

**Policy and Land Use Amendment in Banff Trail (Ward 7) at multiple addresses,
LOC2024-0033**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares $\pm$ (0.54 acres $\pm$) located at 2352, 2356 and 2364 Capitol Hill Crescent NW (Plan 9110GI, Block 3, Lots 13 to 16) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to accommodate a mixed use development, with guidelines (Attachment 3).

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject parcel to a Direct Control (DC) District based on the Mixed Use - General (MU-1) District to address unusual site constraints created by a restrictive covenant on title which restricts development to a “Single or Two Family dwelling house and a private garage”.
- This application enables the Transit Oriented Development (TOD) vision for the area and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal allows for greater housing opportunities for inner city living with access to alternative modes of transportation and a more efficient use of existing infrastructure. The site is within 600 metres of the Banff Trail LRT Station.
- Why does this matter? By providing more housing options within the developed area, Calgary may have a more diverse population living in close proximity to existing services and facilities.
- An amendment to the *Banff Trail Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application was submitted by O2 Planning and Design on behalf of the landowners, Patrick Boyd and Patricia Paulson, on 2024 February 6.

The approximately 0.22 hectare (0.54 acre) site is located across from the Banff Trail LRT Station. Just beyond the station to the west is Motel Village and the pedestrian overpass to McMahon Stadium. The site is in close proximity to a range of goods and services.

The application proposes a Direct Control (DC) District, based on the Mixed Use – General (MU-1) District to allow for mixed-use development where commercial or residential units can be located at-grade. A minimum residential density has been used to address a restrictive covenant on the land and to support the TOD vision for this area in the ARP.

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As indicated in the Applicant Submission (Attachment 4), the proposed land use district enables residential and commercial uses, and accommodates a mid-rise development designed to be compatible with the provisions of the ARP, with an amendment to the maximum building height (from 20 to 23 metres) to accommodate main floor commercial uses. A development permit has not been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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 attended a Banff Trail Community Association meeting and held a public open house. Approximately 105 postcards were also delivered to neighbours and a project website was set up and on-site signage provided. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received 66 letters of opposition and five letters of support from the public. The letters of opposition included the following areas of concern:

- traffic and parking issues;
- noise generation;
- property value impacts on adjacent lands;
- loss of existing residential properties;
- affordability of potential new units;
- sunlight reduction and privacy loss for neighbouring lots;
- downtown views being impacted;
- the building form do not fit the character of the community; and
- public infrastructure and amenities such as schools, roads, parks etc. may not be able to accommodate an increase in users.

Of those letters of support, the following comments are offered:

- sustainability of location;

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- inclusion of a commercial element;
- support for reduced (even zero) parking;
- mix of uses;
- increase in density;
- proximity to university, schools, LRT and shipping options; and
- potential to generate alternative housing options in Banff Trail.

The Banff Trail Community Association (CA) provided a letter in general support on 2024 April 19 (Attachment 6). The CA has indicated looking forward to reviewing the applicant's proposed mitigations for the following areas of concern:

- building scale and its contextual appropriateness relative to surrounding single detached housing;
- traffic and parking pressures;
- shadowing and the reduction of natural light;
- restrictive covenant removal;
- privacy impacts on neighbouring properties; and
- construction timeline, number of units, waste and recycling collection and parking access.

The CA also noted this as a 'gateway site' that could contribute to local amenities, the proximity of the LRT station and realizing the TOD objectives of the ARP. The CA concludes that they welcome the opportunity to participate in bringing this project to reality.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design (including massing and mitigation for shadowing), number of units, and on-site parking access will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for 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.

IMPLICATIONS

Social

The proposed application enables redevelopment that will provide more housing options, local retail, and live/work opportunities for Calgarians in a TOD area, that is also within proximity to a range of schools, commercial and recreational land uses. The development of these lands will enable a more efficient use of land and infrastructure, supporting surrounding uses and amenities, while introducing additional amenities for the community and greater area.

Environmental

This application does not include any actions that specifically address objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future

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development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop a six-storey mixed-use development may increase ridership and help create a viable transit-oriented node around the Banff Trail LRT Station. It would also make more efficient use of existing infrastructure while providing additional housing options to the community that are attractive to a more diverse population.

Service and Financial Implications

No anticipated financial impact.

RISK

If this land use amendment application is not supported, there may be impediments to the implementation of the MDP and the ARP. Private investment and redevelopment envisioned in the MDP and ARP may not be achievable on this parcel even though it is situated directly east of the existing Banff Trail LRT Station.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Banff Trail Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform