

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Banff Trail at the southeast corner of 24 Avenue NW and 19 Street NW. The site consists of two parcels with a total area of 0.14 hectares (0.35 acres) and is approximately 32 metres wide by 44 metres deep. Both parcels are currently developed with one-storey single detached dwellings.

The surrounding development is characterized by a mix of residential development that includes single detached, semi-detached, and rowhouses. Land use is predominantly the Residential – Contextual One / Two Dwelling (R-C2) District and the Residential – Grade-Oriented Infill (R-CG) District. Since 2020, Council has approved several land use redesignations along 24 Avenue NW in Banff Trail to accommodate mixed-use developments of varying intensity.

The site has good access to parks and open space, schools, and primary transit service. West Confederation Park is approximately 350 metres to the north of the site (a five-minute walk) and nearby schools include:

- St. Pius X School, approximately 120 metres southeast (a two-minute walk);
- Capitol Hill School, approximately 200 metres southeast (a four-minute walk);
- Branton School, approximately 290 metres southwest (a five-minute walk); and
- William Aberhart High School, approximately 750 metres northwest (a ten-minute walk)

Banff Trail LRT Station is approximately 720 metres from the site (an eleven-minute walk), and the University of Calgary campus is approximately 1 kilometre west (an eighteen-minute walk).

Community Peak Population Table

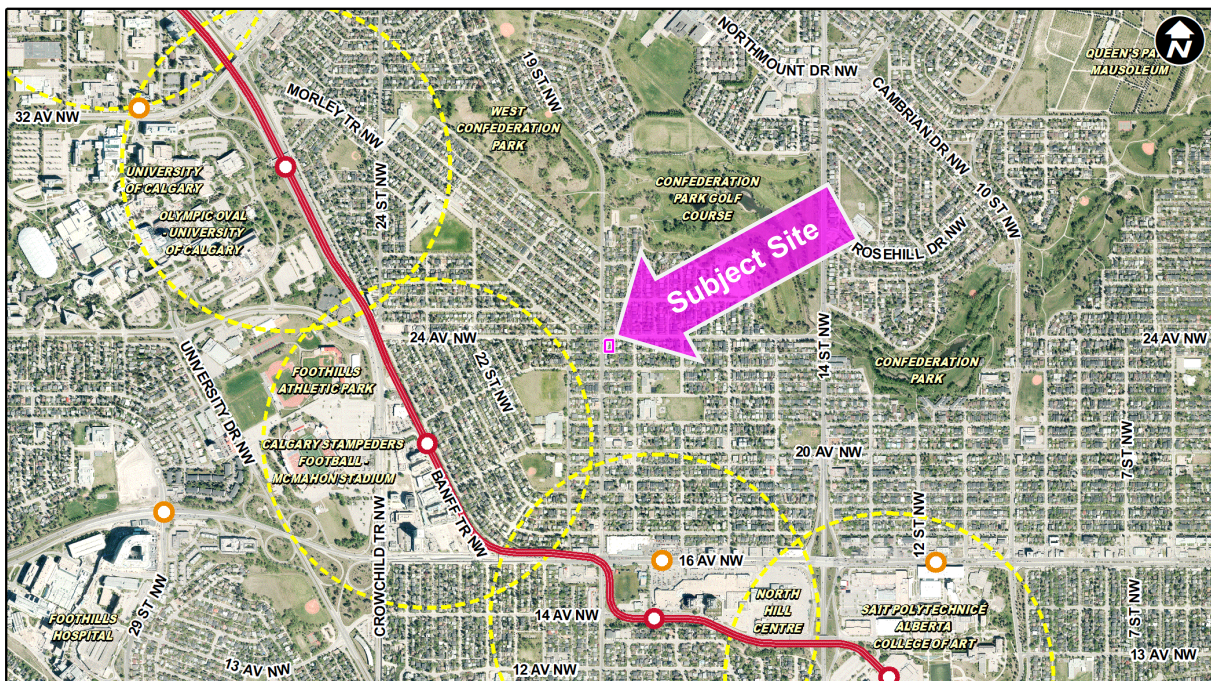
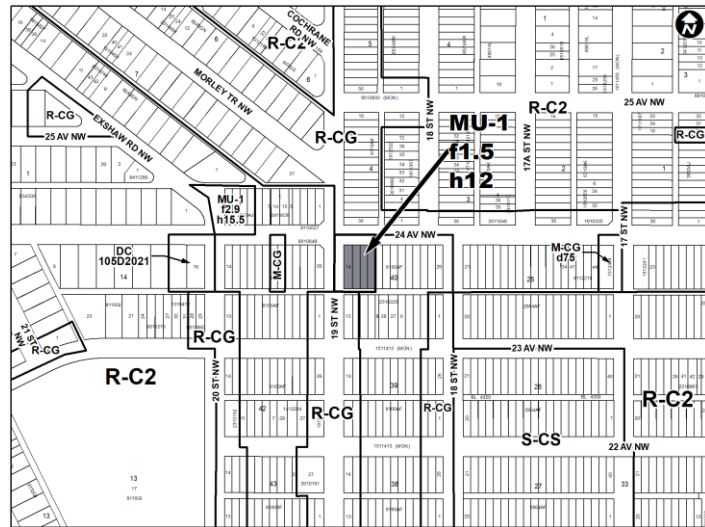
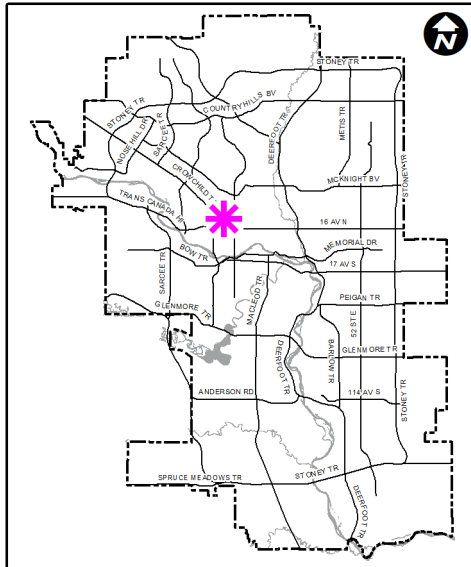
As identified below, the community of Banff Trail reached its peak population in 1968.

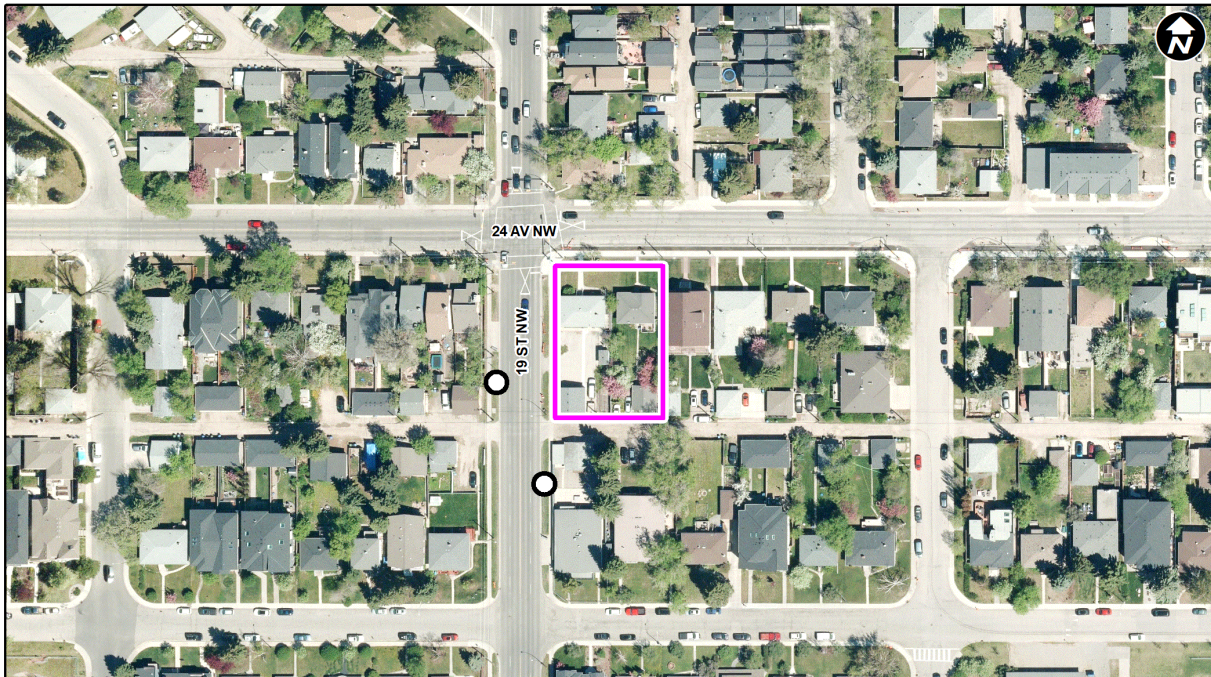
Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Banff Trail Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Mixed Use – General (MU-1f1.5h12) District is intended for street-oriented development that accommodates both residential and commercial uses at grade. A mix of residential and commercial uses may occur within the same building or multiple buildings throughout an area. Development should respond to the immediate context by establishing maximum building height and Floor Area Ratio (FAR). The MU-1f1.5h12 District would allow for a maximum FAR of 1.5 (approximately 2,106 square metres) and a maximum building height of 12 metres (approximately three storeys).

