

**LAND USE AMENDMENT
BANFF TRAIL (WARD 7)
WEST OF 19 STREET NW AND NORTH OF 22 AVENUE NW
BYLAW 68D2017**

MAP 29C

EXECUTIVE SUMMARY

This land use redesignation proposes to redesignate one parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

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 68D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2004 – 22 Avenue NW (Plan 8100AF, Block 42, Lots 1 and 2) 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 68D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP) and the 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 would allow for a range of low-density residential building types that would be compatible with the character of the existing neighbourhood. In addition, the subject parcel is located on a corner and has lane access.

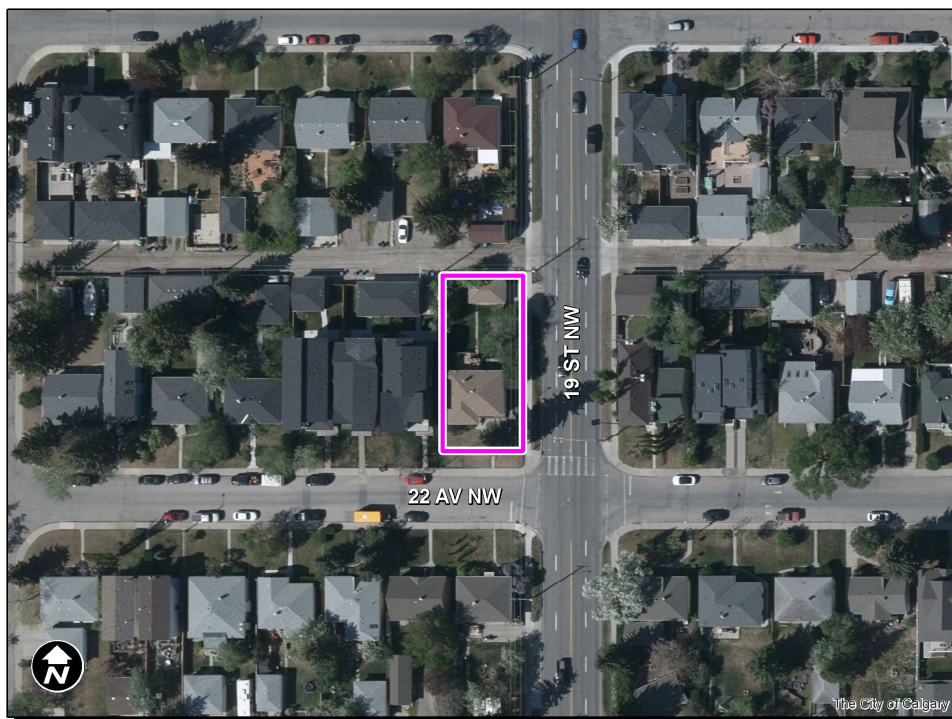
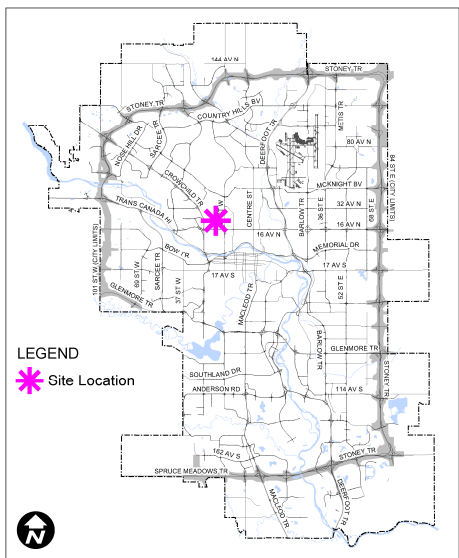
ATTACHMENT

1. Proposed Bylaw 68D2017

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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 (0.15 acres \pm) located at 2004 – 22 Avenue NW (Plan 8100AF, Block 42, Lots 1 and 2) from Residential – Contextual one / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: A. Palmiere

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:

Inertia

Landowner:

Amritpal Kundan
Harsimren Kundan

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Banff Trail at the northwest corner of 19 Street NW and 22 Avenue NW. The existing development on the parcel consists of a single detached building with a detached garage that is accessed from the rear lane. Surrounding development consists predominately of a mix of single and semi-detached housing with several schools located a block to the east and west.

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

This application proposes redesignating the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Contextual 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.

LEGISLATION & POLICY

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

The subject parcel is located within the *Developed Residential – Established Area* as identified on Map 1 of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Established*

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Area policies apply. In general, these policies encourage redevelopment in established communities that is similar in scale and built-form to existing development including a mix of housing such as semi-detached, townhouses, cottage housing, rowhousing and secondary suites.

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

In 2016 March, 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.

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).

TRANSPORTATION NETWORKS

A Traffic Impact Assessment (TIA) was not required as part of this application. At the Development Permit stage, vehicle access will be from the rear lane. The area is served by Calgary Transit with a bus stop located less than 100 metres walking distance from the site along 19 Street NW.

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the future redevelopment of the subject 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.

ENVIRONMENTAL SUSTAINABILITY

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

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GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Banff Trail Community Association was circulated regarding this application. No comment was received.

Citizen Comments

There were no responses received from the surrounding neighbours.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of Banff Trail and consists of 0.061 ha. The land is privately owned. A land use amendment is required in order to construct a four-unit Row House Building which is a project better suited to this site than a semi-detached building.

The current land use designation is R-C2 (Residential – Contextual One / Two Dwelling District) which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

The proposed development will provide four dwellings in a Row House Building configuration with front doors facing 19 Street NW. A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to a Residential – Grade-Oriented Infill (R-CG) District.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The Land Use Bylaws explains that the R-CG District:

accommodates grade-oriented development in the form of Row house Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

This proposed development is consistent with the area redevelopment plan in place for Banff Trail which encourages diverse range of residential unit types and sizes to accommodate a broad demographic group, more efficient use of infrastructure, and more compact built forms in locations with direct access to transit, shopping, schools and other community services. This proposal is also supported by area redevelopment plan as Land use redesignation is consistent with the general land use classification identified on Land use plan which is Low Density Row house for this lot. In addition, the site has specific attributes which make it ideal for row house development:

- The site is only a minute walk from transit routes on 19 Street NW (bus routes 65 and 105)
- The site is less than 5 minutes' walk from the Capitol Hill School and Branton School
- The site is less than 10 minutes' walk from local shopping and other commercial uses on 16th Avenue NW.