

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 1921 and 1925 – 24 Avenue NW, LOC2022-0081**

**RECOMMENDATION:**

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 0.14 hectares ± (0.35 acres ±) located at 1921 and 1925 – 24 Avenue NW (Plan 8100AF, Block 40, Lots 14 to 17) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f1.5h12) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:**

That Council:

1. Give three readings to **Proposed Bylaw 40P2023** for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 112D2023** for the redesignation of 0.14 hectares ± (0.35 acres ±) located at 1921 and 1925 – 24 Avenue NW (Plan 8100AF, Block 40, Lots 14 to 17) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f1.5h12) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for a mixed-use development up to three storeys in height.
- This proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and supports an appropriate level of density and neighbourhood scale commercial along a higher activity street in an inner-city community.
- What does this mean to Calgarians? The proposed Mixed Use – General District (MU-1f1.5h12) would allow for greater housing choice and additional local commercial options for residents.
- Why does this matter? The proposal would enable additional housing and commercial opportunities 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.
- A development permit for a three-storey mixed-use development has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This policy and land use amendment was submitted by CivicWorks on behalf of the landowner, BT1921 Ltd., on 2022 May 10. Originally, the proposal was intended to accommodate a maximum height of 17 metres and Floor Area Ratio (FAR) of 2.3 but was amended during the review process to a maximum height of 12 metres and FAR of 1.5. A development permit

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proposing 27 dwelling units and grade-oriented commercial in a townhouse-style development was submitted on 2022 October 13. The application was later amended to reduce the unit count to 16 and remains under review. Additional details can be found in the Applicant Submission (Attachment 3).

The site is approximately 0.14 hectares (0.35 acres) in size and is comprised of two parcels located at the southeast corner of 24 Avenue NW and 19 Street NW, which both serve as collector roadways in Banff Trail. The site is currently developed with two single detached dwellings and detached garages. The Banff Trail LRT Station is located approximately 720 metres (an eleven-minute walk) from the site, and a Major Activity Centre (MAC) is located approximately 900 metres west (a thirteen-minute walk). The MAC extends to about three kilometres west of the subject site and includes the University of Calgary Campus, Foothills Athletic Park, McMahon Stadium, University District and Alberta Children's Hospital, providing a range of institutional, employment, shopping and recreational opportunities.

A detailed planning evaluation of the application, including location maps and 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 engaged the Banff Trail Community Association (CA) and Ward 7 Councillor's office, installed informational on-site signage and delivered 200 letters to nearby homes. The Applicant Outreach Summary can be found in 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 two letters of support and four letters of opposition from the public.

The two letters in support of the application stated the site is an appropriate location for intensification and increased commercial activity, that the proposed development will contribute to a more pedestrian and bike friendly neighbourhood, and that commercial amenities are needed as the community continues to grow.

The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- lack of on-site parking provisions for commercial businesses; and

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- density proposed is too great for the site.

No comments from the Banff Trail CA were received. Administration contacted the Community Association to follow up, and no response was received.

**IMPLICATIONS**

**Social**

The proposed MU-1f1.5h12 District would allow for a wider range of housing types than the existing land use district and will better accommodate the housing needs of different age groups, lifestyles and demographics. The option for developments to include local commercial uses at grade may provide for additional community vitality and activity in the community.

**Environmental**

The proposed land use redesignation would provide small and incremental climate benefits by allowing more people to live closer to existing services and amenities and contribute to the optimization of existing transit infrastructure, which support the overall objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through review of the development permit.

**Economic**

The proposed land use amendment would enable the development of both residential dwelling units and commercial uses. This would provide increased housing options while supporting local business and employment opportunities within Banff Trail and surrounding communities.

**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 40P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 112D2023**
6. **CPC Member Comments**

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 June 08**

**ISC: UNRESTRICTED  
CPC2023-0613  
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform