

Background and Previous Council Direction

Background

This land use amendment application was submitted by Abanoub Development on behalf of Harvest Hills Professional Centre Ltd on 2017 March 24 (refer to Attachment 4 – Report CPC2018 -1377 for LOC2017-0097). A subsequent development permit application for Assisted Living with 45 rooms/units (DP2018-5551) was submitted by the Abanoub Architecture & Interior Design on 2018 November 27 (refer to Attachment 5 – DP2018-5551 Summary).

Context

The proposal is located in the 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 with approximately 40 metres and 50 metres of frontage along 24 Avenue NW and 22 Street NW, respectively. A rear lane exists along the east side of the site. Each parcel is currently developed with a single detached dwelling. More details about this application and surrounding site context can be viewed at developmentmap.calgary.ca

The community of Banff Trail is subject to planning and development policies of the Banff Trail Area Redevelopment Plan. In 2016, City Council adopted comprehensive amendments to the area redevelopment plan allowing for residential intensification in strategic locations.

Surrounding development is characterized by a mix of single and semi-detached homes. A large portion of the existing residential community in Banff Trail is designated R-C2 District, but several blocks of parcels along strategic corridors allow for rowhouse buildings under the Residential – Grade-Oriented Infill (R-CG) District as a result of a City-initiated redesignation approved by Council in 2017. Several redesignation applications to MU-1 District along 24 Avenue, to the east and west of the site, were approved by Council on 2020 February 03.

The Banff Trail LRT Station is approximately 400 metres southwest of the site (500 metres walking distance, less than a 10 minute walk), the Foothills Hospital approximately 1.3 kilometres to the southwest, and the University of Calgary approximately 700 metres to the northwest.

In 2018 October, Transportation Infrastructure initiated the Banff Trail Area Improvements Project with a community open house / information session. A component of this work focuses on improvements to the 24 Avenue NW Corridor. The improvements to 24 Avenue NW are currently underway, with construction beginning on the eastern portion of the road, east of 19 Street NW. The portion of 24 Avenue NW fronting the subject site is scheduled to be completed in the 2021 construction season.

Previous Council Direction

On 2019 February 25 at the Combined Meeting of Council, report CPC2018-1377 was presented for a proposed policy amendment to the Banff Trail ARP and land use redesignation of the subject lands from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for Assisted Living. Council held a public hearing and gave first reading of Bylaws 14P2019 and 49D2019 and withheld second and third readings pending a recommendation of approval of a development permit application by Calgary Planning Commission:

That with respect to Report CPC2018-1377, Calgary Planning Commission Recommendations 1 - 4 be approved, after amendment, as follows:

That Council hold a Public Hearing; and

- 1.ADOPT, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan;
- 2.Give first reading to proposed bylaw 14P2019;
- 3.ADOPT by bylaw the proposed redesignation of 0.15 hectares \pm (0.37 acres \pm) located at 2440 and 2436 – 22 Street NW (Plan 9110GI, Block 12, Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
- 4.Give first reading to proposed bylaw 49D2019; and

That with respect to Report CPC2018-1377, Calgary Planning Commission Recommendation 5 be approved, after amendment, as follows:

That Council hold a Public Hearing; and

5. Withhold second and third readings of Proposed Bylaws 14P2019 and 49D2019 until after a development permit is at the point of approval by the Calgary Planning Commission.