Development and Site Design

If approved by Council, the rules of the proposed MU-1f1.5h12 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- the layout and configuration of dwelling units and commercial uses;

- ensuring an engaging built interface along both 24 Avenue NW and 19 Street NW frontages;
- mitigation of shadowing and privacy impacts on nearby low-density parcels.

A development permit application (DP2022-07178) has been received and is under review. It proposes two townhouse-style buildings containing 16 dwelling units and two commercial units with a proposed use of Retail and Consumer Service.

Transportation

Pedestrian access to the site is available from existing sidewalks along 24 Avenue NW and 19 Street NW. On-street bikeways are available along 24 Avenue NW adjacent to the subject site. 24 Avenue NW from Crowchild Trail NW to 14 Street NW has been upgraded to include a cycle track as part of transportation infrastructure improvements completed over the past two years.

The nearest transit service is on 19 Street NW with southbound and northbound stops located less than a one-minute walk from the site (routes 65 – Market Mall/Downtown West and 105 – Dalhousie Station/Lions Park Station). Banff Trail LRT Station is located approximately 720 metres southwest, or an eleven-minute walk from the site.

Vehicular access to the proposed development will only be permitted from the rear lane. On-street parking is available on 19 Street NW and eastbound 24 Avenue NW. The subject site is located within Residential Parking Permit (RPP) Zone F.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management are being considered and reviewed with the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP

policies encourage modest redevelopment and intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit, and expanding local commercial development in close proximity to residents. The proposed MU-1f1.5h12 District would allow for a modest increase in residential density and the opportunity for at-grade commercial may provide additional retail and services for the community.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The redesignation does provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure, thereby reducing private vehicle dependency and overall vehicle emissions.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject site is located within an area identified as Medium Density Low-Rise (Figure 2: Land Use Plan) and has a maximum building height of 12 metres (Figure 3: Maximum Building Heights). This area is intended to allow for low-rise residential development that would provide an increase in density while maintaining the context of the surrounding area, and should be limited to development that includes townhouses, apartments, and live/work units. The proposal generally meets the intent of the policy; however, a minor text amendment is required to allow for commercial development at this site (Attachment 2).