

**Policy and Land Use Amendment in Banff Trail (Ward 7) at 2015 – 26 Avenue NW,  
 LOC2023-0182**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2015 – 26 Avenue NW (Plan 8543GN, Block 7, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023  
 OCTOBER 19:**

That Council:

1. Give three readings to **Proposed Bylaw 86P2023** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 248D2023** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2015 – 26 Avenue NW (Plan 8543GN, Block 7, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *Banff Trail Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- A development permit for a rowhouse building with secondary suites has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, located in the northwest community of Banff Trail, was submitted by the applicant and future landowner, Professional Custom Homes on 2023 July 06. The

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approximately 0.06 hectare (0.14 acre) parcel is located at the northeast corner of the intersection of 26 Avenue NW and Exshaw Road NW and is currently developed with a one-storey single detached dwelling and detached double garage. The garage is currently accessed from 26 Avenue NW although there is a rear lane as well. This application proposes redesignation to the R-CG District to accommodate a four-unit rowhouse building with four secondary suites, as per the Applicant Submission (Attachment 3).

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

**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 the Community Association was appropriate. In response, the applicant advertised on Facebook and Instagram, with a link to a Google Form for participants to provide feedback. The applicant also mailed postcards to residents within a 200-metre radius of the proposed site change. The Applicant Outreach Summary can be found in Attachment 4.

**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 one response letter of opposition from the public. The areas of concern included decreased pedestrian safety, and increased traffic and density.

No comments were received from the Banff Trail Community Association. 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.

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**IMPLICATIONS**

**Social**

The proposed R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

The applicant has indicated that they plan to pursue specific measures as part of the concurrent development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program Pathway F and Program 9). The concurrent application currently proposes that all parking stalls located on site will be electric vehicle ready and capable at the time of occupancy which supports Program Pathway F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles of the *Climate Resilience Strategy – Pathways to 2050*. The applicant has also proposed the use of AeroBarrier (Automated envelope sealing technology) that supports Program 9: Developing new climate-resilient buildings.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing 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. **Proposed Bylaw 86P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 248D2023**
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform