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
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
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
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.