

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Banff Trail at the northeast corner of 26 Avenue NW and Exshaw Road NW. The parcel is approximately 0.06 hectares in size (0.14 acres) and is approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a one-storey detached dwelling and double detached garage accessed from 26 Avenue NW; however, it has a rear lane for future vehicle access to the site.

Surrounding development is characterized by a mix of residential development including single detached, semi-detached, and rowhouse forms. Land use in this part of Banff Trail is predominantly the Residential – Contextual One / Two Dwelling (R-C2) District and the Residential – Grade-Oriented Infill (R-CG) District. Multiple sites, on both sides of Morley Trail NW, one block northeast of the proposed land use amendment are designated R-CG, as well as two sites one block southeast. William Aberhart High School is approximately 360 metres northwest (six-minute walk), and Branton Junior High School is approximately 550 metres southeast (nine-minute walk). Banff Trail LRT Station is approximately 800 metres southwest (13-minute walk). The University of Calgary campus is approximately one kilometre west of the site (17-minute walk).

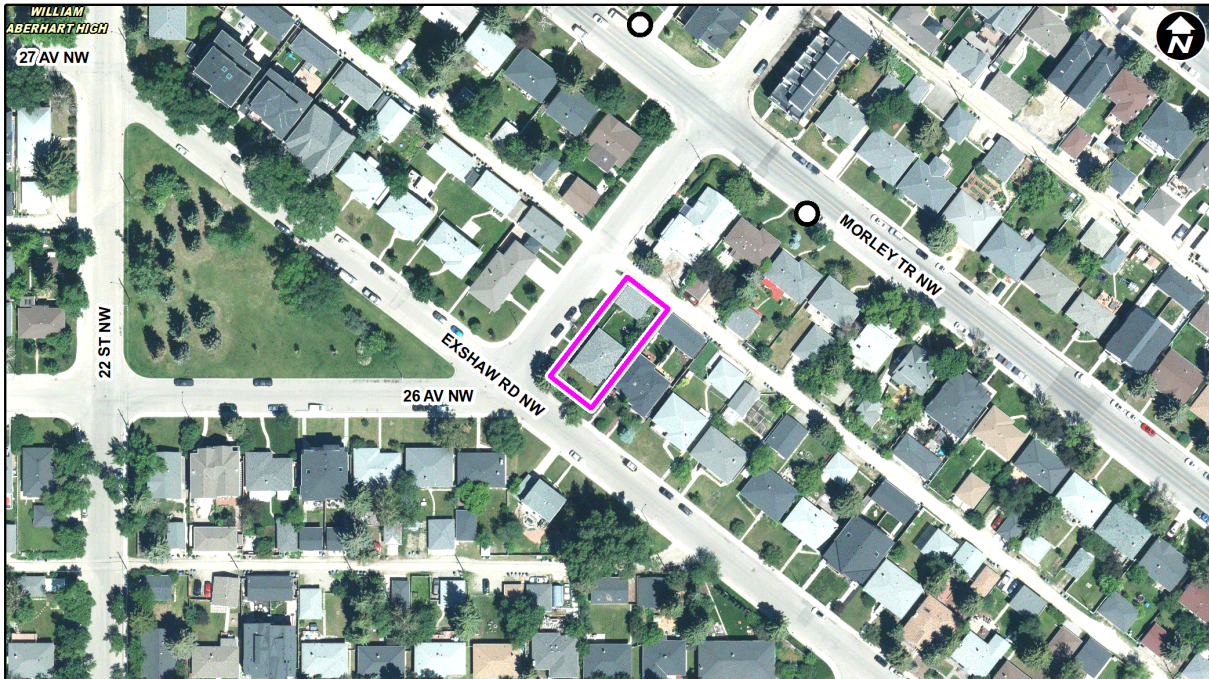
Community Peak Population Table

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

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-19.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Banff Trail Community Profile](#).



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 R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the area of the subject parcel, this would allow for up to four dwelling units.

Secondary suites (one backyard or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the future 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:

- green building and climate resilience mitigation and adaptation;
- designing the layout and configuration of the dwelling units;
- ensuring an engaging interface along both 26 Avenue NW and Exshaw Road NW frontages; and
- mitigating shadowing and overlooking.

The associated development permit application (DP2023-05671) proposes a four-unit rowhouse building with four secondary suites and a rear detached garage. Mobility storage space and bike parking are proposed. This DP is currently under review.

Transportation

Pedestrian access to the site is available from existing sidewalks along 26 Avenue NW and Exshaw Road NW. Pending redevelopment of the subject parcel, vehicular access will likely be required from the adjacent residential lane. 24 Avenue NW is part of the 5A (Always Available for All Ages and Abilities) Network, and on-street bike lanes are available.

The nearest transit service is on Morley Trail NW with eastbound and westbound bus stops located within 75 metres, a one-minute walk from the site (Route 65 – Market Mall/Downtown West). Along 19 Street NW are both north and southbound bus stops located 400 metres, a seven-minute walk from the site (Route 105 – Dalhousie Station). The Banff Trail LRT Station is located approximately 800 metres southwest, or a 13-minute walk from the site.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the site. Details of site servicing, as well as appropriate stormwater management are being considered and reviewed with the development permit application.

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 parcel is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure in 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. Redevelopment is intended

to occur in a form that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The applicant has proposed the following two climate measures on the concurrent development permit application:

- Electric plugs for plug-in hybrid vehicles that support Program Pathway F: Zero emissions vehicles; and
- AeroBarrier (Automated envelope sealing technology) that support Program 9: Developing new climate-resilient buildings.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within an area identified as Low Density Residential on Figure 2: Land Use Plan in the [Banff Trail Area Redevelopment Plan \(ARP\)](#). This area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. An amendment to the ARP is required in support of this application to allow for an increase in height of up to 11 metres (from the 10 metres currently provided for) and to include this site within the Low Density Rowhouse typology of the ARP in order to provide for the proposed R-CG rowhouse form. Multiple sites, including whole blocks along Morley Trail NW, immediately to the north of this site are currently R-CG District. This policy amendment is aligned with the existing typology of those parcels.

South Shaganappi Local Area Plan (Area 13)

Area 13 (South Shaganappi) which includes Banff Trail and surrounding communities is currently planned to launch fall 2023. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.