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ITEM: 7.2.14 CPC2024-0162
DISTRIB-PRESENTATION 2
CITY CLERK'S DEPARTMENT



QuantumPlace[®]

CONSULTING

Banff Trail Land Use Redesignation

2221 23 Avenue NW

LOC2023-0287

Application Context

2221 23 Avenue NW

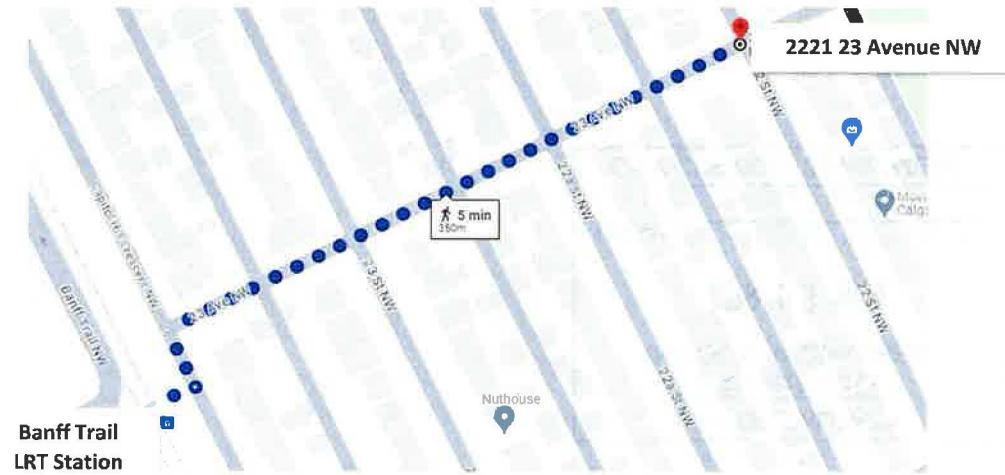
Application Context:

- Approximately 0.138 Ac. (0.056 Ha)
- 350 meters from Banff Trail Station, which is on the LRT Network in Calgary's Primary Transit Network
- Aligns with "Low Density Rowhouse" area specified in the Banff Trail Area Redevelopment Plan
- Current land use district: Residential – Grade-Oriented Infill

Site Context



Proximity to Banff Trail LRT Station



Application Context

Proposed Land Use Redesignation

Future Vision:

- Direct Control (DC) based on Residential – Grade-Oriented Infill (R-CG)
- This Land Use Redesignation is to enable the Development Permit (DP) approval already released for the site. The released DP will allow 4 units on the property, each with its own secondary suite.
- Currently, the existing restrictive covenant 1358GL on title dictates that only one single or semi-detached dwelling and a garage may be erected on one lot.

This DC will employ countering language to allow the higher density development. There are no other deviations from R-CG proposed within the DC district



3D Rendering From Released DP



Policy Alignment

- The Banff Trail Area Redevelopment Plan (ARP) welcomes modest increases in density with a greater variety of housing types.
- The "Low Density Rowhouse" land use in the ARP specifies that new development should be low density, grade-oriented residential development such as rowhouse buildings.

Banff Trail ARP Land Use Plan



Community Engagement

Engagement Context

- Met with the Director of Planning and Development for the Banff Trail Community Association on December 8, 2023 to discuss this application; and
- Made a project webpage on Qpengage.ca with information on the application available for the public to review and provide feedback on.

Engagement Responses

- The Banff Trail Community Association was supportive of this application and encouraged the diversity in housing that it would create.
- A neighboring resident has reached out offering to provide a support letter on this application and is in favor of this redesignation.

Information for Application on www.qpengage.ca



PROJECT LOCATION

The site is in the neighborhood of Banff Trail. It is within 350 meters of Banff Trail LRT Station which is part of Calgary's Primary Transit Network. The site is northwest of Branton Junior High School and is near a variety of restaurants, retail, and other commercial uses.



Engagement Form on www.qpengage.ca

WE ARE LOOKING FOR YOUR FEEDBACK

If you have any questions, concerns or comments please contact our project team.

First Name*

Last Name*

Email*

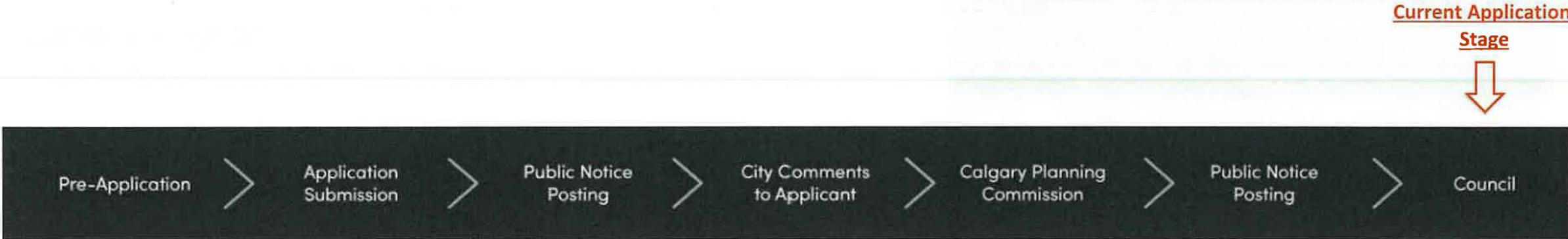
Message*



Public Hearing

Received unanimous support at CPC on February 22, 2024.

This application will be presented at the Public Hearing on April 9, 2024.





Questions?

Thank You.

quantumplace.ca
587.350.5172

1026 16th Ave NW, Suite 203
Calgary, AB | T2M 0K8

