

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Banff Trail on the northeast corner of 19 Street NW and 17 Avenue NW. The site is approximately 0.06 hectares (0.16 acres) in size, and is approximately 17 metres wide and 36 metres deep. The site is currently developed with a single detached dwelling and detached garage, with vehicle access directly onto 19 Street NW. A rear lane exists along the north property line of the site.

Surrounding development consists of a mix of single, semi-detached and commercial development designated as the Residential – Contextual One / Two Dwelling (R-C2) District, Residential – Grade-Oriented Infill (R-CG) District and a Direct Control District.

The site is one block north of the 16 Avenue NW, a major commercial corridor that is designated as an Urban Main Street and primary transit corridor in the *Municipal Development Plan* (MDP). The site is situated in a portion of the Banff Trail community that is amenity-rich with multiple schools, park spaces, commercial services and multiple primary transit connections within walking distance.

There are three schools in close proximity to the site:

- Branton School is 500 metres (a seven-minute walk) to the northwest;
- Capitol Hill School is 550 metres (a seven-minute walk) to the north; and
- St. Pius X School is 650 metres (an eight-minute walk) to the north.

In addition to the local school parks, other recreation facilities and dedicated park spaces in close proximity include:

- Banff Trail Park and Community Association Building is 350 metres (a four-minute walk) to the northwest;
- Louise Riley Park and Hounsfeld Heights/Briar Hill Community Association Building is 350 (a five-minute walk) metres to the south; and
- West Confederation Park is 1.2 kilometres (a 15-minute walk) to the north.

Other commercial and institutional uses in close proximity include:

- North Hill Centre is 650 metres (an eight-minute walk) to the southeast;
- North Hill Safeway is 550 metres (a seven-minute walk) to the southeast;
- Louise Riley Library is 450 metres (a six-minute walk) to the south; and
- Southern Alberta Institute of Technology (SAIT) and Alberta University of the Arts (AUArts) is 1.3 kilometres (a 16-minute walk) to the southeast.

Community Peak Population Table

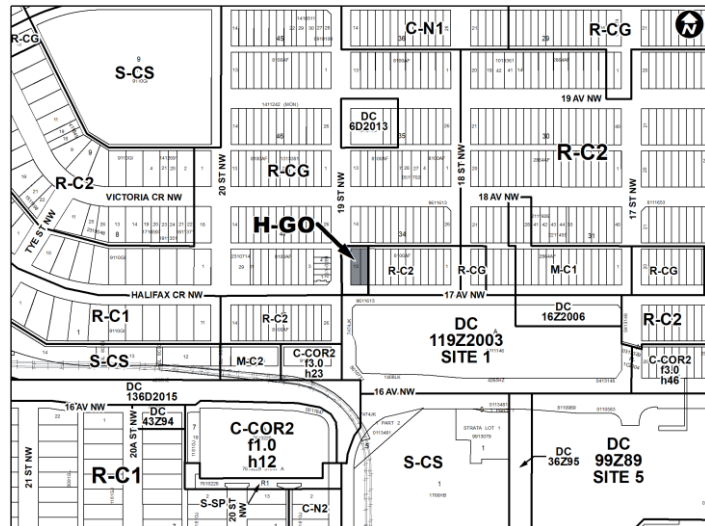
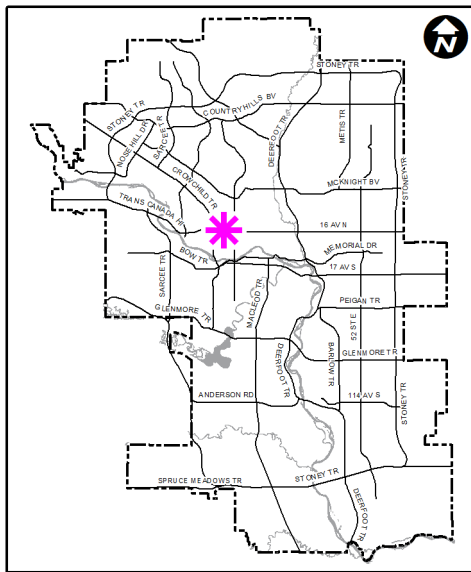
As identified below, the community of Banff Trail reached its peak population in 1968, and the population has decreased since then.

