

**Policy and Land Use Amendment in Banff Trail (Ward 7) at 2338 – 25 Avenue NW,  
 LOC2023-0269**

**RECOMMENDATIONS:**

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 readings to the proposed bylaw for the redesignation of 0.08 hectare ± (0.21 acre ±) located at 2338 – 25 Avenue NW (Plan 5090AM, Block 2, Lots 28 to 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024  
 MARCH 21:**

That Council:

1. Give three readings to **Proposed Bylaw 26P2024** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 140D2024** for the redesignation of 0.08 hectare ± (0.21 acre ±) located at 2338 – 25 Avenue NW (Plan 5090AM, Block 2, Lots 28 to 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale compatible with low density residential districts.
- The proposal represents a density increase of a residential site, allows for development that is 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 would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *Banff Trail Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use redesignation.
- A concurrent development permit has been submitted and is ready for decision pending Council's decision on this land use amendment.
- There is no previous Council direction related to this proposal.

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**DISCUSSION**

This application, located in the northwest community of Banff Trail, was submitted by the landowner, Professional Custom Homes Ltd. on 2023 September 14. As indicated in the Applicant Submission (Attachment 3), the proposed land use district would facilitate a townhouse development. A concurrent development permit (DP2023-08387) for two multi-residential buildings, comprised of 11 units, three secondary suites and an accessory residential building (garage) was submitted on 2023 November 28. Administration is ready to approve the development pending Council's decision on this policy amendment and redesignation application. See Development Permit (DP2023-08387) Summary for additional details (Attachment 6).

The approximately 0.08 hectare (0.21 acre) corner site is located on 25 Avenue NW, on the east side of 23 Street NW. The site is within 600 metres (a 10-minute walk) of the Banff Trail LRT Station and is in proximity of the Foothills Athletic Park, University of Calgary and area schools. The surrounding lands are primarily comprised of single detached and semi-detached dwellings.

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 the community association was appropriate. In response, the applicant contacted area residents by advertising on Facebook and Instagram, placed a small public notice on the subject property, met with an adjacent neighbour, and met with the Banff Trail Community Association. For details, please refer to the Applicant Outreach Summary (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 feedback in opposition from seven members of the public which included the following concerns:

- building height, density and lot coverage;
- traffic impacts and on-street parking impact;
- property value (decrease);
- safety and privacy, including overlooking living space, including children's windows, yards, bathrooms, concern with safety of children;
- building(s) won't align with other buildings along 25 Avenue NW;

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LOC2023-0269**

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- nuisance/noise;
- aesthetic concerns;
- landscaping and screening desired; and
- overburdening community infrastructure.

The Banff Trail Community Association provided a response that they do not oppose the proposal (Attachment 5).

Administration considered the relevant planning issues and has determined the proposal to be appropriate for the following reasons:

- the MDP encourages moderate intensification and efficient use of existing infrastructure, public amenities and transit in the Developed Residential – Inner City area;
- the proposal meets the purpose statement criteria of the H-GO District;
- the H-GO District is designed to be suitable adjacent to lower density land uses; and
- many of the public concerns may be managed at the development permit review stage and addressed through setbacks and building design.

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

## **IMPLICATIONS**

### **Social**

The proposed H-GO District would allow for a wider range of housing types than the existing land use district 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 enable the development of eleven residential dwelling units and three secondary suites. The development would provide housing opportunity and diversity, more efficient use of infrastructure and services, and increase density within proximity of the Banff Trail LRT Station.

### **Service and Financial Implications**

No anticipated financial impact.

Planning and Development Services Report to  
Calgary Planning Commission  
2024 March 21

ISC: UNRESTRICTED  
CPC2023-1225  
Page 4 of 4

**Policy and Land Use Amendment in Banff Trail (Ward 7) at 2338 – 25 Avenue NW,  
LOC2023-0269**

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**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 26P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Development Permit (DP2023-08387) Summary
7. **Proposed Bylaw 140D2024**
8. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform