

Land Use Amendment in Banff Trail (Ward 7) at 2236 – 24 Avenue NW, LOC2023-0045

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2236 – 24 Avenue NW (Plan 3690AR, Block 10, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 113D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2236 – 24 Avenue NW (Plan 3690AR, Block 10, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (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* and *Banff Trail Area Redevelopment Plan*.
- 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 five secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application was submitted on 2023 February 22 by CivicWorks on behalf of the landowner, Tony Dhaliwal. A development permit for five dwelling units and five secondary suites was submitted on 2023 May 26 and is under review. This aligns with the Applicant Submission (Attachment 2).

The approximately 0.06 hectare (0.15 acre) site is located midblock, in the northwest community of Banff Trail, on 24 Avenue NW, approximately 410 metres east of Crowchild Trail NW and 420 metres (a five-minute walk) from the Banff Trail LRT station.

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 Community Association was appropriate.

In response, the applicant contacted the Banff Trail Community Association, installed custom on-site signage, delivered postcards to surrounding area residents within a 200 metre ± radius and provided a project engagement website to provide additional information on the project. 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 the public. This letter included the following areas of concern:

- increased traffic and parking issues;
- increased density;
- increased building height; and
- effect on the value of existing neighbouring homes.

No comments from the Banff Trail Community Association were received. Administration contacted the Community Association to follow up, and no 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 will be reviewed and determined at the development permit stage.

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

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Environmental

The proposed land use amendment would allow for an increase in residential unit density and contribute to the optimization of 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 will be explored and encouraged at subsequent development approval stages.

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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 113D2023**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform