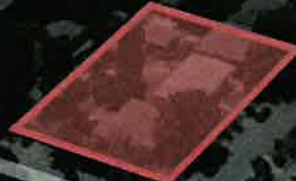


23 AVE NW

LRT RED LINE



2352-2364 Capitol Hill Crescent NW

Land Use & Policy Amendment

Public Hearing - July 16, 2024

LOC2024-0033 CPC2024-0583

CROWCHILD TRAIL NW

Site Context

- The subject site fronts Capitol Hill Crescent, located west of Crowchild Trail NW, and south of 24 Avenue NW.
- The immediate area is well served by public transit with the Banff Trail LRT station directly adjacent to the site, bus connections available south on 16th Avenue NW (500 metres), and on-street cycling connections north on 24 Avenue and south on Banff Trail.
- There are nearby key services and amenities including Foothills Medical Center, University of Calgary, Branton School and McMahon Stadium.



Banff Trail LRT Station	Bus Route	400m Walking Radius
LRT Red Line	Commercial Hub	Similar Multi-family Development
Bus Stop	Bikeway	

- | | |
|---|--|
| <p>Recreational Amenities</p> <ul style="list-style-type: none"> Foothills Athletic Park McMahon Stadium Banff Trail Park Exshaw Park | <p>Institutional Amenities</p> <ul style="list-style-type: none"> Branton School Banff Trail Community Association |
|---|--|



Application Overview

This application proposes a Direct Control based the Mixed Use - General (MU-1) land use district, to allow for development up to 6 storeys with the potential for at grade commercial/retail.

This redesignation:

- Responds to the changing urban condition in Banff Trail, implementing multi-residential development, envisioned in the ARP.
- Enables a vibrant six storey mixed-use development to increase Calgary's housing supply and commercial offerings.
- Supports transit-oriented development with nearby access to the Banff Trail LRT.
- Diversifies available housing options near key amenities, services, and employment opportunities.
- Provides flexibility to build at grade commercial/retail adjacent to an existing LRT station.

Policy Context

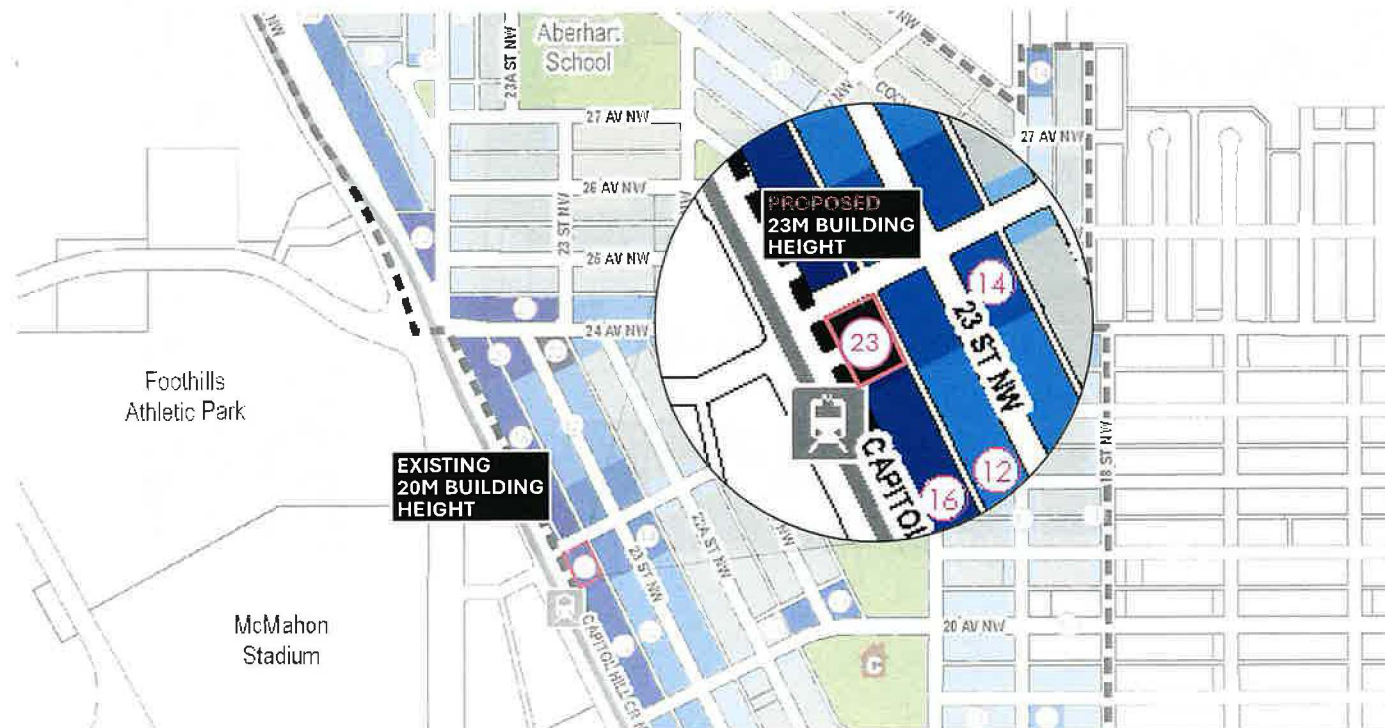
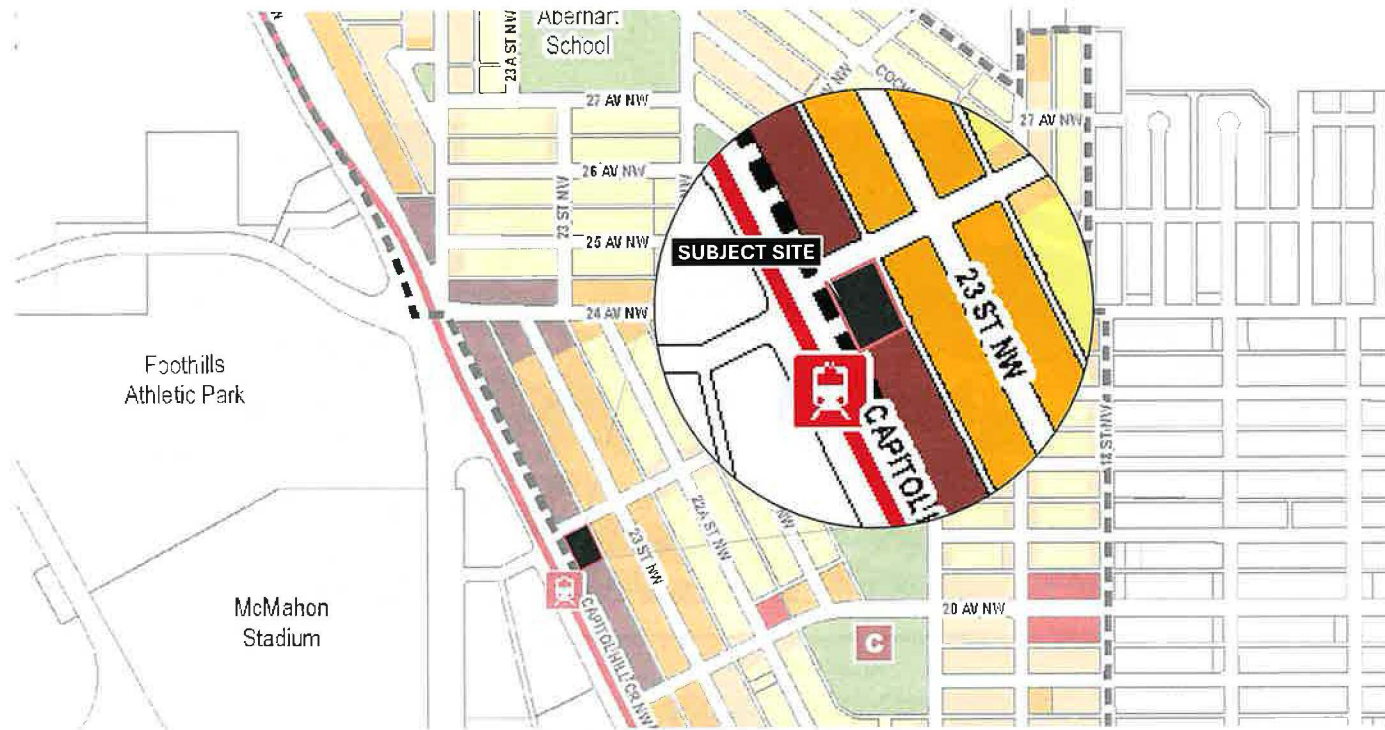
Banff Trail Area Redevelopment Plan - Land Use Map

The Banff Trail Area Redevelopment Plan (ARP) designates the site as “Medium-Density Mid Rise” accommodating 5-6 storey multi-residential development.



Banff Trail Area Redevelopment Plan - Maximum Building Height Map

The Banff Trail ARP envisions a maximum of 20 metres along the corridor of Capitol Hill Crescent. An ARP amendment is required to increase the maximum building height to 23 metres to facilitate the development vision.





Restrictive Covenant

- The three parcels are subject to Restrictive Covenant 1358GL, registered on title on April 28th, 1952.
- The restrictive covenant limits development on each parcel to one single family dwelling unit and a private garage.
- Significant investment in Banff Trail has occurred since 1952, notably the Banff Trail LRT Station.
- To lawfully remove the restrictive covenant, applicants must secure a land use designation that directly conflicts with the provisions of the existing covenant, as per Section 48(4) of the Alberta Land Titles Act.
- Other sites in Banff Trail have successfully removed restrictive covenants after receiving land use amendment approval (Multiple sites on 24 Avenue NW).
- If the land use is approved, the landowners can advance through proper legal channels to request removal of the restrictive covenant.

Land Use Redesignation

Existing

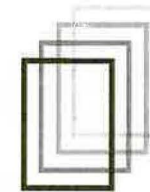
Residential Contextual One Dwelling (R-C1)

- Intended to accommodate single detached homes
- Maximum 1 dwelling per parcel
- Maximum building height of 10 metres

Proposed

Direct Control (DC) based on the 'Mixed Use - General' district (MU-1f4.0h23)

- Intended to accommodate a mix of residential and commercial uses in the development
- Maximum density of 4 FAR (floor area ratio)
- Maximum building height of 23 metres
- Establishes a minimum density to address the restrictive covenant



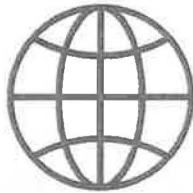
DENSITY:
4.0 FAR



HEIGHT:
23 Metres



Outreach Tactics & Application Timeline



Project Website:
www.engagecapitolhill.ca



Community Association Meeting



Community Open House



Postcard Circulation



On-Site Signage



February 2024
Land Use Application Submission



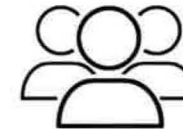
February 2024
Community Association Meeting



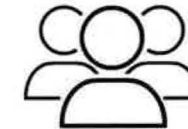
March 2024
Community Engagement



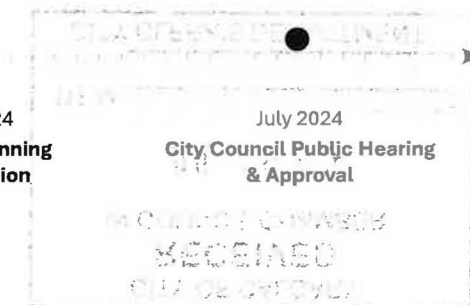
Spring 2024
City Circulation & Application Review



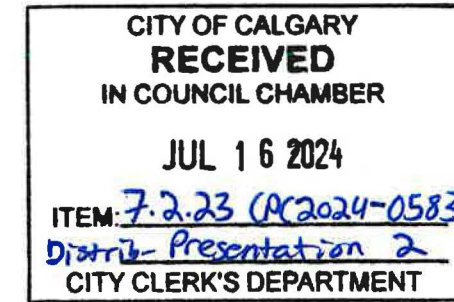
May 2024
Calgary Planning Commission



July 2024
City Council Public Hearing & Approval

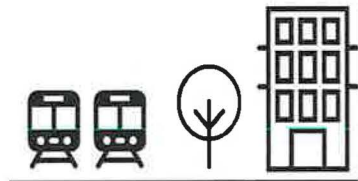


Application Summary



Appropriate scale of development

Diversifies residential offerings in proximity to existing transit and key amenities.



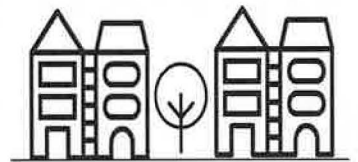
Supports transit-oriented development

Increasing available housing supply near transit, encouraging transit-oriented lifestyles.



Consistent with spirit of the Banff Trail ARP.

Aligning the site with the "Medium-Density Mid-Rise" designation, and through a minor policy amendment responding to the broader vision for Banff Trail.



Appropriate land use district

DC based on MU-1 enables transit oriented multi-residential development and allows the landowners to apply for the removal of the restrictive covenant after land use approval.