

**Planning and Development Services Report to
Calgary Planning Commission
2023 January 26**

**ISC: UNRESTRICTED
CPC2023-0026
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Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 35 Creston Crescent NW, LOC2022-0146

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 35 Creston Crescent NW (Plan 2846GW, Block 5, Lot 26) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JANUARY 26:

That Council:

1. Give three readings to **Proposed Bylaw 14P2023** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 31D2023** for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 35 Creston Crescent NW (Plan 2846GW, Block 5, Lot 26) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District..

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented dwelling units to be developed in a multi-residential building form that also includes secondary suites.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood aligns with the applicable policies of the Municipal Development Plan (MDP).
- What does this mean to Calgarians? The proposed policy and land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that will better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the Banff Trail Area Redevelopment Plan (ARP) are required to accommodate the proposed land use redesignation.
- A development permit has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of Banff Trail, was submitted on 2022 August 3 by Horizon Land Surveys on behalf of landowner 2446925 Alberta Ltd. (Bill Truong)

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(Attachment 3). A development permit (DP2022-05897) for a multi-residential development in alignment with the H-GO District was submitted on 2022 August 22 by FAAS Architecture on behalf of 2446925 Alberta Ltd.

The original submission was to change the land use to a Direct Control (DC) District based on the R-CG District. However, the application did not meet the criteria to require a DC district. Following Council's decision to approve the incorporation of the new H-GO District into Land Use Bylaw 1P2007 on 2022 October 05, the applicant chose to amend the application to seek the H-GO District.

The subject site is located on a corner parcel at 35 Creston Crescent NW, with an area of approximately 0.06 hectares (0.16 acres) and supported by a rear lane. The parcel is currently developed with a single detached dwelling and an attached garage with vehicular access to Creston Crescent NW. The proposal in the development permit consists of one rowhouse building with five dwelling units and five secondary suites. It is anticipated that this development permit will be ready for decision in the first quarter of 2023. A detailed planning evaluation of this land use amendment application, including location maps and the site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and respective community association was appropriate. In response, the applicant initiated discussions and outreach with neighbouring residents and the community through post card deliveries, door knocking and notifying the Banff Trail Community Association and the Ward Councillor's office. After the application was changed to an H-GO District, a second round of post card deliveries and door knocking occurred within a 90 metre radius of the site. More details can be found in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received three letters in opposition to this application. The letters of opposition cited the following concerns:

- height and shadowing;
- parking and traffic; and
- density.

After consultation with the Community Association in 2022 December, a letter of support was submitted on 2023 January 4 (Attachment 5).

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IMPLICATIONS

Social

The proposed H-GO land use district would allow for additional housing types and building design that is adaptable to evolving housing needs which may better accommodate the needs of different age groups, lifestyles and demographics. This proposal contributes to a more inclusive community.

Environmental

This application does not include actions that specifically address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant as part of the associated development permit review.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure, and services, and will provide more housing choice in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 14P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 31D2023**
7. **Public Submissions**
8. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform