

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Banff Trail midblock on 24 Avenue NW, 410 metres east of Crowchild Trail NW. The approximately 0.06 hectare (0.15 acre) site is approximately 17 metres wide by 37 metres deep and is currently developed with a single detached dwelling and detached garage. Vehicle access to the site is provided from the rear lane on the north side.

Low density residential properties designated Residential – Contextual One / Two Dwelling (R-C2) District are located to the north, south and east of the subject site. The site directly adjacent to the west is designated as a Direct Control District ([Bylaw 169D2020](#)) to allow for a six-storey multi-residential building with at-grade commercial, which is currently under construction. The Banff Trail Light Rail Transit (LRT) station is located 420 metres (six-minute walk) southwest of the site, the University of Calgary is located 800 metres (12-minute walk) northwest of the site and Confederation Park is located 500 metres (eight-minute walk) east of the site.

## Community Peak Population Table

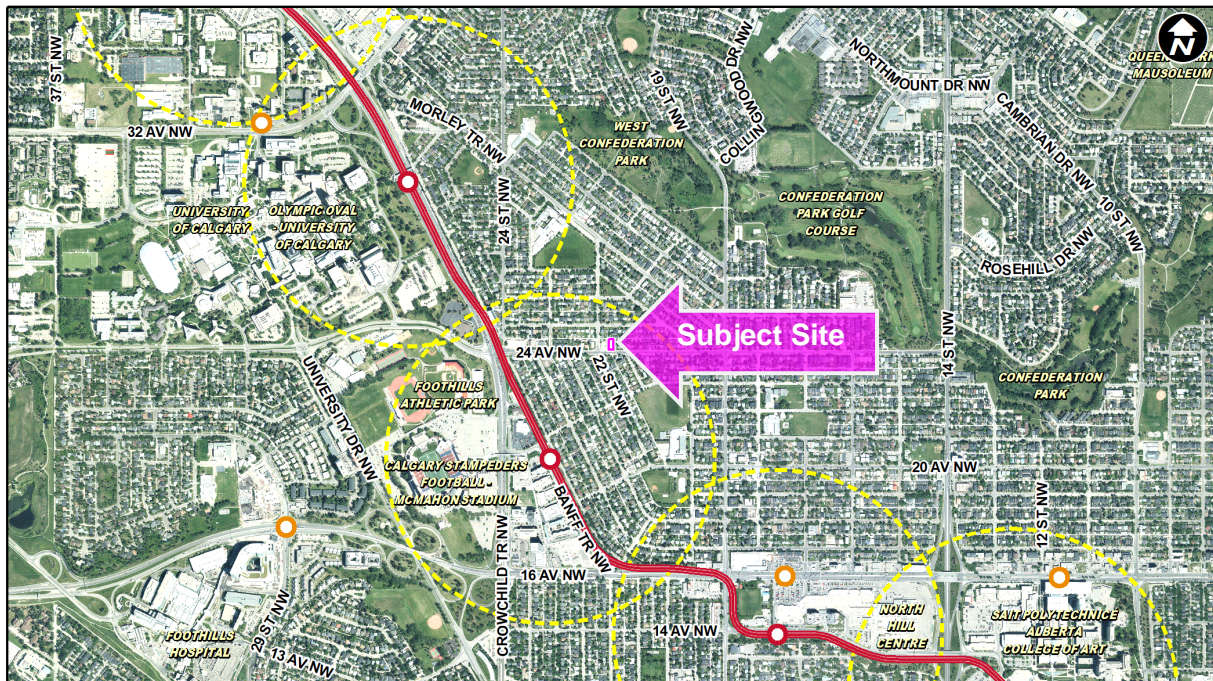
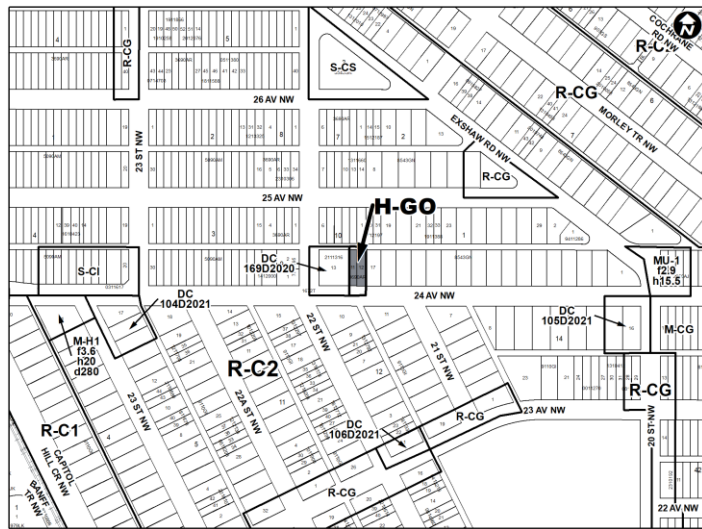
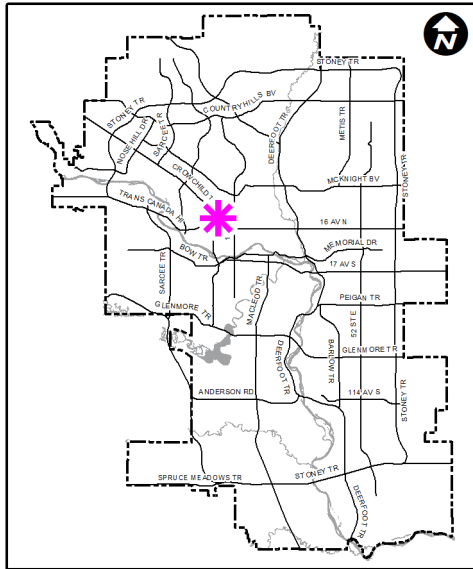
As identified below, the community of Banff Trail reached its peak population in 1968.

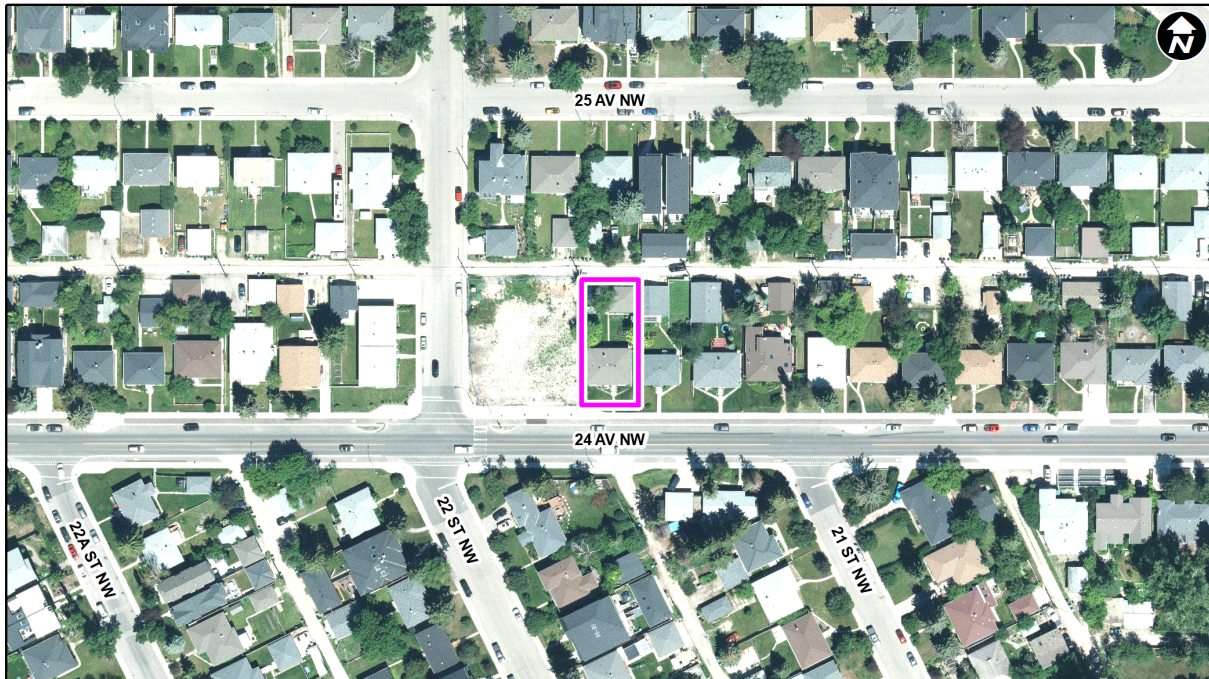
<b>Banff Trail</b>	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.95%

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 maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade oriented building forms that can be contextually appropriate in low density areas. The district includes rules for building height, parcel coverage and amenity space that are intended to minimize massing and shadowing impacts on neighbouring properties. The proposed H-GO District accommodates grade oriented development in a range of housing forms and configurations where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The H-GO District also provides for rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard amenity space;
- a maximum building floor area to parcel area ratio (FAR) of 1.5;
- a maximum building height of 12 metres; and
- a minimum of 0.5 parking stalls per unit and suite.

Section 1386 (d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. Sites that do not have an approved Local Area Plan (LAP) must be within the Centre City or Inner City and meet at least one of the following location criteria to qualify for the H-GO District:

- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the MDP;
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital-funded BRT station;
- within 200 metres of primary transit service.

This site is located within the Inner City area and is 420 metres from the Banff Trail LRT platform, and therefore is an appropriate location for the H-GO District.

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District will provide guidance for future site redevelopment, including appropriate uses, building massing, height, landscaping parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- access and parking provisions;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity spaces.

### **Transportation**

Pedestrian access to the site is available from the existing sidewalk along 24 Avenue NW and vehicle access is available from the adjacent rear lane. 24 Avenue NW is part of the 5A (always available for all ages and abilities) network and on-street bikeways are available.

The Banff Trail LRT station is located 420 metres (six-minute walk) from the site and transit stops for bus Routes 65 and 105 are located on 19 Street NW within 450 metres (six-minute walk) from the site.

The H-GO District includes specific requirements to provide a range of mobility options for residents, including either alternate mobility storage or secure bicycle parking for any units that do not include a dedicated parking stall.

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 sewer and storm sewer mains are available to service this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

## 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 site 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 redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed land use amendment is in keeping with relevant MDP policies.

### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Banff Trail Area Redevelopment Plan (Statutory – 1986)**

The subject site is located within the Medium Density Low-Rise area as identified on Figure 2: Land Use Plan in the [Banff Trail Area Redevelopment Plan](#) (ARP). This area is intended to allow for a low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area. The proposed land use amendment is supported by the policies of the ARP.

### **South Shaganappi Communities Local Area Planning Project**

Administration is currently working on the [South Shaganappi Communities local area planning project](#) which includes Banff Trail and surrounding communities. Planning applications are being accepted for processing during the local area planning process.