

Land Use Amendment in Banff Trail (Ward 7) at 2025 – 24 Avenue NW, LOC2022-0163

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 2025 – 24 Avenue NW (Plan 8100AF, Block 41, Lots 14 and 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION 2023 APRIL 6:

That Council give three readings to **Proposed Bylaw 92D2023** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 2025 – 24 Avenue NW (Plan 8100AF, Block 41, Lots 14 and 15) 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 is in keeping with the applicable policies of the *Municipal Development Plan* and the *Banff Trail Area Redevelopment Plan*.
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and 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.
- A development permit for a five-unit rowhouse building with secondary suites has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the northwest community of Banff Trail, was submitted by Sinclair Signature Homes on behalf of the landowner, Two Tokes Inc., on 2022 August 29. The 0.07 hectare (0.17 acre) parcel is located at the southeast corner of 24 Avenue NW and 20 Street NW and is currently developed with a one-storey semi-detached dwelling and detached garage. This application proposes redesignation to the R-CG District to accommodate a rowhouse building, as per the Applicant Submission (Attachment 2).

A development permit application for a five-unit rowhouse building containing five secondary suites and a detached carport was submitted on 2022 August 30 and is under review.

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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 emailed proposed development permit plans to both the Banff Trail and Capitol Hill Community Associations (CA), and delivered 200 letters to homes within a 200 metre radius of the subject parcel. The Applicant Outreach Summary can be found in Attachment 3.

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.

No public comments were received at the time of writing this report.

No comments from the Banff Trail CA 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.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 are being explored and encouraged through review of the development permit.

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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.

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 92D2023**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform