

Calgary



PUD 2018-0819

Investigation of Potential City-initiated
Land Use Redesignations in Banff Trail
and Capitol Hill

May 1, 2019





Overview

- ☐ **Council Direction**
- ☐ **Previous Planning Work**
- ☐ **Study Area**
- ☐ **Investigation**
 - ☐ **Public Feedback**
 - ☐ **New Local Area Plans Approach**
 - ☐ **Caveat**
- ☐ **Administration's Recommendation**



Council Direction

- **MOTION ARISING to consider City-initiated M-CG redesignations at specific locations suggested by the community as part of the North Hill Area Redevelopment Plan**
- **Directed in response to the redesignation of a single parcel to M-CG in Capitol Hill**
- **Intended to build upon City-initiated R-CG redesignations in Banff Trail and Capitol Hill**



Previous Planning Directives

April 2013 – Council Directs Administration to identify areas for intensification in the Banff Trail ARP (Capitol Hill section of North Hill ARP later added)

October 2014 – Council Directs Administration to investigate City-initiated R-CG Redesignations in Banff Trail and Capitol Hill

March 2016 – Banff Trail and North Hill (Capitol Hill) Area Redevelopment Plan Updates Approved



February 2017 – Council Directs Administration to investigate City-Initiated M-CG Redesignations in Capitol Hill

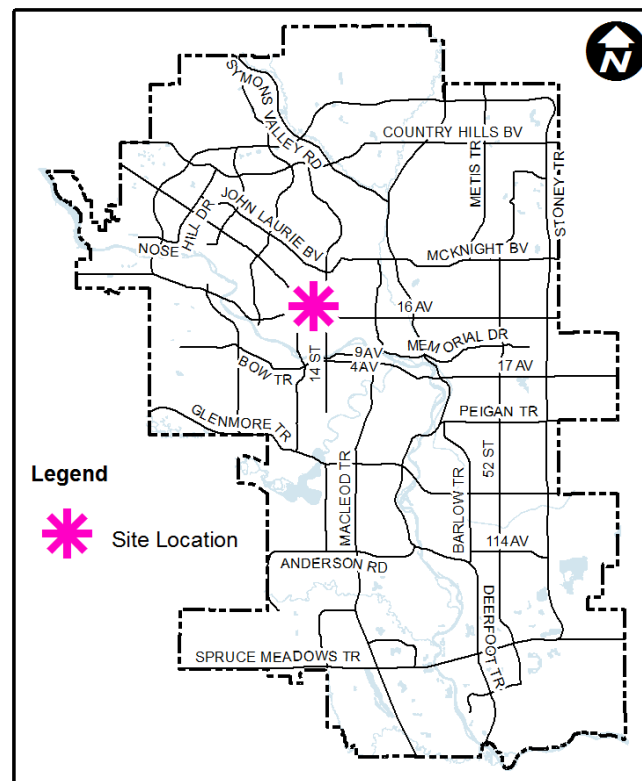
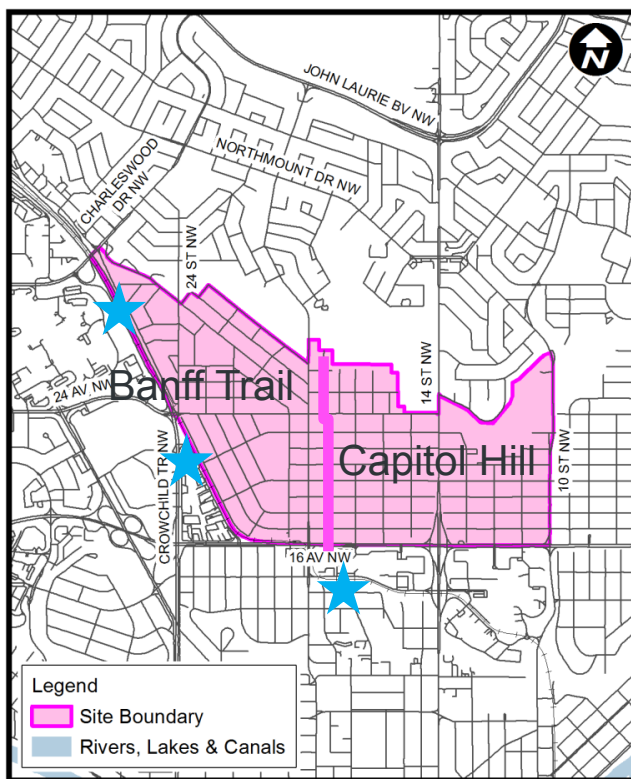
August 2017 – Council Approves City-Initiated R-CG Redesignations in Banff Trail and Capitol Hill

