

**Land Use Amendment in Banff Trail (Ward 7) at 2804 Capitol Hill Crescent NW,
 LOC2023-0117**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.18 acres ±) located at 2804 Capitol Hill Crescent NW (Plan 2846GW, Block 4, Lot 1) 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 development in a range of housing forms at a scale consistent with low density residential districts.
- 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* (MDP) and the *Banff Trail Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would allow for a 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 (DP2023-04324) has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment was submitted on 2023 April 28 by CivicWorks on behalf of the landowner, Stone West Developments Inc. As noted in the Applicant Submission (Attachment 2), the proposed land use would accommodate a three-storey stacked townhouse residential development comprising 12 dwelling units in two buildings. A development permit (DP2023-04324) was submitted on 2023 June 28 and is currently under review.

The 0.07 hectare (0.18 acre) corner site is located in the northwest community of Banff Trail at the intersection of Capitol Hill Crescent NW and Cascade Road NW. The site is currently developed with a single detached dwelling and detached garage, accessed from a rear lane. Future development will retain rear lane access for vehicles.

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

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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 respective community association was appropriate. In response, the applicant provided on-site signage, (in addition to the required City of Calgary notice posting), delivered neighbourhood brochures to all properties within 200m of the site, provided the Banff Trail Community Association with a project summary and invited them to discuss the application and provided the Ward 7 Councillor with a detailed project summary. 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 two emails in opposition and one email of support from the public. The opposition information included increased traffic and parking, noise, density, and erosion of neighbourhood character. The letter of support was in favour of increased density, housing choice, efficient use of land and better transit usage.

The Banff Trail Community Association was circulated this application but no comments 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 H-GO District will allow for additional housing types, and accommodate a building design that is adaptable to the functional requirements of evolving household needs.

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 will be explored and encouraged at subsequent development approval stages.

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Economic

The proposed land use will allow for a more efficient use of land, existing infrastructure and services and provide more housing choices 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform