

**LAND USE AMENDMENT
BANFF TRAIL (WARD 7)
MORLEY TRAIL NW AND 26 AVENUE NW
BYLAW 65D2017**

MAP 29C

EXECUTIVE SUMMARY

This application proposes to redesignate one parcel located in the community of Banff Trail from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2016 December 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 65D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2010 – 26 Avenue NW (Plan 8543GN, Block 5, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 65D2017.

REASONS FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP) and the recently amended Banff Trail Area Redevelopment Plan (ARP). The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner city parcel and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

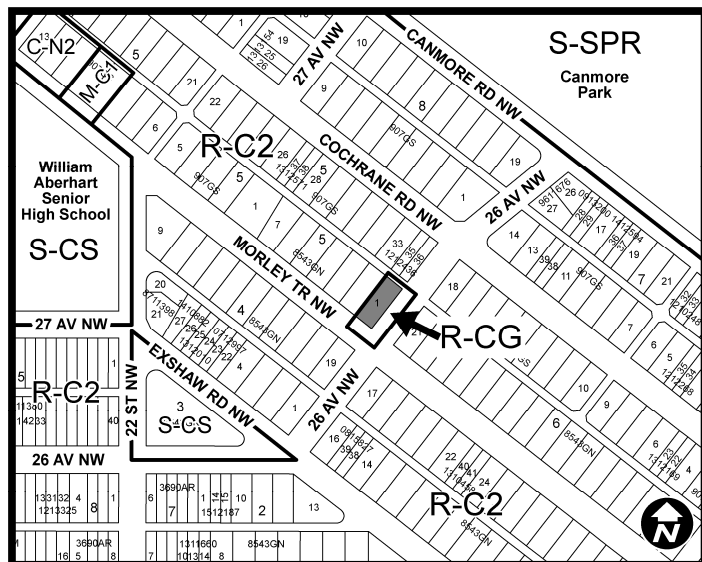
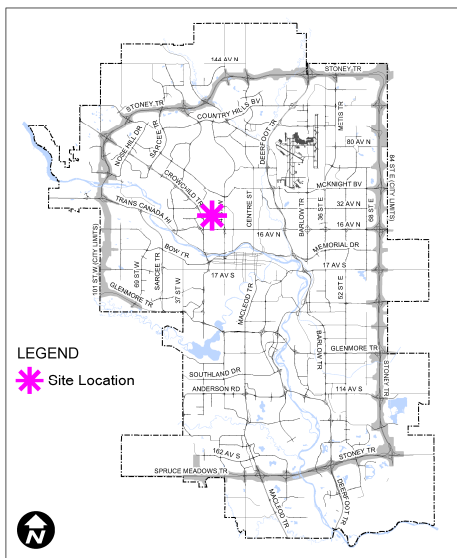
ATTACHMENT

1. Proposed Bylaw 65D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2010 – 26 Avenue NW (Plan 8543GN, Block 5, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: L. Juan

Carried: 9 – 0

Reasons for Approval from Ms. Juan:

- I support all 3 applications as they are modest densifications on parcels at the end of a block. Having a greater housing mix in these areas can add to a neighbourhood's vitality and sense of community.

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Applicant:

1124557 Alberta Ltd (Jason Ager)

Landowner:

1124557 Alberta Ltd (Jason Ager)

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Banff Trail at the northwest corner of Morley Trail NW and 26 Avenue NW. The parcel is currently developed with a single detached house. Surrounding development consists of a mix of single detached and semi-detached residential dwellings. A small commercial node and William Aberhart Senior High School are located one block to the northwest. Canmore Park is located two blocks to the north.

The following table summarizes the population trends in Banff Trail:

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2016 Current Population	4,189
Difference in Population (Number)	-694
Difference in Population (Percent)	-14%

LAND USE DISTRICTS

The application proposes to redesignate the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings and cottage housing clusters. The rules of the R-CG District provide for development that is low height and sensitive to adjacent low-density residential development such as single detached and semi-detached dwellings. This district would allow for up to four units on the parcel.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (Statutory / Approved by Council -2009)

The subject parcel is located within the *Developed Residential – Inner City Area* as identified on Map 1 of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Inner City Area* policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

The application is in keeping with relevant MDP policies as the rules of the R-CG District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density.

Banff Trail Area Redevelopment Plan (Statutory / Approved by Council – 1986)

In March of 2016, Council amended the Banff Trail Area Redevelopment Plan (ARP) to identify sites within the community that would be appropriate for modest intensification. The subject site is located within the *Low-Density Rowhouse* area as identified on Figure 2 of the recently amended ARP. The *Low-Density Rowhouse* area is intended to allow for a modest increase in density with a greater variety of low-density housing types including single detached, semi-detached, duplex dwellings, rowhousing and cottage housing clusters. The proposed redesignation is consistent with the vision and policies of the Banff Trail ARP.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application. The subject site is located in close proximity to two transit stops for transit route 65. The westbound stop is located adjacent to the neighbouring parcel on Morley Trail NW and the eastbound stop is about 30 metres from the site or a 1 minute walk away. The University LRT Station is located approximately 900 metres to the west, or a 15 minute walk. Morley Trail NW is classified as a collector roadway.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains area available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

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ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

Administration received three letters of objection from nearby residents that identified the following concerns:

- potential for building to be rented by students;
- increase in noise and late-night activities;
- rowhouse built-form would not blend in well in the community;
- potential negative impact of privacy and natural light to adjacent neighbours;
- decreased property values; and
- insufficient parking and increased traffic congestion in the area.

Public Meetings

No public meetings were held.

APPENDIX I

APPLICANT'S SUBMISSION

This application seeks to re-designate this residential parcel from Contextual One/Two Dwelling District (R-C2) to an R-CG (rowhouse is discretionary) to allow for the development of a four (4) unit Rowhouse Building facing 26 Avenue NW.

The community of Banff Trail is ideally located in Calgary's northwest quadrant, close to the world-class institutions of the University of Calgary, Southern Alberta Institute of Technology, Foothills Hospital and Alberta Children's Hospital. It also boasts access to all levels of public and separate schools, main transit lines plus excellent green space and pathways.

The proposed re-designation allows for the building of a four unit rowhouse building. This adds to the variety of housing types and price levels currently present in the community and contributes to the diversity and vitality of Banff Trail. The tentative design scheme is for four two-storey homes facing 26 Avenue with a detached single storey garage access from the land. The building heights are compatible with both the existing bungalows and infill homes proximate to the site. The building setbacks are also in context and respectful to the existing neighbours.

The City in conjunction with the community has recently completed modifications to the Area Redevelopment Plan to allow for diversification of housing types beyond the dominate 1950's bungalows and more recent infills built in the community. The subject property is a corner site adjacent to one of the community's main roads; Morley Trail. The proposed modest increase to density is in keeping with the objectives of this plan plus other existing City regulations and objectives.