

**Land Use Amendment in Banff Trail (Ward 7) at 2808 Capitol Hill Crescent NW,  
 LOC2024-0129**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three reading to the proposed bylaw for the redesignation of 0.07 hectares ± (0.18 acres ±) located at 2808 Capitol Hill Crescent NW (Plan 2846GW, Block 4, Lot 2) 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 consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Banff Trail Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a street-oriented stacked townhouse was submitted on 2024 June 21 and is under review.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.
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**DISCUSSION**

This land use amendment application in the northwest community of Banff Trail was submitted by CivicWorks on behalf of the landowner, Oldstreet Ivy 28 GP Inc. on 2024 May 10.

The approximately 0.07 hectare (0.18 acre) mid-block site is located on Capitol Hill Crescent NW, about 240 metres (a four-minute walk) southeast of the University LRT Station. The site is currently developed with a single detached dwelling and a rear detached garage accessed from the rear lane.

As indicated in the Applicant Submission (Attachment 2), a street-oriented stacked townhouse is being proposed. A development permit (DP2024-04559) for a 14-unit townhouse development was submitted on 2024 June 21 and is under review.

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

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**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 displayed custom on-site signage and delivered brochures outlining the proposed change and development vision to neighbours within 200 metres of the site. The applicant also shared a project summary and plans with the Banff Trail Community Association and Ward 7 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

**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 one letter of support highlighting the need for more housing around the University of Calgary campus.

No comments from the Banff Trail Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Following Calgary Planning Commission, notification for a 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 land use amendment would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate 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 by optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies is being explored and encouraged through the development permit process.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 August 01**

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**Economic**

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services, and will provide more housing choice in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform