

Policy and Land Use Amendment in Banff Trail (Ward 7) at 3432 Cascade Road NW, LOC2023-0331

RECOMMENDATION:

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 reading to the proposed bylaw for the redesignation of 0.08 ± (0.19 acres ±) located at 3432 Cascade Road NW (Plan 2846GW, Block 4, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 FEBRUARY 8:

That Council:

1. Give three readings to **Proposed Bylaw 15P2024** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three reading to **Proposed Bylaw 98D2024** for the redesignation of 0.08 ± (0.19 acres ±) located at 3432 Cascade Road NW (Plan 2846GW, Block 4, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for development of grade-oriented housing where dwelling units may be attached or stacked within a shared building or cluster of buildings that may also include secondary suites.
- This 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 Housing – Grade Oriented (H-GO) 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 H-GO District may allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Banff Trail Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Banff Trail, was submitted by K5 Designs on behalf of the landowner, Cornerstone Development and Properties Inc on 2023 October 25. No

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development permit has been submitted at this time, however, as noted in the Applicant Submission, the applicant is proposing seven units with secondary suites (Attachment 3).

The approximately 0.08 hectare (0.19 acre) parcel is located on the north side of Cascade Road NW between Capitol Hill Crescent NW and 24 Street NW and is currently developed with a single detached dwelling. Vehicle access is provided from the rear lane. The site is well-served by transit, with bus service along 24 Street NW, and is within 400 metres (a five-minute walk) of University LRT Station. The proposed H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked in a form and a scale consistent with low density residential districts.

The proposed policy amendments to the ARP would change the Land Use Plan (Figure 2) land use classification from Low Density Rowhouse to Medium Density Low-Rise, and change the identified Maximum Building Height (Figure 3) from “As per Land Use Bylaw” to 12 metres.

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 respective community association was appropriate. In response, the applicant reached out to the Banff Trail Community Association (CA), distributed letters to adjacent residents and placed signage on the property to provide information on the project. 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 letter of opposition from the public. The letter of opposition cited increased traffic and parking issues, impact on community character and impact on existing infrastructure as areas of concern.

No comments from the CA were received. Administration contacted the CA 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 H-GO District is intended to be located adjacent to low-density districts and to accommodate a variety of grade-oriented housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units, on-site parking, and site servicing capacity will be reviewed and determined at the future development permit stage.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for more efficient use of 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 15P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 98D2024**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform