

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Banff Trail on 17 Avenue NW, midblock between 19 Street NW and 18 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. The site is currently developed with a single detached dwelling and a detached garage, with vehicle access from the rear lane.

Surrounding development consists primarily of a mix of single and semi-detached dwellings designated Residential – Contextual One / Two Dwelling (R-C2) District with nearby properties along 17 Avenue NW designated for multi-residential and rowhouse development. A land use amendment to Housing – Grade Oriented (H-GO) District for a parcel at the east corner of the block was approved 2023 September 19.

The subject site is approximately 140 metres (two-minute walk) from the 16 Avenue NW Urban Main Street and approximately 500 metres (seven-minute walk) from the Lions Park LRT station. Restaurants and other commercial services are located nearby along 14 Street NW and 16 Avenue NW. Other services and amenities include the North Hill Shopping Centre located 650 metres (nine-minute walk) to the southeast, the Southern Alberta Institute of Technology (SAIT) located approximately 1.0 kilometers (17-minute walk) to the east, and Banff Trail Park located 350 metres (5-minute walk) to the northwest. Three school sites are within a 10-minute walk of the site: Branton School, Capitol Hill School and St. Pius X School.

Community Peak Population Table

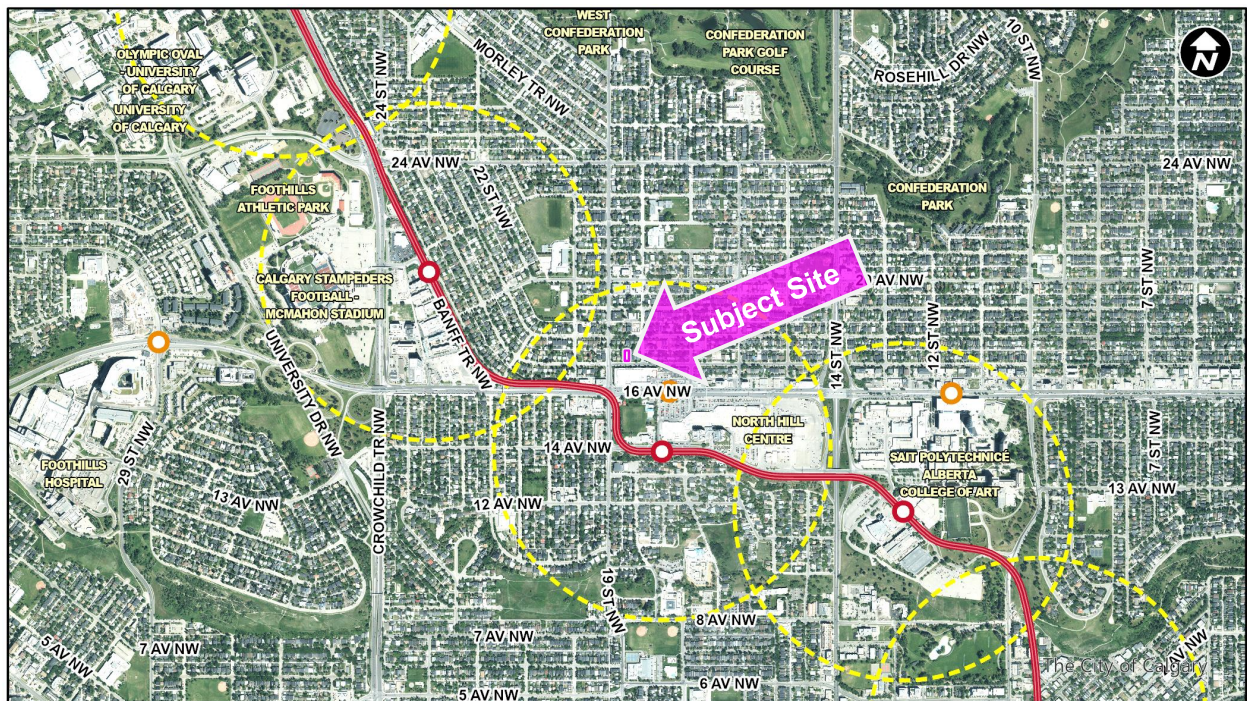
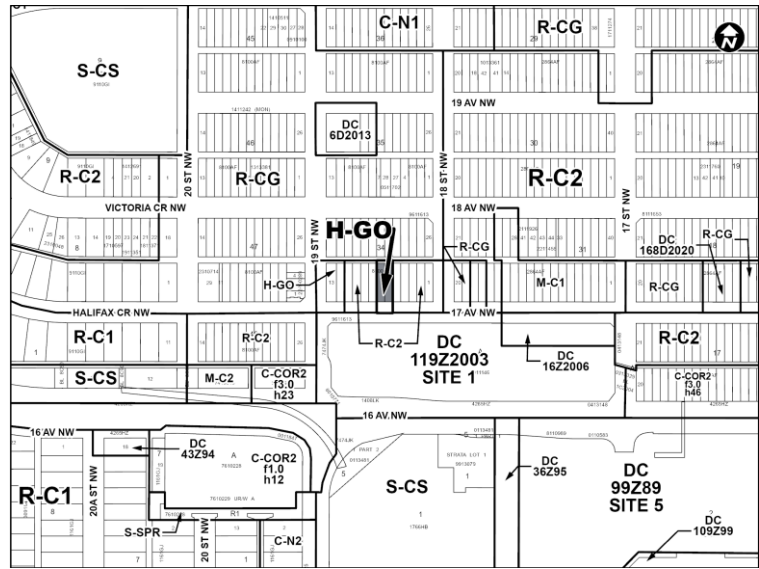
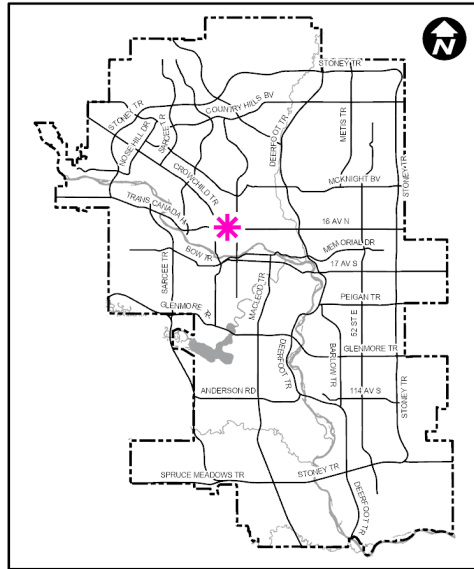
As identified below, the community of Banff Trail reached its peak population in 1968.