April 2018 – City Administration Hosts Open House

March 2019 – 2019 City Planning and Policy Work Plan Approved



Study Area





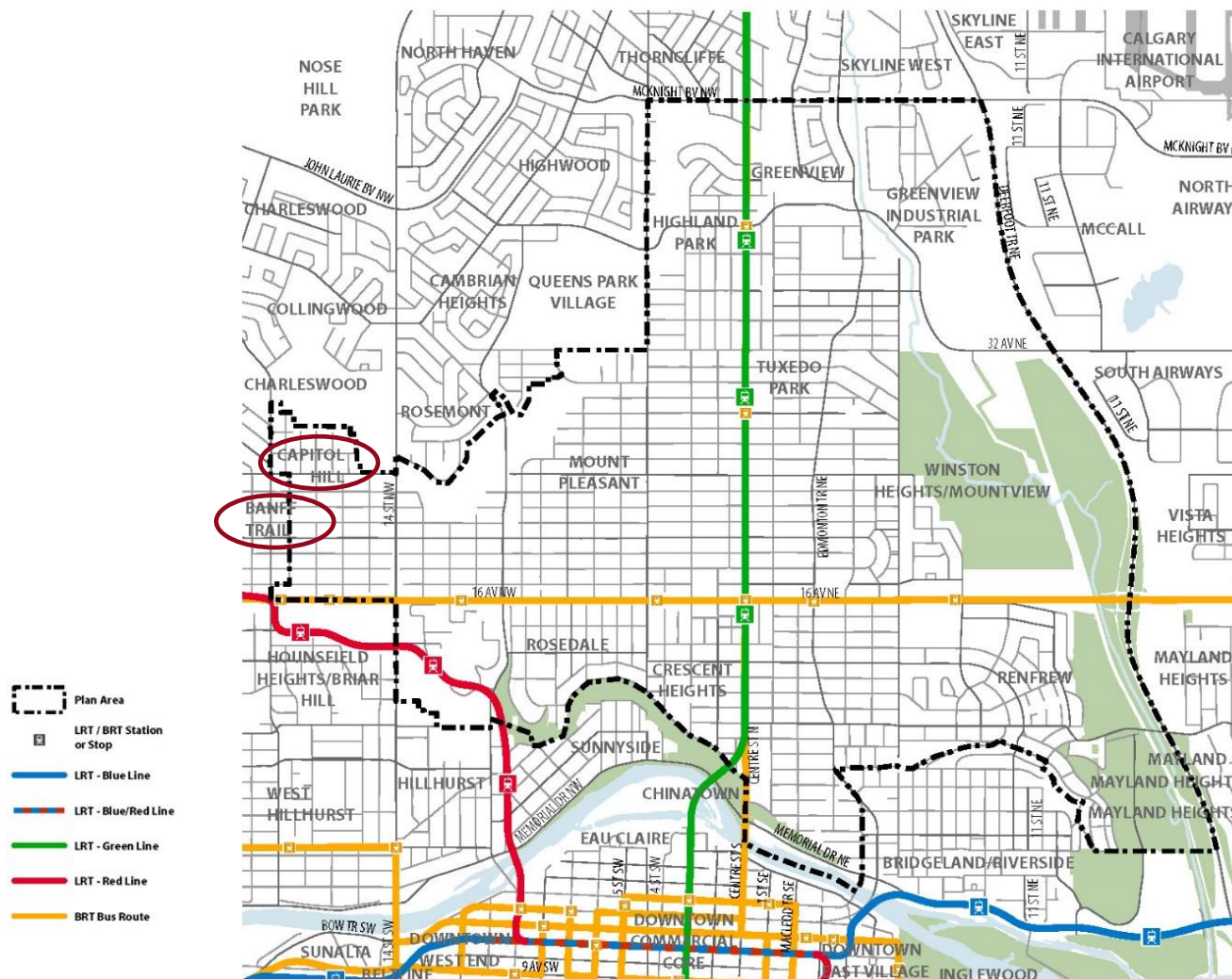
Investigation

Public Engagement

- **In-person Engagement**
 - Open House April 18, 2018
 - 138 people attended, 50 survey responses
- **Online Engagement**
 - Project Website
 - Online Survey available April 16 to May 6, 2018
 - 94 survey responses
- **Public Generally Opposed**
 - Concerns regarding infrastructure impacts, increased density, and caveat



