

Development Permit in Banff Trail (Ward 7) at multiple addresses, DP2018-5551

RECOMMENDATION(S):

Recommend the Development Authority, without having to return to Calgary Planning Commission, **APPROVE** Development Permit DP2018-5551 of a New: Assisted Living (1 building) at 2436 and 2440 – 22 Street NW (Plan 9110GI, Block 12, Lots 9 and 10), with conditions (Attachment 2), subject to the approval of the bylaw amendments associated with LOC2017-0097 by Council.

HIGHLIGHTS

- This development permit application proposes a new Assisted Living Facility that is four storeys (12 metres in height), and has a total of 45 residential units, and 21 parking stalls.
- The application proposes a development that is compatible with the character of the existing neighbourhood, and provides
- What does this mean to Calgarians? More choice in the type of housing and services available to seniors, while also promoting more efficient uses of existing infrastructure.
- Why does it matter? By providing more housing choice within existing developed areas. Calgary will have a more diverse population living in close proximity to existing services and facilities.
- The proposal is in alignment with the [Banff Trail Area Redevelopment Plan](#) (ARP), as amended, and Land Use Bylaw 1P2007 with the associated land use redesignation.
- The application will achieve LEED Platinum Certification and strongly demonstrates alignment with the *Climate Resilience Strategy*.
- Council withheld second and third reading for the associated land use redesignation until a development permit was presented to CPC for approval.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods and a healthy and green city.

DISCUSSION

This development permit application (Attachment 3) was submitted by Abanoub Development on behalf of the landowner, Harvest Hills Professional Centre Ltd, on 2018 November 27.

Council held a public hearing and gave first reading of the associated land use redesignation and policy amendment to the *Banff Trail ARP* (LOC2017-0097), and withheld second and third readings pending a recommendation of approval of a development permit application by Calgary Planning Commission. More detail about the previous Council direction is provided in Attachment 1.

The subject site is located in the NW community of Banff Trail, south of 24 Avenue NW and east of 22 Street NW. The subject site consists of two separate parcels, and totals approximately 0.15 hectares (0.36 acres) in size. A rear lane exists along the east side of the site. Each parcel is currently developed with a single detached dwelling.

The proposed assisted living facility includes 45 residential units with options for 'couples' suites. The north wing of the building is four storeys high, connected to a three-storey south wing by a glass lobby on each floor. Nineteen parking stalls are provided underground, with

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access to the parkade from the rear lane. Two accessible parking stalls are provided along the east side of the building, off the lane.

A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

Applicant led engagement for the development proposal occurred prior to the formal submission of this application and as part of the associated land use amendment. The applicant supplemented the City's standard communication practices with distribution of project information sheets to adjacent landowners and held two open house style events in November of 2017 and August of 2018. At these events the applicant shared their development concept for this site with interested residents from the area and members of the Banff Trail Community Association Planning Committee. Administration was present at the second meeting.

Additionally, several City departments and the applicants of six active applications (including this application) along 24 Avenue NW held two joint open houses on 2019 June 11 and 2019 October 24. The purpose of these open houses / information sessions was to inform the community and gather public input on all six proposals along 24 Avenue NW.

The Applicant Outreach Summary is included in Attachment 4.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to external stakeholders, notice posted on-site, and published [online](#).

Administration received 12 letters in opposition to the application, and one letter stating that the proposed density could only be absorbed if multi-modal transportation, such as a cycle track network, is implemented. Reasons for opposition are summarized below:

- building height and shadowing / loss of light for adjacent properties and impacts to local gardens;
- loss of trees;
- increase in traffic and lack of parking in the area;
- lack of true walkability and bike lanes;
- does not align with the ARP;
- conflicts with Restrictive Covenant on title; and
- lack of community engagement by applicant.

No comments were received from the Banff Trail Community Association in response to the original submission that was circulated on 2018 December 03. A second circulation to the Banff Trail Community Association was sent on 2020 June 22 due to the amount of time that had passed between the first review of the application and the applicant resubmission. Comments

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from the second circulation are included in Attachment 5. Comments provided were in opposition to the application, noting that the proposal is significantly out of context with surrounding development and this specific location is not appropriate for Assisted Living.

Administration considered the relevant planning issues specific to the proposed development and has determined the proposal to be appropriate. The south wing of the building is reduced to three storeys to create a sensitive transition to the property to the south. The parking requirements of the proposed M-C1 District have been met. Upgrades that will improve active transportation modes are being implemented through the Banff Trail Area Improvements Project, with which this development will align.

Following Calgary Planning Commission, and after second and third reading of the associated land use amendment at Council, Commission's decision (approval or refusal) will be advertised for 21 days, as per the Alberta *Municipal Government Act*.

IMPLICATIONS

Social

Development enabled by this application would allow for housing catering to an aging population in a location well served by existing infrastructure and in close proximity to services and transit.

Environmental

Administration has reviewed this application against the applicable policies for its alignment with the [Climate Resilience Strategy](#). This development permit application proposes:

- 12 rooftop solar panels;
- a green roof covering approximately 15 percent of the building;
- one electric vehicle charging station in the parkade; and
- Leadership in Energy and Environmental Design (LEED) Platinum certification.

Economic

The proposed assisted living facility would provide 45 units. The development provides housing and employment opportunities within the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning & Development Report to
Calgary Planning Commission
2020 December 17**

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ATTACHMENT(S)

1. Background and Planning Evaluation
2. Conditions of Approval
3. Development Permit Plans
4. Applicant Outreach Summary
5. Community Association Letter
6. Applicant Submission
7. Urban Design Review Panel Comments
8. Proposed Improvements to 24 Avenue NW