Applicant Submission

2338 25 AV NW
Land Use Redesignation Application

The proposed land use redesignation regarding the parcel located on the corner of 25 AV NW and 23 ST NW in the inner-city community of Banff Trail, envisions to rezone the property from R-C2 to H-GO. The goal is to ensure the availability of a variety of housing types within the community.

Moreover, this project brings an opportunity to work with the objectives and principles established by the Banff Trail Area Redevelopment Plan, as it "encourages the development of a diverse range of residential unit types and sizes to accommodate a broad demographic group"[1], to build a more sustainable and socially just City of Calgary, specially after the Housing Strategy was adopted by Council on Sept 16, 2023.

It is understood that the current Banff Trail Area Redevelopment Plan identifies this parcel as Low Dinsity Residential, which intends to "maintain stability in the community and to protect existing residential character and quality of the neighbourhood"[1] by continuing the existing low density built form (single and semi-detached housing).

Despite the current use designation, there are other similar parcels in close range (corner of 23 ST NW and 26 AV NW, 23 ST NW and 27 AV NW, 24 ST NW and 25 AV NW, 24 ST NW and 26 AV NW, and 24 ST NW and 27 AV NW) that are designated as Low Density Rowhouse. In addition to that, the parcel is within the 480m of the Banff Trail LRT Station, within 770m of the University LRT Station, and 300m of the closest bus stop, which are great conditions for missing middle typology redevelopmets.

The land use redesignation application intends to support a development proposal envisioned to provide missing middle typology homes to enhance accessiblity and housing options within inner-city Calgary. A potential complex of 3 townhomes + 3 suited basements plus 8 stacked townhomes within 2 buildings and an interior courtyard, conceiving an array of home layouts and typologies (from 1-bedroom to 3-bedroom units).

[1] Banff Trail Area Redevelopment Plan (Bylaw 7P86), Approved 1986 June 16. The City of Calgary. Page 8.