

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Banff Trail, on Cascade Road NW between Capitol Hill Crescent NW and 24 Street NW. The irregular shaped site is approximately 0.08 hectares (0.19 acres) in size. The site is bounded on the south by Cascade Road NW, and on the west and north side by a residential lane.

An application to redesignate from the Residential - Contextual One / Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CG) District was received in 2022, and approved at the 2023 June 20 Public Hearing. This was before the Housing - Grade Oriented (H-GO) District was available. The H-GO District has now been proposed as it allows for additional development opportunities on the site.

Surrounding sites consist of a mixture of single and semi-detached dwellings, as well as rowhouses, and are generally designated as either R-C2 District or R-CG District. There are also several nearby parcels designated as H-GO District, most notably the adjacent parcel to the west. The site is currently developed with a single detached dwelling with an attached garage that is accessed from Cascade Road NW.

The site is located in close proximity to schools, community amenities and green space. The University of Calgary is 450 metres (a six-minute walk) to the northwest, William Aberhart High School is 450 metres (a six-minute walk) to the east and Banff Trail School is 500 metres (a six-minute walk) to the northeast. West Confederation Park is 900 metres (a 11-minute walk) to the east. The subject site is approximately 250 metres (a four-minute walk) from the University LRT Station.

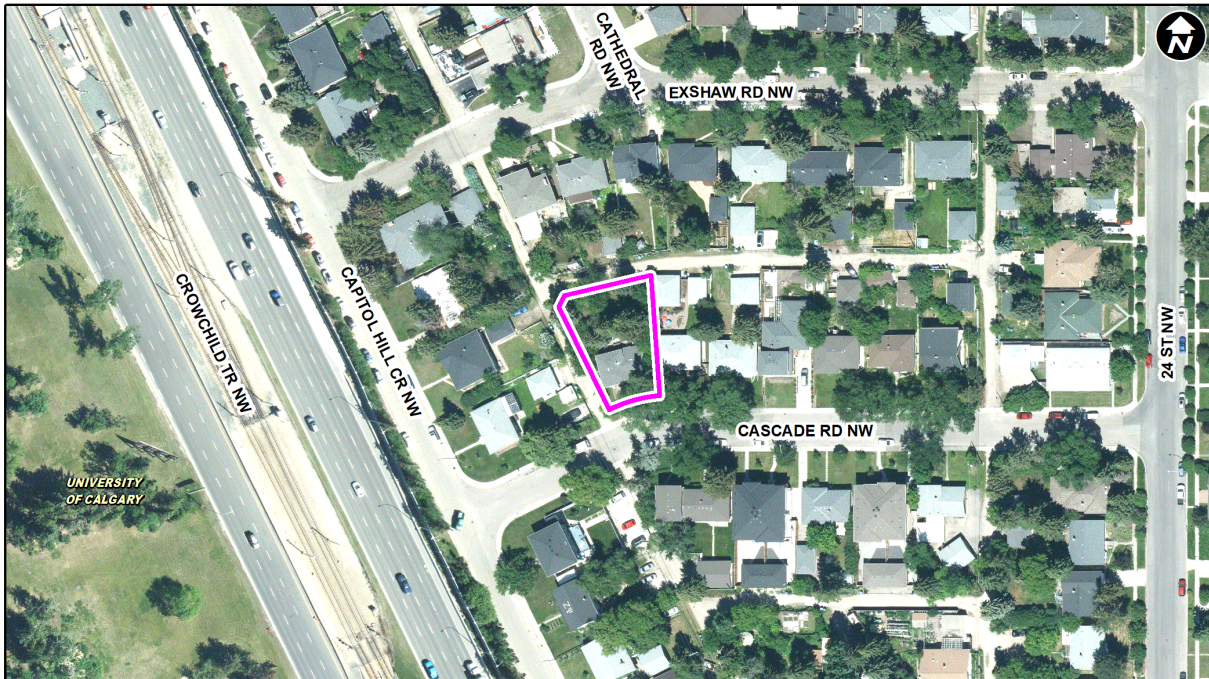
Community Peak Population Table

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) | -14.95% |

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-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare.

The proposed Housing – Grade Oriented (H-GO) District allows for 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 development. The H-GO District also provides rules to:

- provide a minimum building separation of 6.5 metres between a residential building at the front and a residential building to the rear of the parcel to provide a usable courtyard;
- a maximum floor area ratio (FAR) of 1.5;
- maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per dwelling unit or suite.

This site is appropriate for the proposed H-GO District as it meets the location criteria established in Land Use Bylaw 1P2007 under Section 1386 (d). The subject site is located in the inner city, within 600 metres of an existing LRT platform (Red Line), and 200 metres of the primary transit network.

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 site, additional items that will be considered at the development permit stage include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- mitigation of shadowing, privacy, and visual overlooking; and
- ensuring appropriate provision and design of vehicular access, motor vehicle stalls, and mobility storage areas.

Transportation

Pedestrian access to the site is available from the existing sidewalk along Cascade Road NW. There is an existing on-street bikeway (Capitol Hill Crescent NW) approximately 50 metres to the southwest which is part of the Always Available for All Ages and Abilities (5A) Network. Pending redevelopment of the subject parcel, vehicular access will only be permitted to and from the adjacent residential lane. On-street parking is restricted through a 24/7 residential parking permit on Cascade Road NW.

The site is well served by Calgary Transit. The University LRT Station is 250 metres to the northwest (a four-minute walk). Bus stops are located on 24 Street NW and Morley Trail NW for Route 65 (Market Mall/Downtown West); both are approximately 450 metres (a six-minute walk) to the northeast of the subject parcel.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any 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 policy 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 subject parcel is located within the 'Residential – Developed – 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 inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies as the application complies with policies that recognize the predominantly low-density residential nature within these communities and supports moderate intensification in a form that respects the scale and character of the neighbourhood.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Strategy - Pathways to 2050](#). The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align the 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 [Banff Trail Area Redevelopment Plan](#) (ARP) identifies the subject site as Low Density Rowhouse on Figure 2, Land Use Plan, with a maximum height "As Per Land Use Bylaw" (11 metres), as shown on Figure 3, Maximum Building Heights. The Low Density Rowhouse areas are intended to allow for a modest increase in density with a greater variety of housing types that are compatible in scale with the existing context.

Amendments to Figure 2, Land Use Plan, and Figure 3, Maximum Building Heights of the ARP are required to support the proposed redesignation to the H-GO District. The site will change on Figure 2, Land Use Plan, from 'Low Density Rowhouse' to 'Medium Density Low-Rise'. The site's classification on Figure 3, Maximum Building Heights, will change from 'As Per Land Use Bylaw' (11 metres) to '12 m' (12 metres).

Medium Density Low-Rise areas are intended to allow for a low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area. This site is close to other Medium Density Low-Rise areas, and both the current and proposed land uses are intended to allow contextually sensitive modest density increases. The H-GO District is compatible with existing and allowed developments in the area.

South Shaganappi Community Local Area Planning Project

Administration is currently working on the [South Shaganappi Community Local Area Planning Project](#) which includes Banff Trail and surrounding communities. The project is currently in its second phase (Explore). Planning applications are being accepted and processed during the local area planning process and are reviewed using existing legislation and Council approved policy.