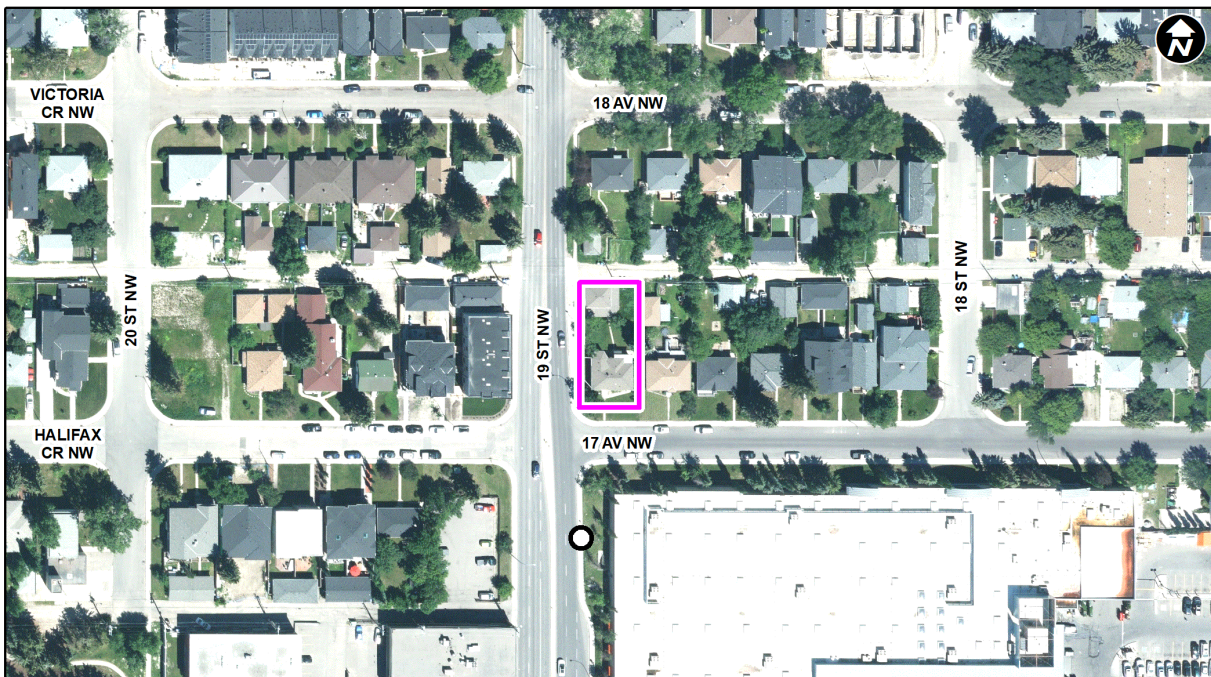
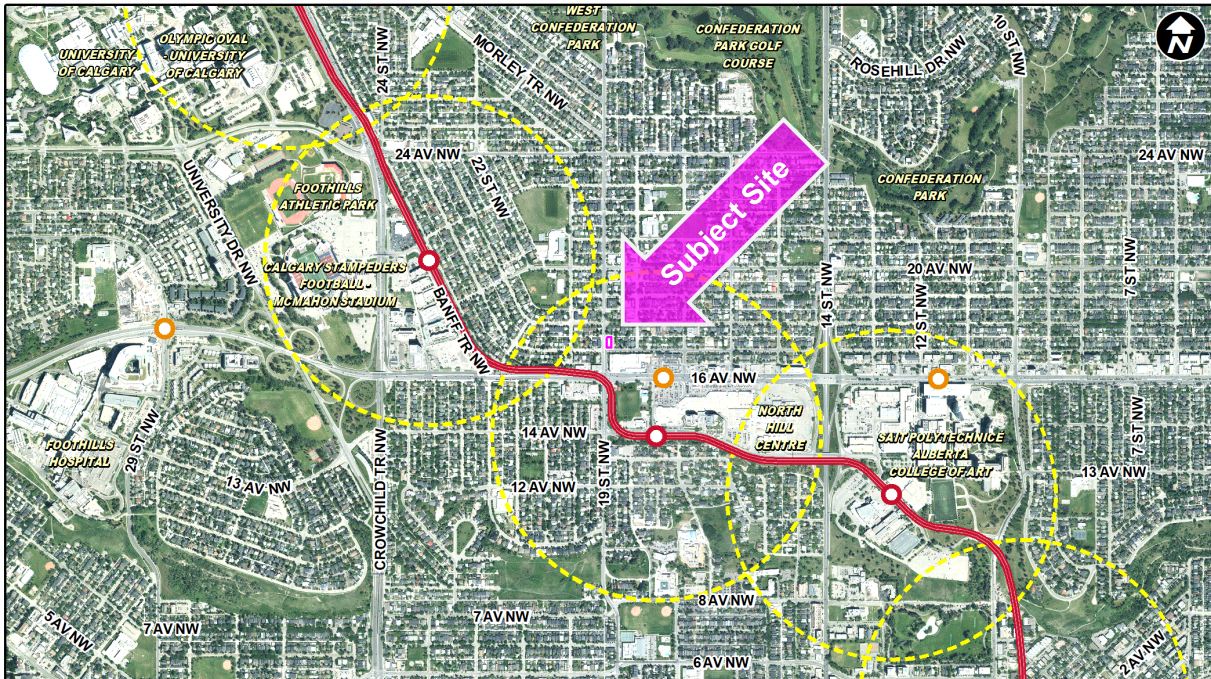
Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%%

