

**Land Use Amendment in Banff Trail (Ward 7) at 1926 – 17 Avenue NW,  
 LOC2023-0088**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.16 acres ±) located at 1926 – 17 Avenue NW (Plan 8100AF, Block 34, Lots 12 and 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented District (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented housing in a variety of attached, detached, clustered forms, stacked forms and 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 and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Banff Trail Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed 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.
- A development permit for five dwelling units and secondary suites has been submitted and is 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 2023 April 6 by CivicWorks on behalf of the landowner Stone West Developments Inc.

The subject site is located on a corner lot at 1926 – 17 Avenue NW, with an area of approximately 0.06 hectares (0.16 acres) and with a rear lane. The site is currently developed with a single detached dwelling and rear detached garage which has access directly onto 19 Street NW. The intent of the application is to allow for the development of a grade-oriented multi-residential development as identified in the Applicant Submission (Attachment 2).

A detailed planning evaluation of the 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

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**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 posted custom on-site signage and delivered two rounds of brochures to residents within a 200 metres radius of the site. The project team received one enquiry from a community member because of the outreach. The applicant team also attended a Banff Trail Community Association Planning and Development Committee meeting in 2023 April 26. The Applicant Outreach Summary can be found in Attachment 3.

**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 of opposition from a nearby landowner who raised concerns related to environmental issues around removing mature trees, reducing wildlife habitat and infrastructure needs for electric vehicles. The Banff Trail Community Association did not provide a letter in response to the circulation package for this application. Administration contacted the community association to follow up, and no additional response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking are being reviewed as part of the ongoing development permit application.

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

**IMPLICATIONS**

**Social**

The proposed H-GO District allows for a wider range of housing forms and an opportunity for more housing to be built than is currently allowed in the existing R-C2 District. This may better meet the diverse needs of present and future populations in this community and supports the neighbourhood by creating more homes for people to live in.

**Environmental**

The redesignation of this site can support additional housing in a transit supportive area which contributes to the overall goals of the *Calgary Climate Strategy – Pathways to 2050* by supporting more household mobility options and may reduce greenhouse gas emissions as a result of lower vehicle usage.

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**Economic**

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

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

| General Manager<br>(Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
|                           |            |                        |