL	1140 20 AV NW	3150P;22;19,20	R-C2	R-CG
CAPITOL HILL	1232 20 AV NW	3150P;23;16	R-C2	R-CG
CAPITOL HILL	1318 20 AV NW	3150P;24;9	R-C2	R-CG
CAPITOL HILL	1708 20 AV NW	2864AF;21;5,6	R-C2	R-CG
CAPITOL HILL	1820 20 AV NW	2864AF;28;9,10	R-C2	R-CG
CAPITOL HILL	1836 20 AV NW	2864AF;28;17,18	R-C2	R-CG
CAPITOL HILL	1817 20 AV NW	2864AF;29;32	R-C2	R-CG
CAPITOL HILL	1603 24 AV NW	2864AF;9;40	R-C2	R-CG
CAPITOL HILL	1607B 24 AV NW	2864AF;9;37	R-C2	R-CG
CAPITOL HILL	1623 24 AV NW	2864AF;9;29,30	R-C2	R-CG
CAPITOL HILL	1627 24 AV NW	2864AF;9;28	R-C2	R-CG
CAPITOL HILL	1631 24 AV NW	2864AF;9;26	R-C2	R-CG
CAPITOL HILL	1711 24 AV NW	2864AF;24;35,36	R-C2	R-CG
CAPITOL HILL	1737 24 AV NW	2864AF;24;23	R-C2	R-CG
CAPITOL HILL	1819 24 AV NW	2864AF;25;31,32	R-C2	R-CG
CAPITOL HILL	2504 18 ST NW	6310AK;3;29,30	R-C2	R-CG
CAPITOL HILL	1732 24 AV NW	3800AJ;1;28-30	R-C2	R-CG
CAPITOL HILL	1727 24 AV NW	2864AF;24;27	R-C2	R-CG
CAPITOL HILL	2502 16 ST NW	4152AG;B;1	R-C2	R-CG
CAPITOL HILL	1537 24 AV NW	529JK;8;1	R-C2	R-CG
CAPITOL HILL	1635 24 AV NW	2864AF;9;24	R-C2	R-CG
CAPITOL HILL	1813 24 AV NW	9112218;25;41	R-C2	R-CG
CAPITOL HILL	1815 24 AV NW	2864AF;25;33,34	R-C2	R-CG
CAPITOL HILL	1831 24 AV NW	2864AF;25;25,26	R-C2	R-CG
CAPITOL HILL	1839 24 AV NW	2864AF;25;21,22	R-C2	R-CG
CAPITOL HILL	1511A 24 AV NW	529JK;8;7	R-C2	R-CG
CAPITOL HILL	1515 24 AV NW	529JK;8;6	R-C2	R-CG
CAPITOL HILL	1523 24 AV NW	529JK;8;4	R-C2	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017**

MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
CAPITOL HILL	1527 24 AV NW	529JK;8;3	R-C2	R-CG
CAPITOL HILL	1609 24 AV NW	2864AF;9;35,36	R-C2	R-CG
CAPITOL HILL	1613 24 AV NW	2864AF;9;31,32	R-C2	R-CG
CAPITOL HILL	1627A 24 AV NW	2864AF;9;27	R-C2	R-CG
CAPITOL HILL	1635A 24 AV NW	2864AF;9;23	R-C2	R-CG
CAPITOL HILL	1811 24 AV NW	9112218;25;42	R-C2	R-CG
CAPITOL HILL	2504 17A ST NW	6310AK;2;29	R-C2	R-CG
CAPITOL HILL	1725 24 AV NW	2864AF;24;28	R-C2	R-CG
CAPITOL HILL	1515A 24 AV NW	529JK;8;6	R-C2	R-CG
CAPITOL HILL	1519 24 AV NW	529JK;8;5	R-C2	R-CG
CAPITOL HILL	1525 24 AV NW	529JK;8;3	R-C2	R-CG
CAPITOL HILL	1705 24 AV NW	2864AF;24;38	R-C2	R-CG
CAPITOL HILL	1707 24 AV NW	2864AF;24;37	R-C2	R-CG
CAPITOL HILL	1721 24 AV NW	2864AF;24;30	R-C2	R-CG
CAPITOL HILL	1807 24 AV NW	9112218;25;44	R-C2	R-CG
CAPITOL HILL	1720 24 AV NW	3800AJ;1;1	R-C2	R-CG
CAPITOL HILL	1620 24 AV NW	4152AG;A;29,30	R-C2	R-CG
CAPITOL HILL	1531 24 AV NW	529JK;8;2	R-C2	R-CG
CAPITOL HILL	1605 24 AV NW	2864AF;9;39	R-C2	R-CG
CAPITOL HILL	1611B 24 AV NW	2864AF;9;33,34	R-C2	R-CG
CAPITOL HILL	1633 24 AV NW	2864AF;9;25	R-C2	R-CG
CAPITOL HILL	2418 17 ST NW	2864AF;24;21,22	R-C2	R-CG
CAPITOL HILL	1809 24 AV NW	9112218;25;43	R-C2	R-CG
CAPITOL HILL	2504 17 ST NW	3800AJ;1;28-30	R-C2	R-CG
CAPITOL HILL	1825 24 AV NW	2864AF;25;29	R-C2	R-CG
CAPITOL HILL	1511 24 AV NW	529JK;8;7	R-C2	R-CG
CAPITOL HILL	1523A 24 AV NW	529JK;8;4	R-C2	R-CG
CAPITOL HILL	1535 24 AV NW	529JK;8;1	R-C2	R-CG
CAPITOL HILL	2414 16 ST NW	2864AF;9;21,22	R-C2	R-CG
CAPITOL HILL	1715 24 AV NW	2864AF;24;33,34	R-C2	R-CG
CAPITOL HILL	1735 24 AV NW	2864AF;24;24	R-C2	R-CG
CAPITOL HILL	2502 17A ST NW	6310AK;2;30	R-C2	R-CG
CAPITOL HILL	2503 16A ST NW	3800AJ;1;2	R-C2	R-CG
CAPITOL HILL	1607A 24 AV NW	2864AF;9;38	R-C2	R-CG
CAPITOL HILL	1827 24 AV NW	2864AF;25;27,28	R-C2	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017**

MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
CAPITOL HILL	2503 17A ST NW	6310AK;3;1,2	R-C2	R-CG
CAPITOL HILL	1733 24 AV NW	2864AF;24;25	R-C2	R-CG
CAPITOL HILL	2504 16 ST NW	4152AG;B;2	R-C2	R-CG
CAPITOL HILL	1823 24 AV NW	2864AF;25;30	R-C2	R-CG
CAPITOL HILL	1611A 24 AV NW	2864AF;9;34	R-C2	R-CG
CAPITOL HILL	1719 24 AV NW	2864AF;24;31,32	R-C2	R-CG
CAPITOL HILL	1723 24 AV NW	2864AF;24;29	R-C2	R-CG
CAPITOL HILL	1624 24 AV NW	4152AG;A;1,2	R-C2	R-CG
CAPITOL HILL	1835 24 AV NW	2864AF;25;24	R-C2	R-CG
CAPITOL HILL	1837 24 AV NW	2864AF;25;23	R-C2	R-CG
CAPITOL HILL	1731 24 AV NW	2864AF;24;26	R-C2	R-CG
CAPITOL HILL	2504 19 ST NW	6310AK;4;29,30	R-C2	R-CG
CAPITOL HILL	2503 18 ST NW	6310AK;4;1,2	R-C2	R-CG
CAPITOL HILL	2524 19 ST NW	6310AK;4;18,19	R-C2	R-CG
CAPITOL HILL	2708 19 ST NW	6574AW;5;27,28	R-C2	R-CG
CAPITOL HILL	2720 19 ST NW	6574AW;5;21,22	R-C2	R-CG
CAPITOL HILL	2508 19 ST NW	6310AK;4;27,28	R-C2	R-CG
CAPITOL HILL	2510B 19 ST NW	6310AK;4;25	R-C2	R-CG
CAPITOL HILL	2512 19 ST NW	6310AK;4;24	R-C2	R-CG
CAPITOL HILL	2703 18 ST NW	6574AW;5;2	R-C2	R-CG
CAPITOL HILL	2704 19 ST NW	6574AW;5;29,30	R-C2	R-CG
CAPITOL HILL	2804 19 ST NW	6574AW;12;29,30	R-C2	R-CG
CAPITOL HILL	2510A 19 ST NW	6310AK;4;26	R-C2	R-CG
CAPITOL HILL	2516 19 ST NW	6310AK;4;22,23	R-C2	R-CG
CAPITOL HILL	2528 19 ST NW	6310AK;4;16,17	R-C2	R-CG
CAPITOL HILL	1920 25 AV NW	6574AW;5;1	R-C2	R-CG
CAPITOL HILL	2716 19 ST NW	6574AW;5;23,24	R-C2	R-CG
CAPITOL HILL	2728 19 ST NW	6574AW;5;16-18	R-C2	R-CG
CAPITOL HILL	2529 18 ST NW	6310AK;4;14	R-C2	R-CG
CAPITOL HILL	1919 25 AV NW	6310AK;4;15	R-C2	R-CG
CAPITOL HILL	2724 19 ST NW	6574AW;5;19,20	R-C2	R-CG
CAPITOL HILL	2520 19 ST NW	6310AK;4;20,21	R-C2	R-CG
CAPITOL HILL	2712 19 ST NW	6574AW;5;25,26	R-C2	R-CG
CAPITOL HILL	1921 27 AV NW	6574AW;5;16-18	R-C2	R-CG
CAPITOL HILL	2808 19 ST NW	6574AW;12;27,28	R-C2	R-CG

**LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017**

MAP 28C, 29C, 30C

Community	Address	Short Legal	Existing land use	Proposed land use
CAPITOL HILL	2812 19 ST NW	6574AW;12;25,26	R-C2	R-CG
BANFF TRAIL	1904 21 AV NW	8100AF;38;3	R-C2	R-CG
BANFF TRAIL	2021 22 AV NW	8100AF;43;16	R-C2	R-CG
CAPITOL HILL	2505 16A ST NW	3800AJ;1;3	R-C2	R-CG

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BANFF TRAIL AND CAPITOL HILL (WARD 7)
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MAP 28C, 29C, 30C

APPENDIX VI
COMMUNITY ASSOCIATION COMMENTS

The Capitol Hill Community Association
1531 21 Avenue NW Calgary, AB T2M 1L9
Phone: 403.289.0859



June 8, 2017

Martin Beck Planner – Community Planning (North)
City of Calgary
Planning and Development
PO Box 2100 Station M
Calgary AB T2P 2M5
Email: martin.beck@calgary.ca

Dear Mr. Beck,

RE: 1502 21 Ave NW – Comments re: C-N1 Land Use Application

The Capitol Hill Community Association would like to reaffirm our commitment to the introduction of the R-CG Land Use in our community. Specifically, we would like to acknowledge our support for the City Initiated Land Use changes which are proposed for several streets in Capitol Hill.

During the course of the revisions which were made to the North Hill ARP, the community of Capitol Hill was eager to see the R-CG land use adopted by the development community. To that end we encouraged the City to initiate Land Use changes from R-C2 to R-CG on streets which have not seen a lot of development because they are busier thoroughfares than the majority of the streets and avenues in Capitol Hill. We attended the public hearing at City Hall and spoke positively to this land use item.

We believe it is reasonable to have 20th Avenue, 24th Avenue and the north side of 17th Avenue re-zoned from R-C2 to R-CG and we urge the City to follow through on the City-initiated redesignations.

Thank you; call me if you have any questions (403) 973 0450.

