

**POLICY AMENDMENT AND LAND USE AMENDMENT  
BANFF TRAIL (WARD 7)  
19 STREET NW AND 21 AVENUE NW  
BYLAWS 20P2015 AND 104D2015**

**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 (R-CG) District to allow for rowhouse development.

A minor text and mapping amendment to the Banff Trail Area Redevelopment Plan (ARP) is required to accommodate this land use amendment application.

**PREVIOUS COUNCIL DIRECTION**

On 2013 April 22, Council directed administration to work with the Banff Trail Community Association and other local stakeholders to identify potential locations for modest redevelopment in Banff Trail. At the request of the Community Association, Capitol Hill was subsequently included in this planning project.

On 2014 October 06, Council directed administration to pursue, as part of the ongoing Banff Trail and Capitol Hill Community Planning Project, opportunities for appropriate Area Redevelopment Plan amendments and following approval, corresponding City-initiated Land Use Bylaw redesignations, as they relate to the R-CG District.

This work is ongoing and while the present application is consistent with the direction established through the planning project as it relates to Banff Trail, the application is not part of a City-initiated process.

**ADMINISTRATION RECOMMENDATION**

2015 May 21

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

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 20P2015 and 104D2015; and

1. **ADOPT** the proposed amendments to the Banff Trail Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 20P2015.
3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2003 – 21 Avenue NW (Plan 8100AF, Block 44, Lots 25 and 26) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 104D2015.

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**REASON(S) FOR RECOMMENDATION:**

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the ARP as amended. 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 of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site located on a collector road, is in close proximity to an existing neighbourhood commercial node, and has good public transit connections.

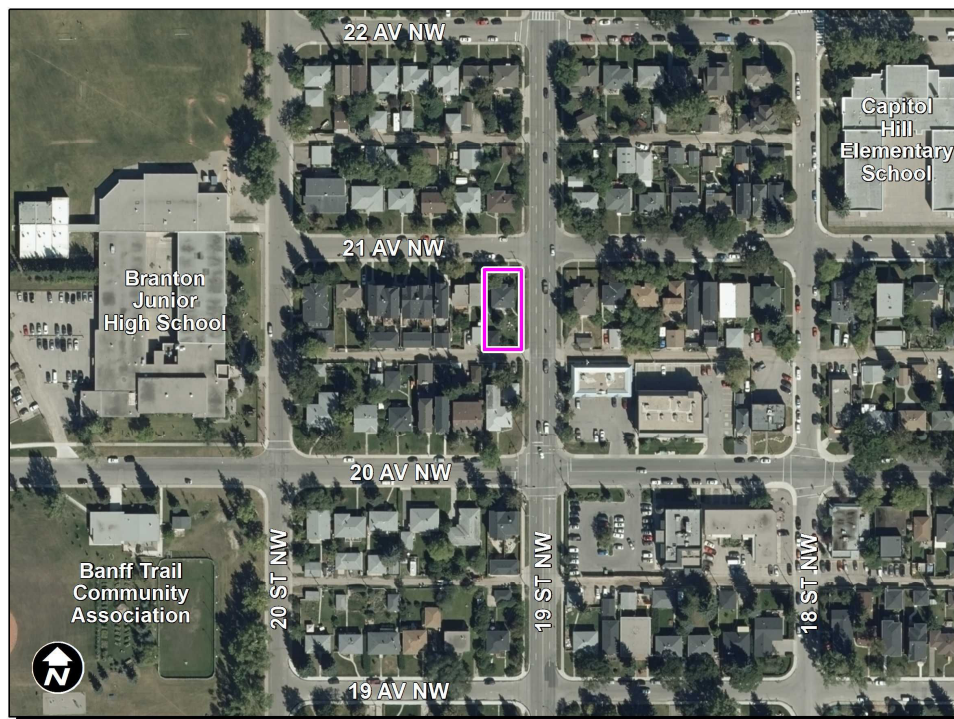
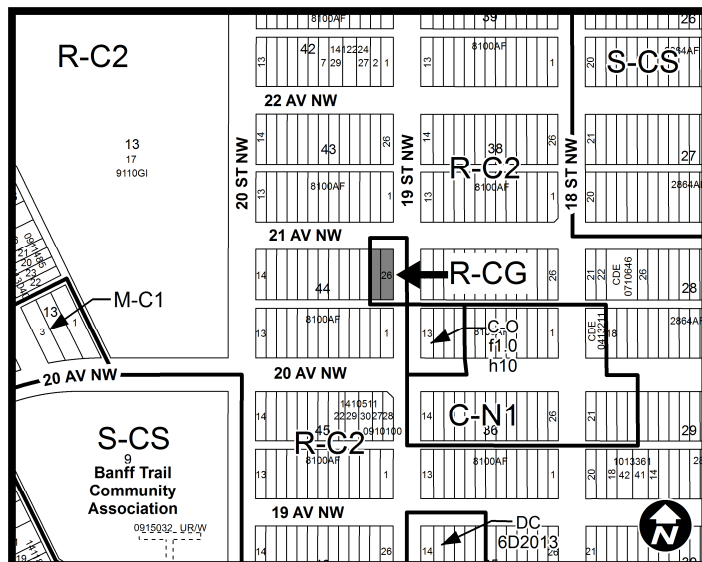
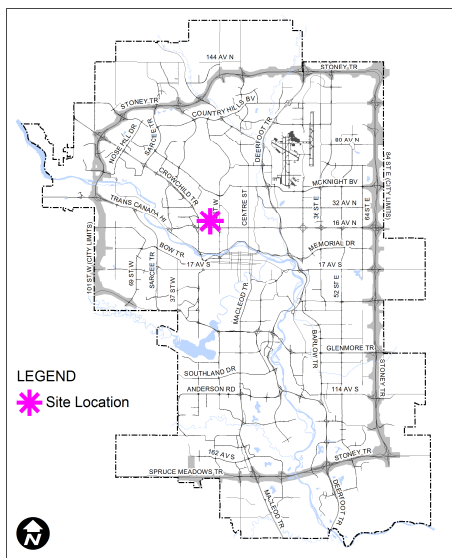
**ATTACHMENTS**

1. Proposed Bylaw 20P2015
2. Proposed Bylaw 104D2015
3. **Public Submission(s)**

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- |    |  |
|----|--|
| 1. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed amendment to the Banff Trail Area Redevelopment Plan (APPENDICES III - IV).   |
|    | <b>Moved by: M. Logan</b><br>Absent: R. Wright   |
|    | <b>Carried: 7 – 0</b>  |
| 2. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2003 – 21 Avenue NW (Plan 8100AF, Block 44, Lots 25 and 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. |
|    | <b>Moved by: M. Logan</b><br>Absent: R. Wright   |
|    | <b>Carried: 7 – 0</b>  |

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**Applicant:**

Duel Architecture

**Landowner:**

Adriano Aprile

Planning Evaluation Content	Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	Yes	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	7
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	Yes	7

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the community of Banff Trail, at the southwest corner of 19 Street NW and 21 Avenue NW. The site is currently developed with a one storey, single-detached dwelling and a detached garage that is accessed from the rear lane. Surrounding development consists of a mix of low density, single-detached and semi-detached residential dwellings to the north, south, east and west, and a community commercial node to the southwest.

**LAND USE DISTRICTS**

This application initially proposed redesignating the subject parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd70) District; however, following initial circulation the application was amended to propose redesignation to Residential – Grade-Oriented Infill (R-CG) District to address concerns regarding height and contextual fit of future development on the site and to better align with the direction established as part of the Banff Trail and Capitol Hill Community Planning Project.

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. The proposed R-CG district would allow for up to 4 units on the parcel.

**LEGISLATION & POLICY**

**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.

This 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. In addition, the subject site is located on a collector road (19 Street NW), is well served by public transit, and is adjacent to an existing neighbourhood commercial node.

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Notwithstanding the above, however, Section 1.4.4 of the MDP states that Area Redevelopment Plans in existence prior to the approval of the MDP are recognized by the MDP as these policies provide specific direction for the local context.

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

The subject site is located in the *Low Density Residential (Conservation & Infill) Area of the Banff Trail Area Redevelopment Plan (ARP)*. The *Low Density Residential Area* policies are intended to ensure the continued stability of the community and encourage compatible infill development to support community rejuvenation; however, the policies provide for a form and density allowed under the existing R-C2 district. The Banff Trail ARP does not contemplate rowhousing as a residential built-form.

Administration is currently working with residents and stakeholders in the Banff Trail and Capitol Hill Communities to propose amendments to the Banff Trail and North Hill ARP's, identifying areas that may be appropriate for modest redevelopment. While the proposed amendments to these statutory plans have not been finalized, this application is consistent with the proposed direction and potential sites identified for modest redevelopment in Banff Trail. In order to accommodate the proposed land use amendment, a minor map and textual amendment to the Banff Trail ARP is required. This proposed amendment would identify the site as low-density and suitable for rowhouse development (See APPENDICES III-IV).

*South Shaganappi Communities Area Plan (Non-statutory / Council adopted by resolution – 2011)*

The South Shaganappi Communities Area Plan (SSCAP) sets out a broad policy framework for employment, housing, retail services, community facilities and services, transport and supporting infrastructure, and protecting the environment in the South Shaganappi Area. Map 3 of the SSCAP identifies the commercial node located at 19 Street NW and 20 Avenue NW as a Neighbourhood Activity Centre (NAC) with the subject parcel located within the 600 metres "walkshed" of the NAC. SSCAP policies generally support strategic intensification within traditionally low density, developed residential areas provided that the proposal is sympathetic to the scale, character, and context of the established area and conforms to the Developed Residential Area Policies of the MDP.

## **TRANSPORTATION NETWORKS**

A Traffic Impact Assessment was not required as part of this application.

The subject site is located less than 100 metres walking distance from nearby transit stops for several bus routes on 19 Street NW. In addition, the site is located 850 metres walking distance (approximately a 10 minute walk) from the Banff Trail LRT Station located to the west.

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**UTILITIES & SERVICING**

Water, sanitary and sewer services are available and can accommodate the potential 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.

**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**

See attached APPENDIX II.

**Citizen Comments**

Administration received eleven letters of objection to the proposal from nearby residents that raised the following concerns:

- Increased traffic congestion and limited parking, particularly due to several schools in the area.
- Proposed development would not be compatible with existing single-detached and semi-detached in the community in terms of scale and massing.
- Negative impact on privacy for adjacent property owners.
- Proposal represents a 'spot zoning'.
- Four units on the parcel is too much density for this area.



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As indicated elsewhere in this report, the proposed land use district was amended from M-CGd70 to R-CG following initial circulation to address concerns regarding height and contextual fit of future development on the site, and to better align with the direction established as part of the Banff Trail and Capitol Hill Community Planning Project.

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The purpose of this Land Use Redesignation is to change the current zoning of 2003 21<sup>st</sup> Ave NW from **R-C2 to R-CG** to support the development of a four unit townhouse type project in Banff Trail.

The appropriate zoning choice at the time of the original submission was M-CG. With the implementation of the new R-CG district, the application has been updated to reflect this change.

Our client is interested in the Land Use Redesignation for the following reasons:

- 1) From a business point of view, the development of this property is an attractive opportunity that will generate a reasonable amount of return on the initial investment.
- 2) To develop an attractive high quality development that will be visually appealing and contribute positively to the character of Banff Trail. A townhouse type development will respect the streetscape features and community character, while providing density along a busier corridor at the edge condition of Banff Trail.
- 3) It would seem like a missed opportunity to not increase density in this location, but still remain respectful to the existing context and the size of the site. The site is on the corner, at the end of a low density street. The location and desired scale of development will provide a compatible new infill development that contributes to the renewal and vitality of Banff Trail.

We believe the City of Calgary should approve this application for the following reasons:

- 1) From a Land Use point of view, the idea to densify these lots is consistent with the overall desire of the City to see higher densities in the inner City. This project will also be in alignment with the new directive on low density development currently in progress for Banff Trail. The increased density of these lots will fit into this community in terms of location, massing and scale
- 2) Based on the Multi-Residential infill criteria:
  - a. The site is located to the West of 19<sup>th</sup> Street. 19<sup>th</sup> Street is a busier through road from the south end to the north end of the community and defines the edge of Banff Trail.
  - b. The site is located within the desired 400m of a transit stop.
  - c. The site has direct lane access.
  - d. The site is located on a corner.
- 3) The developer in this instance is interested in producing a high quality development that will be very visually appealing in not only the exterior but also the surrounding landscaping.

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**APPENDIX II**

**BANFF TRAIL COMMUNITY ASSOCIATION LETTER**

April 23, 2015

To Troy Gonzalez  
City of Calgary  
Planning, Development and Assessment

Subject: LOC2014-0146

Dear Mr. Gonzalez:

This application for Land Use Redesignation meets the criteria for amendments that are forthcoming in a revised version of the Banff Trail ARP.

This is the first of many potential redesignations in Banff Trail. It will set precedence. With this in mind, please urge the architect and owner to present a conceptual drawing to the community association before the land use change is approved.

In the applicant's submission, on the final point #3, it states that "the developer is interested in producing a high quality development that will be very visually appealing".

The community of Banff Trail urges the developer to clarify both "high quality" and "visually appealing", before the city approves this application.

Although this is a divisive issue within the CA board members, most board members support the application. The owners of the property on the west side of the subject property oppose the application.

Thank you,

Sincerely,

Rob Hirsch  
Banff Trail Community Association Planning Rep

T. Gonzalez

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**APPENDIX III**

**PROPOSED AMENDMENTS TO THE BANFF TRAIL  
AREA REDEVELOPMENT PLAN**

- (a) Insert a new Section 2.1.3.3 as follows and renumber the subsequent sections accordingly:
- “A low density residential conservation and infill development policy shall be applied to the site located at 2003 – 21 Avenue NW (Site 2A, Figure 6) to accommodate low density single detached, semi-detached, duplex or rowhouse development.”;
- (b) Delete Figure 6 entitled “Reference Map for Numbered Sites in Banff Trail” and replace with revised Figure 6 entitled “Reference Map for Numbered Site in Banff Trail” attached as APPENDIX IV.
- (c) Add Site 2a to the Residential Land Use Table contained in Section 2.0 Banff Trail – Land Use & Development as follows:

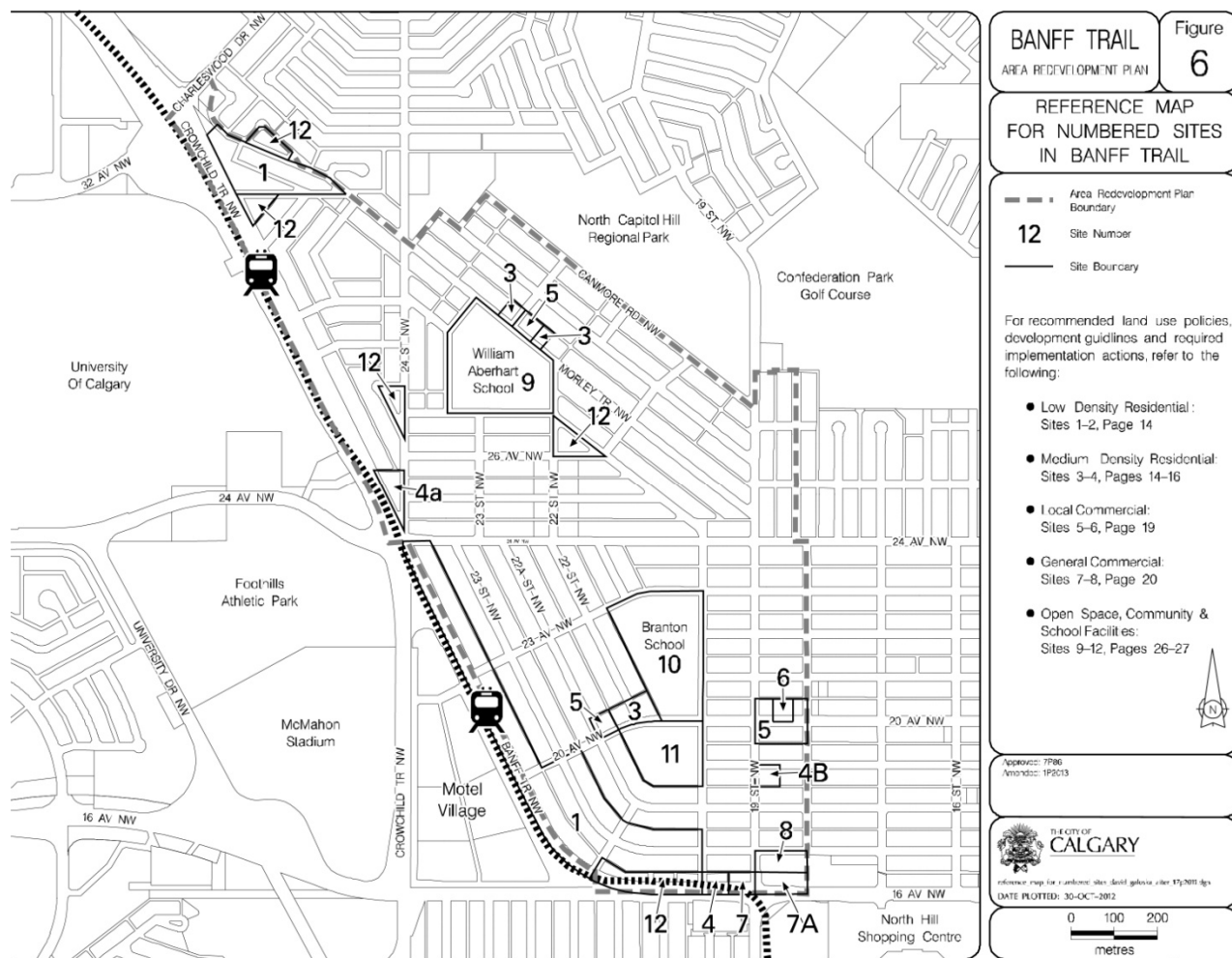
* SITE	EXISTING L.U. DESIGNATION	RECOMMENDED LAND USE POLICY	RECOMMENDED DENSITY	DEVELOPMENT GUIDELINES	ACTION REQUIRED
2a	R-C2	<ul style="list-style-type: none"><li>• R-CG</li><li>• Low density residential.</li><li>• Housing category includes single-detached, semi-detached, duplex or rowhousing.</li></ul>	<ul style="list-style-type: none"><li>• Maximum 75 units/ha</li></ul>	<ul style="list-style-type: none"><li>• R-CG land use and building envelope guidelines</li></ul>	<ul style="list-style-type: none"><li>• Sites to be redesignated from R-C2 to R-CG.</li></ul>

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APPENDIX IV

Existing Figure 6 – Reference Map for Numbered Sites in Banff Trail



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Revised Figure 6 – Reference Map for Numbered Sites in Banff Trail