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 Residential – Contextual One / Two Dwelling (R-C2) District accommodates contextually designed single and semi-detached dwellings. The R-C2 district allows for a maximum of two dwelling units with secondary suites and a maximum building height of 10.0 metres.

The proposed Housing – Grade Oriented (H-GO) District is intended for sites which meet one or more of the following site location criteria in the inner city:

- within 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Municipal Development Plan (MDP);
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital-funded Bus Rapid Transit (BRT) stop; or
- within 200 metres of a primary transit service.

The subject site is located within 200 metres of the 16 Avenue Urban Main Street, less than 300 metres from existing BRT stops serviced by Route 303 (MAX Orange Brentwood/ Saddletowne) and is 600 metres from the Lions Park LRT Station and therefore meets the location criteria to be considered for the H-GO District.

The H-GO District provides for housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings and may include secondary suites. 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 create a functional courtyard amenity space;
- a maximum floor area to parcel area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District provide guidance for the ongoing 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:

- ensuring an engaging built interface along 19 Street NW and 17 Avenue NW;
- mitigating shadowing, overlooking, and privacy concerns with neighbouring parcels; and
- ensuring appropriate inclusion of required vehicular parking and alternative mobility storage areas while supporting waste and recycling pick-up and other back of house functions.

Transportation

19 Street NW is considered a Priority On-street Bikeway and part of the Always Available for All Ages and Abilities (5A) Network but currently lacks sufficient infrastructure to provide a safe or comfortable experience for cyclists. 16 Avenue N west of 19 Street NW includes a multi-use trail

of varying design but has been in the process of being improved incrementally as portions of the roadway are reconstructed.

The Route 201 (Red Line – Somerset-Bridlewood/Tuscany CTrain) runs underneath this section of 16 Avenue and has stops at Lions Park LRT Station 600 metres (a seven-minute walk) to the southeast and at the Banff Trail LRT Station 1.0 kilometre (a 13-minute walk) to the northwest.

The site is also located close to eastbound and westbound BRT stops along 16 Avenue which include stops for Route 303 (MAX Orange Brentwood/Saddletowne) and Routes 31, 40 and 91. Immediately south of the site are other local bus stops for Routes 19 (16 Avenue N), 105 (Dalhousie Station/Lions Park Station), 404 (North Hill) and 414 (14 Street W).

Street parking is limited to residential permit parking along the north side of 17 Avenue NW. Public parking is available along the south side of 17 Avenue NW. There is currently no parking allowed along this portion of 19 Street NW.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time. As such, an Environmental Site Assessment was not required.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Development servicing requirements are being determined through the associated development permit review and Development Site Servicing Plan (DSSP) processes.

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 Developed Residential – Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan \(MDP\)](#). The proposed application complies with relevant land use policies that supports sensitive intensification in areas close to major activity centres, transit stations and along major and neighbourhood corridors.

Calgary Climate Strategy (2022)

The redesignation of this site supports additional housing in a transit supportive area which contributes to the overall goals of the [Calgary Climate Strategy – Pathways to 2050](#) by supporting more household mobility options and could reduce greenhouse gas emissions as a result of lower vehicle usage. Further building-level strategies to meet the *Climate Strategy* objectives will be encouraged at the development permit stage.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject site is currently identified as Medium Density Low-Rise, as shown in Figure 2, Land Use Plan, with a maximum height of 12 metres, as shown on Figure 3, Maximum Building Heights, in the [Banff Trail Area Redevelopment Plan](#) (ARP). The Medium Density Low-Rise area is intended to accommodate a modest increase in density in the form of low-rise buildings (approximately 3-4 storeys) that are sensitive to the scale of the existing housing in the area.

The proposed redesignation is in alignment with the development policies of the *Banff Trail 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.