

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Banff Trail on Capitol Hill Crescent NW, midblock between Exshaw Road NW and Cascade Road NW. The site is approximately 0.07 hectares (0.18 acres) in size and is approximately 20 metres wide and 36 metres deep. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding development consists primarily of single-detached dwellings designated Residential – Contextual One / Two Dwelling (R-C2) District. Parcels directly to the south and east of the subject site are designated Housing – Grade Oriented (H-GO) District. Multiple parcels to the east of the subject site along 24 Street NW are designated as Residential – Grade-Oriented Infill (R-CG) District.

The subject site is located approximately 240 metres (a four-minute walk) southeast of the University LRT station and 400 metres (a six-minute walk) of the University of Calgary campus, as identified in the *Municipal Development Plan* (MDP) as a Major Activity Centre. The subject site is located approximately 450 metres (a seven-minute walk) from both Banff Trail School and William Aberhart High School. West Confederation Park is located approximately 850 metres (an 11-minute walk) east of the subject site.

Community Peak Population Table

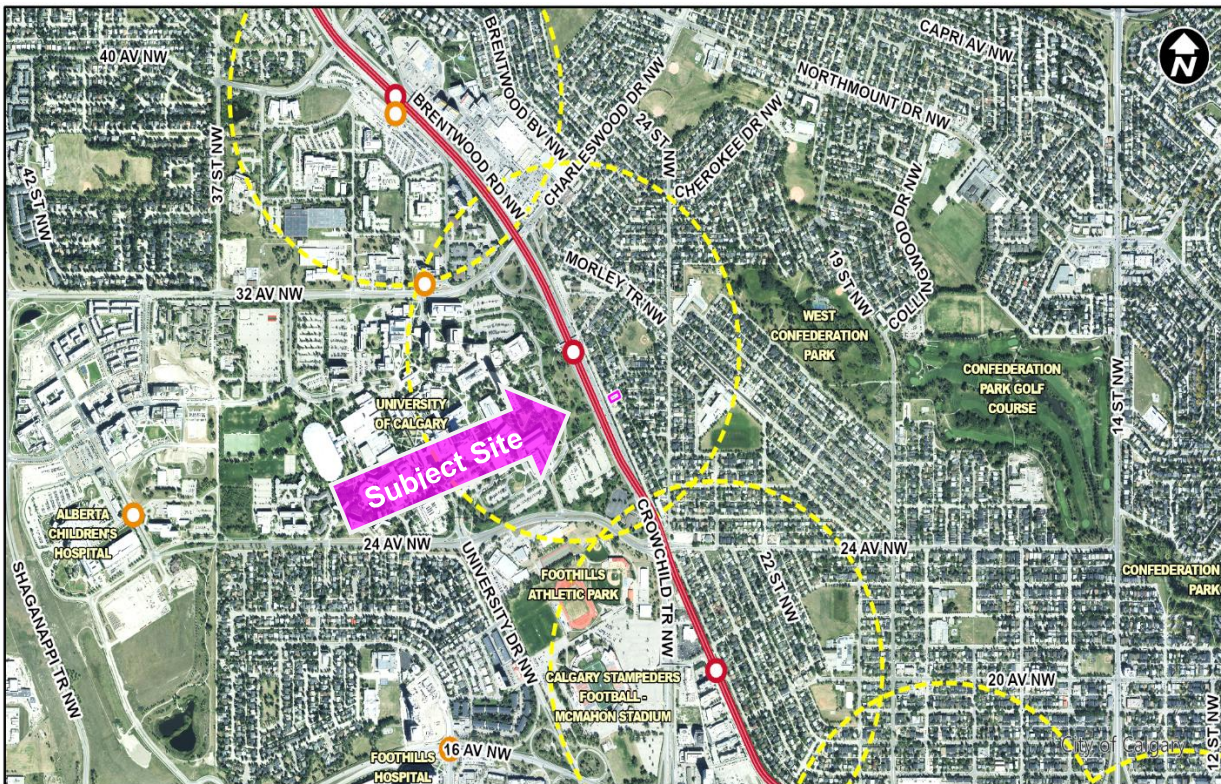
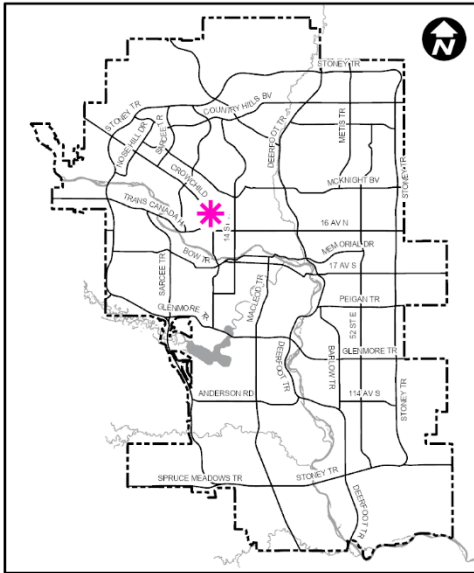
As identified below, the community of Banff Trail reached its peak population in 1968.

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through [Banff Trail Community Profile](#).

Location Maps





Previous Council Direction

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed H-GO District allows for a range of grade-oriented building forms that primarily take the form of a rowhouse, townhouse, or stacked townhouse and may include secondary suites. There is no maximum density required under the H-GO District. Development scale and intensity are managed through a combination of:

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

Only the parcels that meet the site selection criteria located in the purpose statement of the district in the Land Use Bylaw 1P2007 have the potential to be redesignated to H-GO District. In areas that do not have an approved Local Area Plan, the H-GO District is only intended to be applied to parcels in the Centre City or Inner City Areas as identified on the Urban Structure Map of the Calgary Municipal Development Plan, and within one or more of the following areas:

- 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Municipal Development Plan (MDP);
- 600 metres of an existing or capital-funded LRT platform;
- 400 metres of an existing or capital-funded Bus Rapid Transit (BRT) stop; or
- 200 metres of primary transit service.

The subject site is appropriate for the proposed H-GO District as it is located within the Inner City and meets the locational criteria for proximity to an existing LRT platform (University Station).

Development and Site Design

If approved by Council, the rules of the proposed H-GO District would provide guidance for the ongoing redevelopment of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Additional items that will be considered through the development permit review process include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate inclusion of required vehicular parking and alternative mobility storage areas; and
- providing appropriate waste and recycling storage.

Transportation

Pedestrian access to the site is available from existing sidewalks along Capitol Hill Crescent NW. The subject site is well served by Calgary Transit. The subject site is located approximately 240 metres (a four-minute walk) from the University LRT Station. A transit stop is available within 500 metres (a eight-minute walk) on 24 Street NW and Morley Trail (Route 65 – Market Mall/Downtown West). Transit stops are also available within 850 metres (a 14-minute walk) on Charleswood Drive NW where Route 20 (Heritage Station/ Northmount Dr N), Route 38 (Brentwood Station/Temple) and Route 65 (Market Mall/Downtown West) are located.

Street parking is limited to residential permit parking on Capitol Hill Crescent NW. Vehicular access to the subject parcel is currently available from the rear lane.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer lines are available to service future development. Further details for site servicing, as well as appropriate stormwater management are being considered and reviewed as part of the 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 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 site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. The proposal is in keeping with the relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include specific actions that 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 optimizing existing transit infrastructure. Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit process.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject site is located within the Medium Density Low-Rise area as identified on Figure 2: Land Use Plan in the [Banff Trail Area Redevelopment Plan](#) (ARP). This area is 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. The proposed land use amendment is supported by the policies of the ARP.

South Shaganappi Communities Local Area Planning Project

This site is located in Area 13 (South Shaganappi Communities), which includes Banff Trail and surrounding communities. Administration is currently developing the [South Shaganappi Communities Local Area Planning Project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are being reviewed using existing legislation and Council approved policy only, including the existing [Banff Trail Area Redevelopment Plan](#) (ARP). This proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft [South Shaganappi Communities Local Area Plan](#) (LAP).