

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Banff Trail at the southeast corner of 24 Avenue NW and 20 Street NW. The parcel is approximately 0.07 hectares (0.17 acres) in size and is approximately 15 metres wide by 44 metres deep. The parcel is currently developed with a one-storey semi-detached dwelling and detached garage accessed from 20 Street NW, however; it has a rear lane for future vehicle access to the site.

Surrounding development is characterized by a mix of residential development including single detached, semi-detached, and rowhouse forms. Land use in Banff Trail is predominantly the Residential – Contextual One / Two Dwelling (R-C2) District and the Residential – Grade-Oriented Infill (R-CG) District. The site directly north is designated Mixed Use – General (MU-1) District and the site directly west is designated Direct Control based on the MU-1 District. Branton School is approximately 270 metres south (a four-minute walk), and William Aberhart High School is approximately 650 metres northwest (a ten-minute walk). Banff Trail LRT Station is approximately 750 metres from the site (a ten-minute walk), and the University of Calgary campus is approximately 1 kilometre from the site (a seventeen-minute walk).

Community Peak Population Table

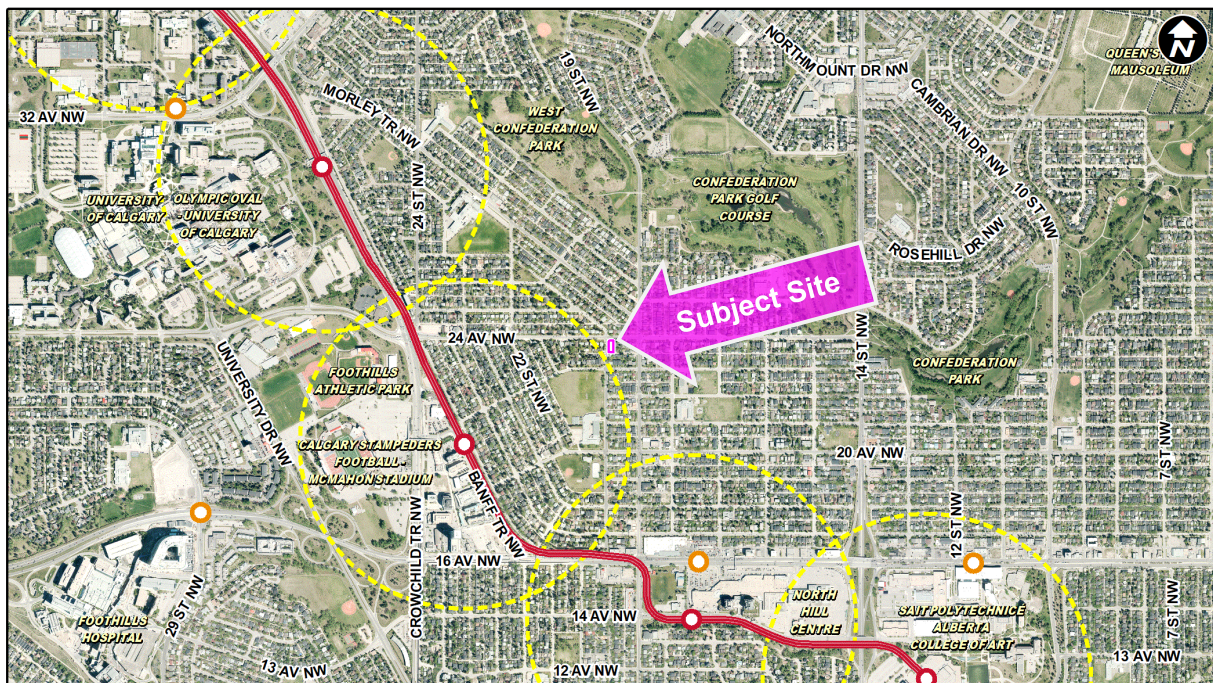
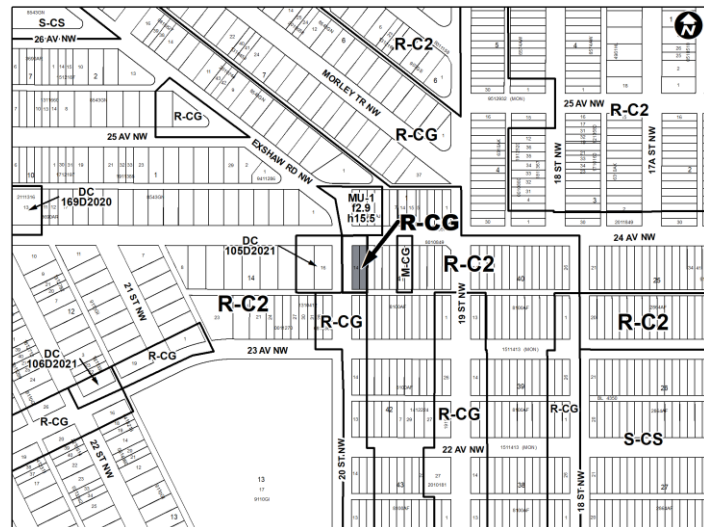
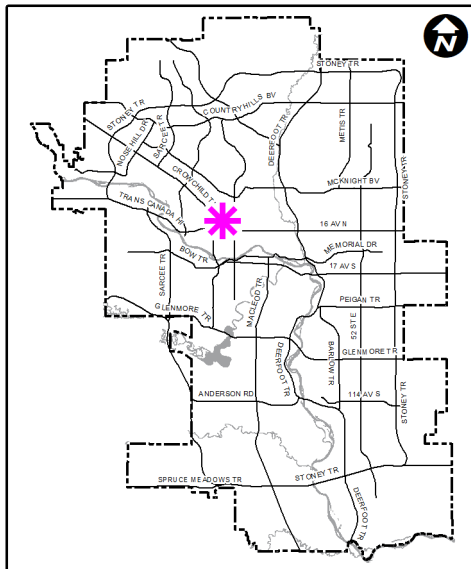
As identified below, the community of Banff Trail reached its peak population in 1968.

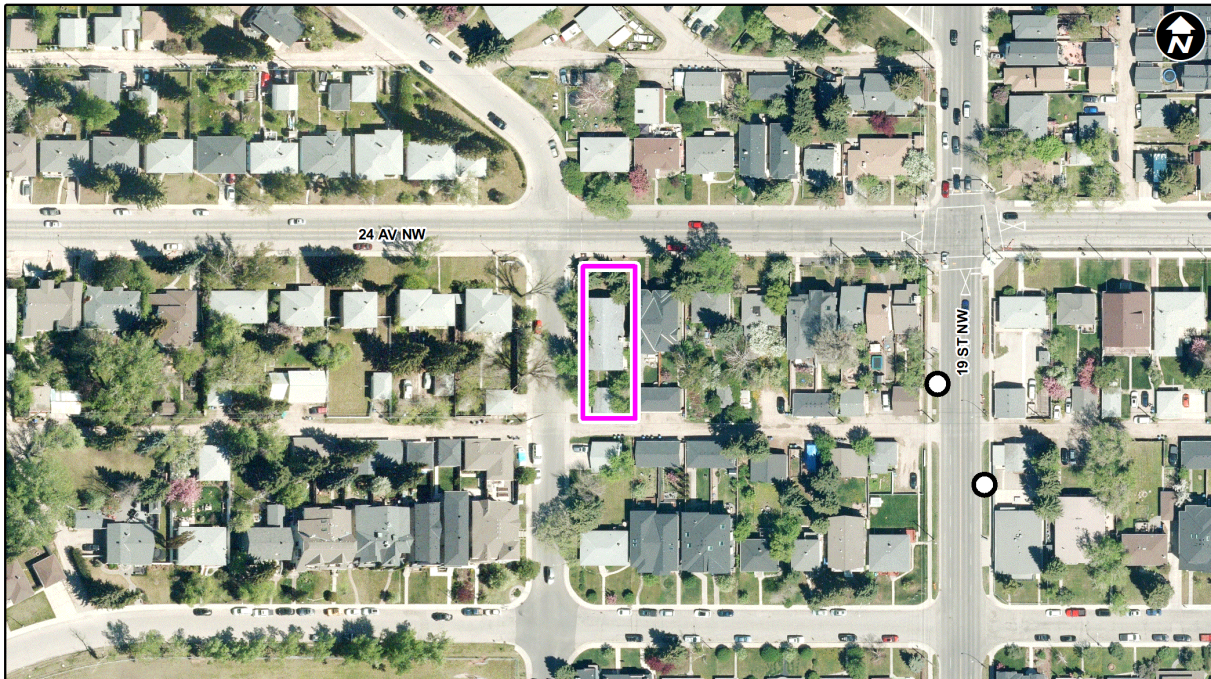
Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Banff Trail Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to five dwelling units.

Secondary suites (one backyard or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging interface along both 24 Avenue NW and 20 Street NW frontages;
- access and parking provision;
- mitigation of shadowing, privacy, and overlooking; and
- appropriate location of landscaping and amenity space.

The development permit application (DP2022-06122) proposes a five-unit rowhouse building with five secondary suites and a rear detached garage. Alternative mobility storage space is proposed for each secondary suite.

Transportation

Pedestrian access to the site is available from existing sidewalks along 24 Avenue NW and 20 Street NW. Residential permit parking is available on 20 Street NW. Pending redevelopment of the subject parcel, vehicular access will only be permitted to and from the adjacent residential lane. 24 AV NW is part of the 5A (always available for all ages and abilities) network, and on-street bikeways are available.

The nearest transit service is on 19 Street NW with southbound and northbound stops located within 125 metres, or a two-minute walk from the site (routes 65 – Market Mall/Downtown West and 105 – Dalhousie Station/Lions Park Station). Banff Trail LRT Station is located approximately 750 metres southwest, or a ten-minute walk from the site.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management are being considered and reviewed with the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Redevelopment

is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through review of the development permit.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within an area identified as Medium Density Low-Rise on Figure 2: Land Use Plan in the [Banff Trail Area Redevelopment Plan](#). This area is intended to allow for low-rise residential development that would provide an increase in density while maintaining the context of the surrounding area, and should be limited to development that includes townhouses, apartments, and live/work units. The proposed R-CG district would enable the development of a rowhouse building or townhouse and aligns with the policy given the parcel size.