

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0322

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2703 - 23 Street NW, LOC2019-0154

EXECUTIVE SUMMARY

This application was submitted by N+N Design Studio on behalf of the landowners Yi Ji and Yang Shi on 2019 September 30. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed in the R-C2 District (e.g. single detached homes, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

Amendments to the *Banff Trail Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use redesignation. The proposal conforms to the relevant policies of the *Banff Trail ARP*, as amended, and the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2703 – 23 Street NW (Plan 3690AR, Block 4, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

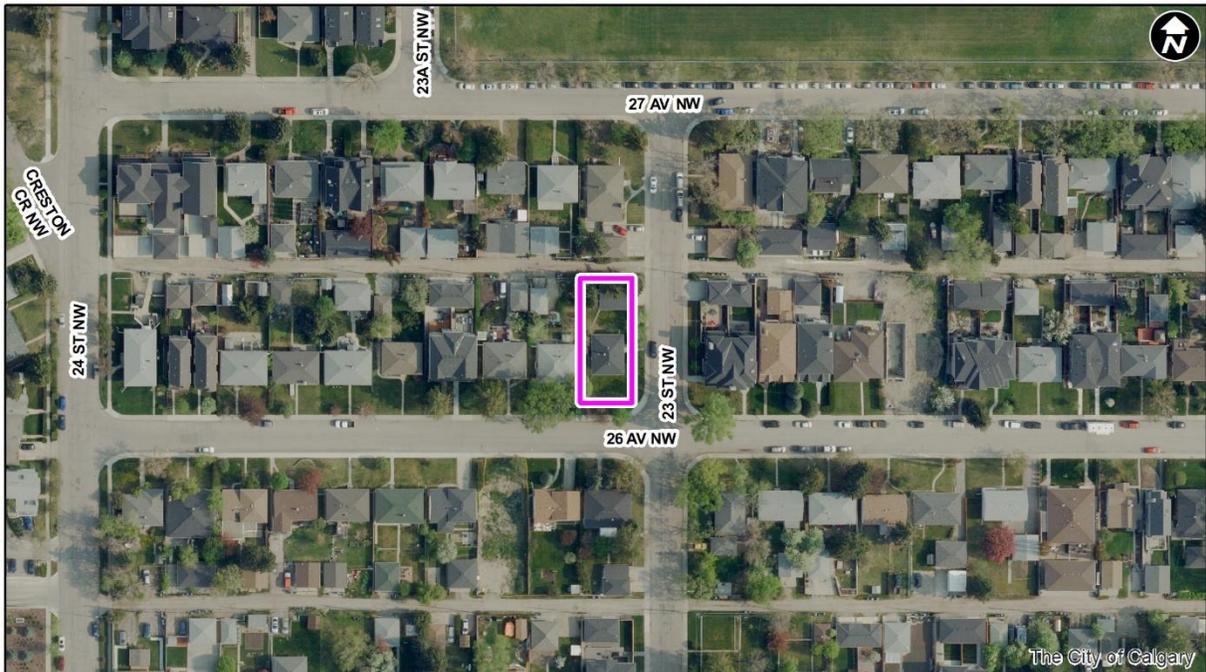
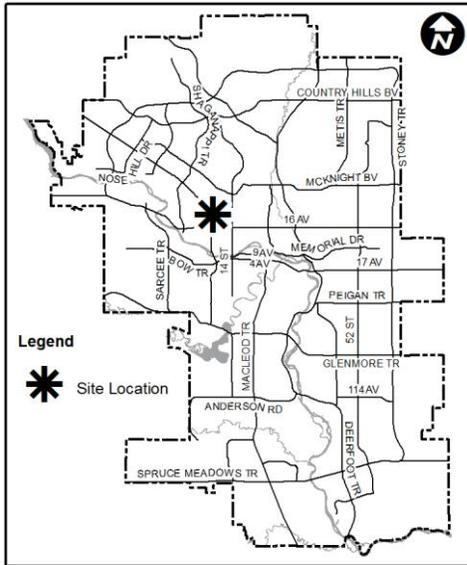
This land use amendment application was submitted by N+N Design Studio on behalf of the landowners Yi Ji and Yang Shi on 2019 September 30. No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 1), the applicant intends to increase the density on the parcel but has not determined the exact design of the development at this time. Based on the site area, a maximum of 4 dwelling units could be allowed on this under the proposed R-CG District.

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Location Maps



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Site Context

The subject site is located in the community of Banff Trail at the northwest corner of 26 Avenue NW and 23 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size, and is approximately 15 metres wide by 37 metres long. The parcel is currently developed with a single detached dwelling and has a rear detached garage accessed off 23 Street NW. There is a rear lane located north of the site.

Parcels designated as R-CG are located immediately north and also to the west of the subject site. Surrounding development is characterized by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. William Aberhart High School and the associated playfield are north of the site. The University of Calgary Campus is located to the west across Crowchild Trail and is approximately a one kilometre walk. Council has recently approved a number of land use redesignations along 24 Avenue NW, between Crowchild Trail NW and 19 Street NW, allowing for development intensification within the area.

As identified in *Figure 1*, the community of Banff Trail reached peak population in 1968.

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Figure 1: Community Peak Population

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Banff Trail](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density on a corner parcel of land in an inner-city area and allows for a range of building forms that respect the scale and character of the existing neighbourhood. The proposal is considered a low-density typology and generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached and semi-detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. This low-density district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites.

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Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District and policies of the *Banff Trail ARP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along both the 26 Avenue NW and 23 Street NW frontages;
- Improving pedestrian connections along 23 Street NW by ensuring vehicle access to the site is off the lane; and
- Mitigation of shadowing, overlooking, and privacy concerns.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from existing sidewalks along 23 Street NW and 26 Avenue NW. While there is street parking available along both 23 Street NW and 26 Avenue NW, direct vehicular access for new development would be from the lane. The site is serviced by Calgary Transit with bus stops located approximately 350 metres away on Morley Trail NW. The University LRT Station on Crowchild Trail NW is approximately 850 metres away or an 8-10 minute walk. The walking distance from the subject site to the University LRT Station is 900 metres. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Banff Trail Community Association responded (Attachment 3) noting their concerns about cumulative impacts of redesignations to R-CG in Banff Trail.

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Administration received two public responses stating general support for the application and one response in opposition. The response in opposition focused on the aesthetic impacts of two R-CG parcels across the lane from each other.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate for the site. The R-CG District is a low-density district intended to be located adjacent to other low-density districts and will accommodate a modest density increase within neighbourhoods, while being sensitive to the adjacent homes. The design compatibility will be reviewed at the development permit stage, as well as parking requirements for the chosen housing form. This will assist in managing concerns related to privacy, shadowing, massing and other built form considerations. Further review would be undertaken when a development permit is submitted.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use and policy amendments build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district which provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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Banff Trail Area Redevelopment Plan (Statutory – 1986)

The parcel is located within the Low Density Residential category of the [Banff Trail Area Redevelopment Plan](#) (ARP). Low Density Residential areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood through single and semi-detached housing styles. The ARP also encourages availability of a variety of housing types within the community. The proposed land use amendment will allow for rowhouse development that has the ability to be compatible with the character of the existing neighbourhood.

To accommodate the proposed R-CG District, a minor amendment to Figure 2 is required to change the land use category of the subject site to Low Density Rowhouse. This category is intended to continue to allow for low-density development, but with a greater variety of housing types. A minor amendment is also required to Figure 3: Maximum Building Heights to change the maximum building height at the subject site from 10 metres to 11 metres (Attachment 2).

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units, or a mix of units with suites, will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Banff Trail Area Redevelopment Plan*, as amended. The proposed R-CG District is a low-density district that was designed to be implemented in proximity to or directly adjacent to other low density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed amendments to the Banff Trail Area Redevelopment Plan
3. Community Association Comments