

Background and Planning Evaluation

Background and Site Context

The site is located on the northeast corner of 25 Avenue NW and 23 Street NW, approximately 200 metres (a three-minute walk) from Crowchild Trail NW within the community of Banff Trail. The site is approximately 0.08 hectare (0.21 acre) in size and is approximately 23 metres wide by 36 metres deep. The site fronts onto 25 Avenue NW and has lane access from the north. The property currently contains an existing single detached dwelling.

Surrounding development consists of single detached and semi-detached dwellings. There are two properties designated Residential – Grade-Oriented Infill (R-CG) District located approximately 65 metres to 110 metres (a one to two-minute walk) to the northwest, where one property was recently redeveloped with rowhouses. The site is within an approximate 600 metre radius (a 10-minute walk) of schools, parks, commercial businesses, McMahon Stadium, University of Calgary, and the Banff Trail LRT Station.

The site benefits from convenient pedestrian access via adjacent sidewalks, an existing on-street bikeway along 22 Street NW and 24 Avenue NW located within approximately 100 metres (a two-minute walk), a bus stop on Morley Trail NW (Route 65 Market Mall/Downtown West) located within 300 metres (a five-minute walk), Banff Trail LRT (450 metres (an eight-minute walk) and University LRT station (730 metres, a 12-minute walk). Also, the site has convenient vehicular access to downtown and other destinations via Crowchild Trail NW and on-street parking along 25 Avenue NW and 23 Street NW.

Community Peak Population Table

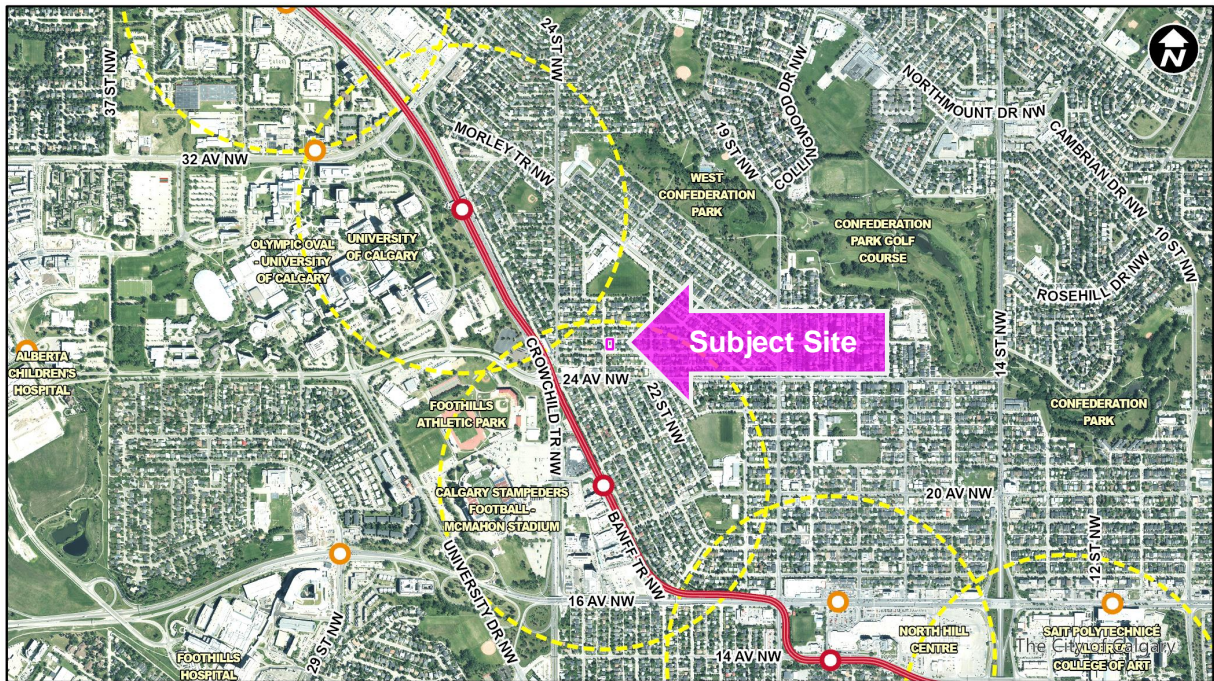
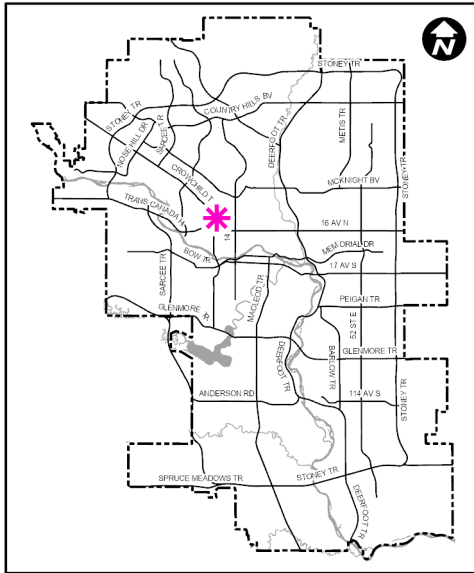
As identified below, the community of Banff Trail reached its peak population in 1968.

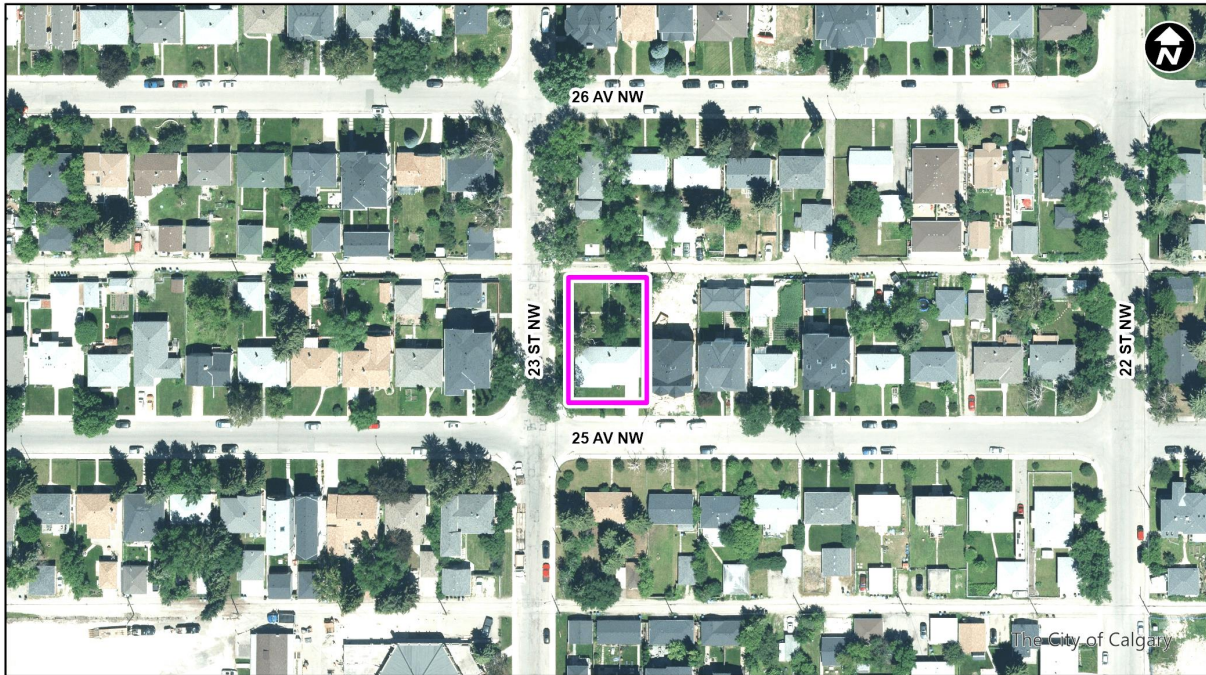
Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through 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 is primarily for duplex, semi-detached and single detached dwellings and may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of one main residential building per parcel. Secondary suites are permitted uses and backyard suites are discretionary uses within the R-C2 District.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade-oriented housing forms that can be contextually appropriate in low-density areas. The district includes rules for overall height, parcel coverage, height setbacks and amenity space that are intended to decrease 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 districts. The H-GO District also provides 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 ensure functional courtyard amenity space;
- a maximum parcel area to 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.

The H-GO District is intended to be designated on parcels within the Inner City Area that meet one or more of the following criteria:

- 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 BRT station; or
- within 200 metres of a primary transit service.

The subject site is located within the Inner City Area and is approximately 450 metres (an eight-minute walk) from the Banff Trail LRT platform, which meets the criteria above.

Development and Site Design

If approved by Council, 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, landscaping, and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 25 Avenue NW and 23 Street NW;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels; and
- amenity space.

Transportation

Pedestrian and vehicular access to the site is available via 25 Avenue NW, 23 Street NW and a rear lane. Both 25 Avenue NW and 23 Street NW are classified as Residential Streets, according to the Calgary Transportation Plan. Access to the Always Available for All Ages and Abilities (5A) Network is available via on-street bikeways on 22 Street NW located 130 metres (a two-minute walk) to the east and 24 Avenue NW located 98 metres to the south (a two-minute walk).

The subject parcel is approximately 300 metres (a five-minute walk) southwest of the nearest Route 65 (Market Mall/Downtown West) transit stop on Morley Trail NW, 450 metres (an eight-minute walk) from the Banff Trail LRT Station, and approximately 730 metres (a 12-minute walk) from the University LRT Station.

The site has convenient vehicular access to nearby commercial businesses, institutional buildings and downtown Calgary. Day-time street parking is limited to two hours on 25 Avenue NW, 26 Avenue NW and 23 Street NW. Parking is restricted (24/7) on a portion of 23 Street NW (southbound).

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

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)

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 policy amendment and 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 site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposal complies with the relevant land use policies that recognize the predominantly low-density residential nature and supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The MDP policies encourage redevelopment to make more efficient use of existing infrastructure, public amenities and transit, and also promotes climate resilience. The proposed land use amendment is in alignment with the relevant policies in the MDP.

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 explored and encouraged at subsequent development approval stages.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The site is currently identified as a Low Density Residential area (Figure 2: Land Use Plan) within the [Banff Trail Area Redevelopment Plan](#) (ARP). Policy within the ARP aims to maintain stability in the community and protect the existing residential character and quality of the neighbourhood. It supports low density residential forms in this area, specifically noting single and semi-detached developments are appropriate.

Two amendments are required in support of the proposed land use amendment. First, Figure 2: Land Use Plan will be revised from 'Low Density Residential' to 'Medium Density Low-Rise'. Second, Figure 3: Maximum Building Heights will change from 'As Per Land Use Bylaw' (i.e. 10 metres) to '12 metres'.

Medium Density Low-Rise areas are intended to allow for a low-rise built form (approximately three-four storeys) that can provide for a modest increase in density while being compatible with the existing character of the area. These policy amendments align with the ARP objectives of having a variety of low density housing options in this area to support residents.

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 and are reviewed using existing legislation and Council approved policy.