

Background and Planning Evaluation

Background and Site Context

Situated at the intersection of Capitol Hill Crescent NW and Cascade Road NW, this corner parcel site is approximately 0.07 hectares (0.18 acres) in size and is approximately 20 metres wide by 36 metres long. The site fronts onto Capitol Hill Drive NW and a lane exists to the east to provide access to the site.

Surrounding development is characterized by low density residential development in the form of Residential – Contextual One / Two Dwelling (R-C2) District. Immediately to the east of the site, opposite the lane, is a site allocated Residential – Contextual Grade Oriented (R-CG) District (approved under LOC2022-0176). Approximately 200 metres to the southeast of the site is a parcel that was recently approved for the H-GO District.

The site is ideally located near the University LRT Station, 220 metres to the northwest of the site (four-minute walk). The site is also approximately 345 metres west of the William Aberhart High School (six minute walk) and 425 metres south of the Banff Trail Elementary School (seven-minute walk).

Community Peak Population Table

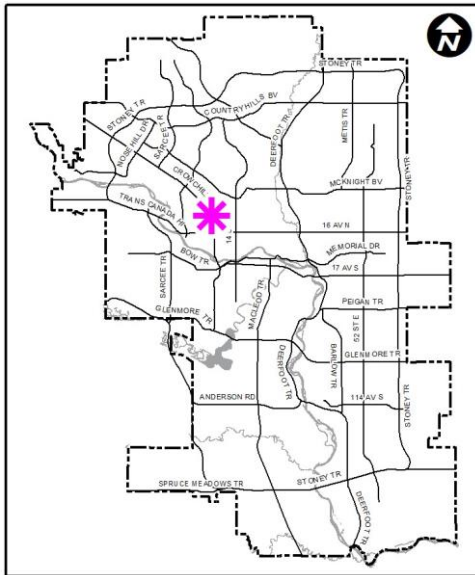
As identified below, the community of Banff Trail reached its peak population in 1968.

Banff Trail	
Peak Population Year	1968
Peak Population	4,833
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 accommodates low density residential development in the form of single, semi-detached and duplex dwellings and may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres (up to approximately three storeys) and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed H-GO District allows for a range of grade-oriented building forms that are contextually appropriate in low-density areas. The District includes rules that are intended to decrease the massing and shadowing impacts on neighbouring properties. The proposed H-GO District accommodates grade-oriented development in a range of housing forms 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 development.

The H-GO District provides rules for the future development of the site. This includes a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear; a maximum building floor area ratio (FAR) of 1.5 which allows for a total developable area of approximately 1,080 square metres (11,625 square feet); a maximum building height of 12 metres (approximately three storeys); and a minimum of 0.5 parking stalls per unit or secondary suite.

Section 1386 (d) of the [Land Use Bylaw](#) (1P2007) provides criteria where the H-GO District is appropriate in the Inner City area. This application meets a number of the selection criteria as it is located approximately 220 metres (four-minute walk) from the University LRT Station (criteria states within 600 metres of an existing LRT platform) and is directly opposite the Major Activity Centre of the University campus (criteria states within 200 metres of an Activity Centre).

Development and Site Design

The rules of the proposed H-GO District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, parking and landscaping. Additional items will be considered through the review of the current development permit application (DP2023-04324) includes, but is not limited to:

- ensuring an engaging built interface to both Capitol Hill Crescent NW and Cascade Road NW;
- appropriate location of landscaping and amenity spaces; and
- access and parking provisions.

Transportation

Pedestrian access to the site is provided via sidewalks along Capitol Hill Crescent NW. Vehicular access is provided via the rear lane. The site lies within Residential Parking Permit Area with no parking except by permit on the east side of the street and 2-hour parking on the west side of the street.

The University LRT Station lies 220 metres (four-minute walk) to the north of the site. This provides access to Route 201 (Red Line – Somerset/Bridlewood – Tuscany CTrain). Bus Route 65 (Market Mall – Downtown West) has stops on Morley Trail NW, approximately 380 metres (six-minute walk) to the west of the site. A Max Orange BRT stop is 600 metres (10-minute walk) to the northwest on 31 Street NW, with the terminus of this Brentwood/Saddletowne service at Brentwood Centre, which is approximately 650 metres (11-minute walk) to the north.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm sewer and sanitary sewer mains are available to service the site. Development servicing requirements will be determined through the review of DP2023-04324 and the Development Site Servicing Plan (DSSP) process.

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/policy 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 site is located within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The application complies with the relevant land use policies that recognize the predominantly low-density residential character within the community and support moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be encouraged through the review of DP2023-04324.

Banff Trail Area Redevelopment Plan (ARP) (Statutory – 1986)

The site is located in the Medium Density Low-Rise area as identified on Figure 2 (Land Use Plan), with a maximum height of 14 metres, as shown on Figure 3 (Maximum Building Heights) of the [Banff Trail Area Redevelopment Plan](#) (ARP). This area is intended to allow for a built form (approximately 3 - 4 storeys) that can provide for a moderate increase in density, consistent with the character of the area, including townhouses, apartments, and live/work units. The proposed land use amendment is supported by the policies of the *Banff Trail Area Redevelopment Plan*.

South Shaganappi Community Local Area Planning Project

Administration is currently working on the [South Shaganappi Community Local Area Planning Project](#) which includes Banff Trail and surrounding communities. Planning applications are being accepted and processed during the local area planning process.