Erin Shilliday – Architect AAA
Capitol Hill Community Association Planning Representative

cc: CHCA President and Development Committee
Druh Farrell, Ward 7 Councillor

LAND USE AMENDMENT
BANFF TRAIL AND CAPITOL HILL (WARD 7)
BYLAW 269D2017

MAP 28C, 29C, 30C

APPENDIX VII



202 1680 40 Ave SW OFFICE
Calgary, AB T2T 6T8
403 444 9000 PHONE

R E : Calgary Planning Commission – June 15, 2017
Item 5.21: Land Use Amendment Banff Trail And Capitol Hill (Ward 7) – LOC2016-0325

JUNE 15, 2017

Dear Members of the Calgary Planning Commission,

In light of proposed City-initiated redesignations in the communities of Banff Trail and Capitol Hill, RND5QR Inc. would like to submit the below key insights and commentary on the practical development limitations of R-CG mid-block sites for the Committee's information and consideration. RND5QR Inc. is an active and experienced inner-city builder/ developer with multiple holdings and emerging applications in the affected area.

RESIDENTIAL - GRADE-ORIENTED INFILL DISTRICT (R-CG)

Residential - Grade-Oriented Infill District (R-CG) is a relatively new residential designation, primarily intended to accommodate rowhomes within developed areas, while also allowing for single detached, side-by-side and duplex homes, with an optional secondary or backyard suite. Maximum building height is limited to 11m and the 75 units/hectare maximum density theoretically allows a typical 50ft. x 120ft. site to accommodate 3 to 4 units.

MID-BLOCK SITES: PRACTICAL IMPLICATIONS + CHALLENGES

In practice, achieving the R-CG District's designed maximum density on mid-block sites is challenging. The District's current Rowhouse definition limits overall development potential by requiring all units to front onto a public street. This is further exacerbated by forbidding the siting of any building between a unit's street facing façade and adjacent public street.

These requirements do not pose a problem for corner sites, which can achieve double frontage via two public streets. Conversely, mid-block sites can only achieve a single frontage to accommodate all units. On mid-block sites made up of one or more parcels, these requirements limit the variety of rowhouse forms that can be achieved and create an economic incentive to limit unit width in order to maximize unit count, lot coverage and profitability. This style of development results in units that are unnecessarily narrow (as narrow as 4.2m, per the R-CG District minimum), difficult to market, and less desirable to those looking for alternatives to typical detached homes, infills or condominiums. The emerging effect of this disparity is directly referenced by the Administration Report, which states "...uptake of the R-CG 'product' has been relatively low since the introduction of the R-CG District, corner sites appear to be the most desirable locations for new R-CG developments".

Figures 1, 2, & 3 on the following page illustrate the highest and best use outcomes for typical corner and mid-block R-CG assemblies.

Currently, the only viable way for the development community to achieve the R-CG District's 75 units/hectare density with rowhouse built form is to seek a M-CG land use redesignation, eliminating the requirement for all units to have direct access and unobscured frontage onto a public street.

MID-BLOCK SITES: AN ALTERNATIVE APPROACH

RND5QR is committed to providing well-located, affordable and high quality homes for inner-city families. As we carry out our vision, the Banff Trail and Capitol Hill area is and will remain one of our most active areas of work, given the community's vibrancy, proximity to Centre City, and well established multi-modal transportation networks. In order to continue providing innovative housing choices for inner-city Calgarians and achieve our development goals, our emerging applications will seek M-CG land use redesignations on mid-block sites within the proposed City-initiated R-CG redesignation zone.

Given our previous experience with developing both corner and mid-block R-CG sites in the area, we feel it is the only way we can provide sensitively scaled, livable and economically viable rowhome developments on mid-block sites. We feel the current limitations of the relatively new R-CG District create an unfortunate trade-off for those looking to develop mid-block sites to their full potential: create units that are far too narrow to be an attractive housing option for future home buyers, or underutilise the already limited development space available in established inner-city communities. We hope that these limitations will be considered as the R-CG District undergoes further evaluation and refinement in the coming years.

Figure 4 on the following page illustrates an alternative highest and best use rowhouse concept for a typical mid-block assembly, utilizing the M-CG District and an 11m building height.

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MAP 28C, 29C, 30C



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403 444 9000 PHONE

FIG.1 CORNER R-CG DEVELOPMENT SITES

Approved Project: Highest and best use for typical two parcel assembly (100 ft. x 120 ft.)

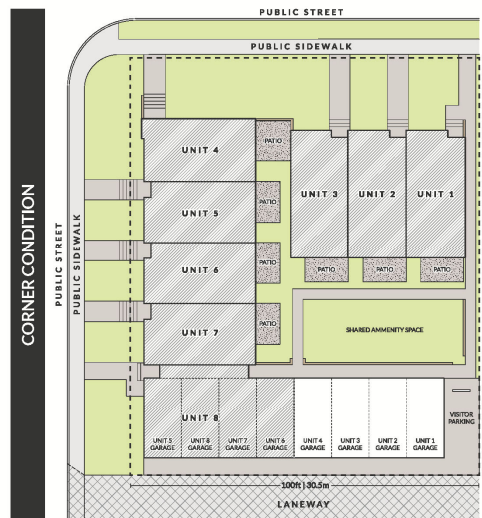


FIG.2 MID-BLOCK R-CG DEVELOPMENT SITES

Theoretical Project: Highest and best use for typical two parcel assembly (100 ft. x 120 ft.)

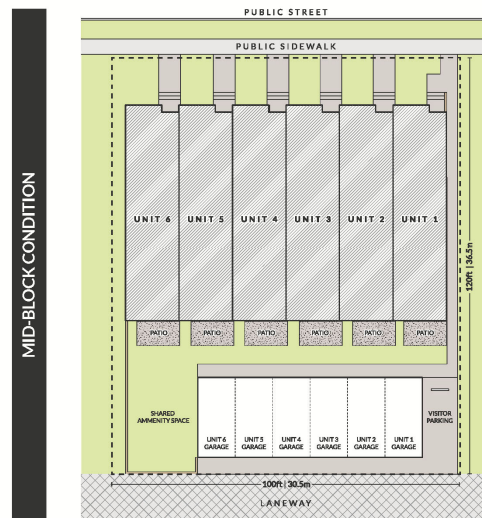


FIG.3 R-CG DEVELOPMENT SITES ALONG THE SAME BLOCK FACE

Site viability from a design, permit, build, market and sell perspective

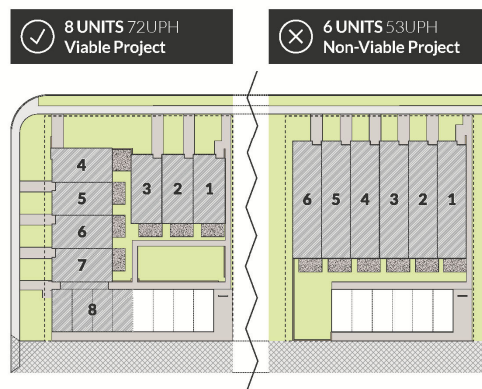
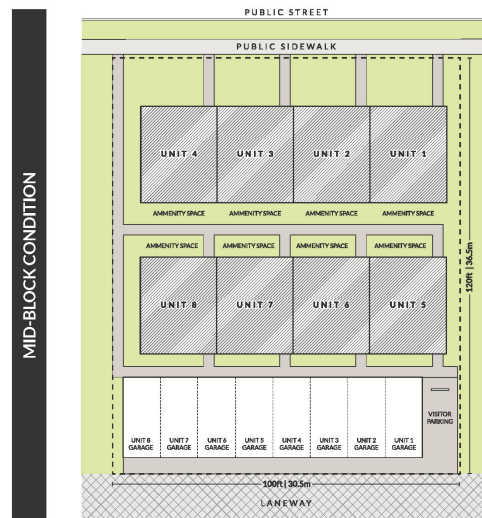


FIG.4 MID-BLOCK ROWHOME DEVELOPMENT VIA M-CG REDESIGNATION

Alternative Highest and best use for typical two parcel assembly (100 ft. x 120 ft.)



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