Investigation – New Local Area Plans Approach

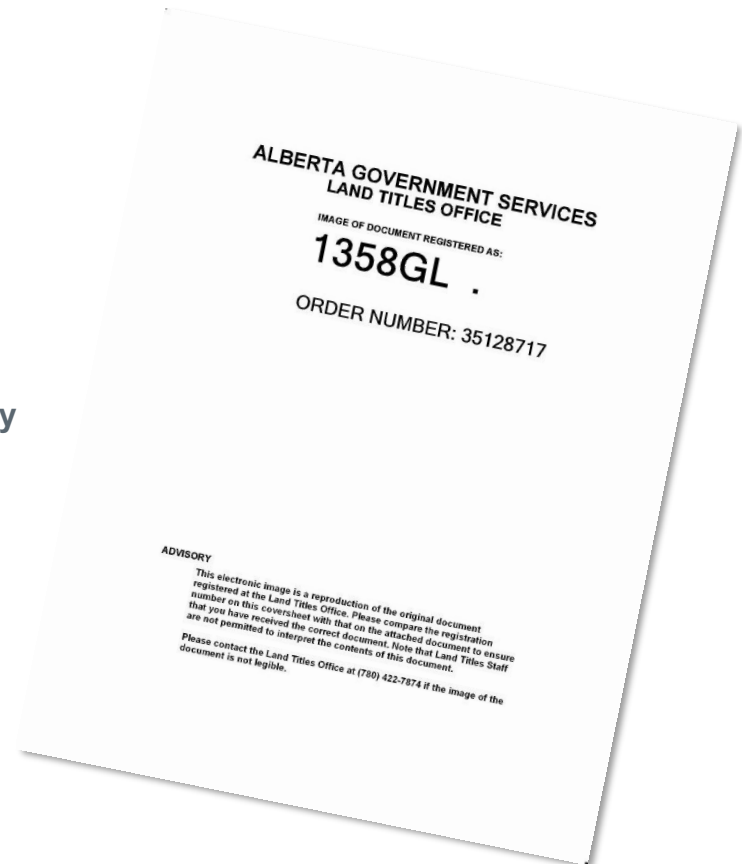




Investigation

Caveat Restrictions

- Registered in 1952
- Restricts Development to One and Two Unit Dwellings
- Does Not Align with ARP where Parcels Identified for Future Higher Residential Intensity
- Any Challenge of Caveat is a Private Matter
- The City Provides a Letter of “No Position” for any Caveat Challenge





Investigation

Conclusion

- **No City-initiated Land Use Redesignations be Completed at this Time**
 - Aligns with Public Feedback
 - Explore Through New Local Area Plans Approach
 - Not on 2019 Work Plan
 - Supported by Calgary Planning Commission
- **Add Policy to Address Caveat**
 - Amend Banff Trail ARP
 - Add to Capitol Hill through North Hill Local Growth Planning
 - Will Help Inform Letters for Caveat Challenges



Recommendation

ADMINISTRATION RECOMMENDATION:

That the Standing Policy Committee on Planning and Urban Development recommend that Council:

1. Direct Administration to include policy in the North Hill Communities Local Growth Planning Initiative (scheduled for completion in Q4 2019) that acknowledges the existence of a restrictive legal caveat affecting parcels within Capitol Hill, and that addresses the misalignment between the caveat and the objectives of the future Area Redevelopment Plan; and
2. Direct Administration to amend the Banff Trail Area Redevelopment Plan to include policy that acknowledges the existence of a restrictive legal caveat affecting parcels within Banff Trail, and that addresses the misalignment between the caveat and the objectives of the Area Redevelopment Plan.