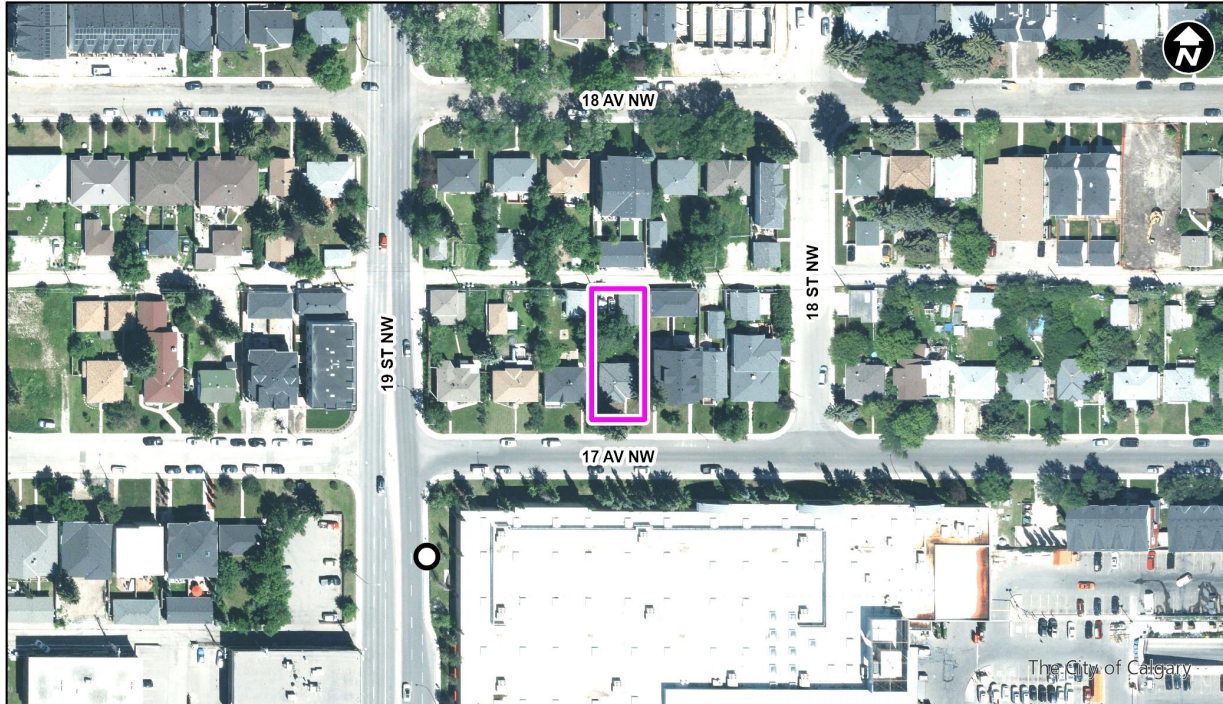
Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through [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 H-GO District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms including rowhouse, townhouse, and stacked townhouse units. There is no maximum density required under the H-GO District; rather, development scale and intensity are managed through a combination of:

- 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 floor 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.

Only the parcels that meet the site selection criteria located in the purpose statement of the district in the Land Use Bylaw 1P2007 have the potential to be redesignated to H-GO District. In areas that do not have an approved Local Area Plan, the H-GO District is only intended to be

applied to parcels in the Centre City or Inner City Areas as identified on the Urban Structure Map of the Calgary Municipal Development Plan, and within one or more of the following areas:

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

The subject site is appropriate for the proposed H-GO District as it is located within the Inner City and meets the locational criteria for proximity to: a Main Street (16 Avenue NW), an existing LRT platform (Lions Park Station) and BRT stop (Route 303 MAX Orange Brentwood/Saddletowne).

Development and Site Design

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

- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate inclusion of required vehicular parking and alternative mobility storage areas;
- providing appropriate waste and recycling storage; and
- ensuring an appropriate built interface along 17 Avenue NW.

Transportation

The subject site is located approximately 140 metres (two-minute walk) from the 16 Avenue NW Urban Main Street where westbound BRT stops are located including Route 303 (MAX Orange Brentwood/Saddletowne), Route 19 (Dalhousie Station) and Route 91 (Foothills Medical Centre). Eastbound BRT stops located south of the site include Route 91 (Lions Park Station), Route 19 (Sunridge), and Route 40 (North Hill). The Red Line LRT runs under 16 Avenue NW southwest of the site and stops at Lions Park Station, approximately 500 metres (seven-minute walk) to the southeast and at the Banff Trail Station, approximately 1.0 kilometre (13-minute walk) to the northwest.

Street parking is limited to residential permit parking along the north side of 17 Avenue NW, while public parking is available along the south side of the street. Vehicular access to the parcel is currently available from the rear lane and will be provided from the rear lane for future development.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject 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)

Administration's recommendation aligns 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)

Administration's 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 applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. The proposal is in keeping with the relevant MDP policies.

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 proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. 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.