

Land Use Amendment in Banff Trail (Ward 7) at 1914 – 17 Avenue NW, LOC2023-0234

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three reading to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1914 – 17 Avenue NW (Plan 8100AF, Block 34, Lots 6 and 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 DECEMBER 7:**

That Council give three reading to **Proposed Bylaw 41D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1914 – 17 Avenue NW (Plan 8100AF, Block 34, Lots 6 and 7) 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 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) 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 will better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northwest community of Banff Trail was submitted by CivicWorks on behalf of the landowners, Marc Tews and Stephen Beemish, on 2023 August 12. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a courtyard-style stacked townhouse development in the future.

The 0.06 hectare (0.14 acre) midblock site is located on 17 Avenue NW, one block north of 16 Avenue NW and the North Hill Shopping Centre. This site is currently developed with a single detached dwelling and a rear detached garage accessed from the rear lane.

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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 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 a 200 metre ± radius. 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 practice, 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 two letters of opposition. The letters of opposition included the following areas of concern:

- increased height and density;
- increased parking issues and traffic;
- development is not in keeping with the homes in the community; and
- reduced sunlight and privacy for neighbouring lots.

The Banff Trail Community Association indicated they had 'no objection' to the application.

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

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align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

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
4. **Proposed Bylaw 41D2024**
5. **CPC Member Comments**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform