

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 3432
Cascade Road NW, LOC2022-0176**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 3432 Cascade Road NW (Plan 2846GW, Block 4, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and aligns with 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 R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Banff Trail Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the northwest community of Banff Trail, was submitted on 2022 September 26 by Tricor Design Group on behalf of landowner Cornerstone Development & Properties Inc. (Attachment 3). The 0.08 hectare (0.19 acre) parcel is located one parcel east from the southwest corner of Cascade Road NW and Capitol Hill Crescent NW. The subject parcel is currently developed with a single detached dwelling and an attached garage with vehicular access to Cascade Road NW.

This application proposes redesignation to the R-CG District to accommodate rowhouse buildings, as per the Applicant Submission (Attachment 3). A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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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 the public/interested parties and respective community association was appropriate. In response, the applicant sent one email to the Banff Trail Community Association and delivered 12 letters to neighbours within approximately 50-metre radius from the subject parcel. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter in opposition to this application from a neighbour. The letter of opposition cited the following concerns:

- enough R-CG District in the neighbourhood; and
- against secondary suites.

The Banff Trail Community Association provided a letter that contains combined responses to three applications circulated in the neighbourhood. In the letter dated 2023 January 4, the Community Association stated that this application does not technically comply with the existing Area Redevelopment Plan, but does align with the plan's vision. With their support however, they request improvements to the public realm (Attachment 5).

Administration considered the comments received from circulation and shared the public realm improvement feedback with Mobility Engineering. The building, site design, public realm, and infrastructure improvement requirements will be reviewed and determined at the development permit stage. Administration has determined the proposal to be appropriate.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment and policy amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use amendment would allow for additional housing types that may better accommodate the needs of different age groups, lifestyles and demographics. This proposal contributes to a more inclusive community.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to five rowhouse units with secondary suites would allow for more efficient use of land, existing infrastructure and services. The amendment 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 Amendment to the Banff Trail Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform