

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Banff Trail and is a mid-block parcel facing Capitol Hill Crescent NW. The site is approximately 0.07 hectares (0.16 acres) in size, with dimensions of approximately 18 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and detached garage, with vehicular access from the rear lane.

Surrounding development consists of a mix of single detached and semi-detached development designated as Residential – Grade-Oriented Infill (R-CG) District. A Direct Control (DC) District (Bylaw 118D2019) is to the south of the site and is developed with a six storey apartment building. Parcels designated as Housing – Grade Oriented (H-GO) District are to the north (Cascade Road NW) and east (Creston Crescent NW) of the site.

In addition to the University of Calgary, which is 650 metres (a nine-minute walk) to the west, there are two grade schools within 600 metres (a 10-minute walk) of the site:

- William Aberhart High School (grades 10 to 12) is 350 metres (a six-minute walk) to the east; and
- Banff Trail School (kindergarten to grade five) is 500 metres (an eight-minute walk) to the north.

There is a green space immediately east on Creston Crescent NW, and the following parks are situated in close proximity to the site:

- Cathedral Road Park is 350 metres (a four-minute walk) to the north;
- Exshaw Park is 600 metres (a 10-minute walk) to the east; and
- West Confederation Park is 650 metres (an 11-minute walk) to the northeast.

Community Peak Population Table

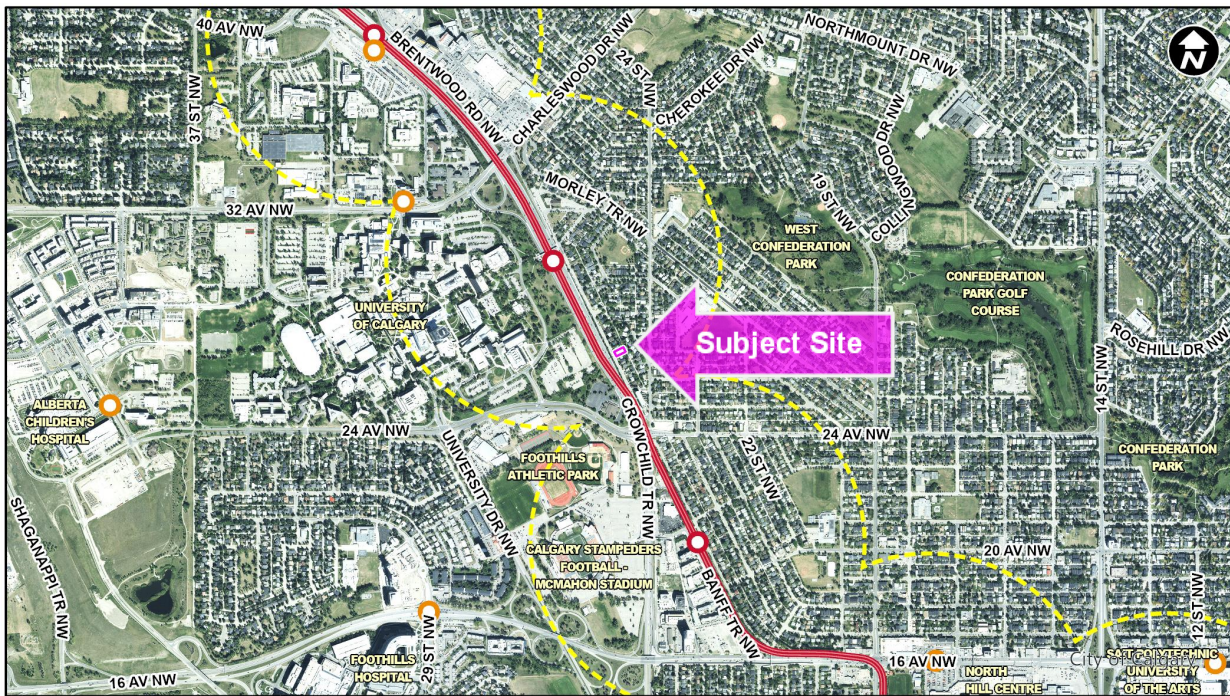
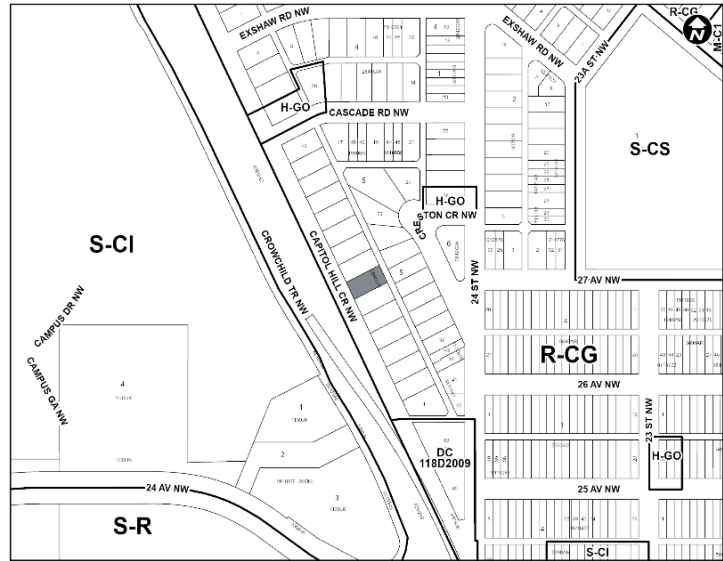
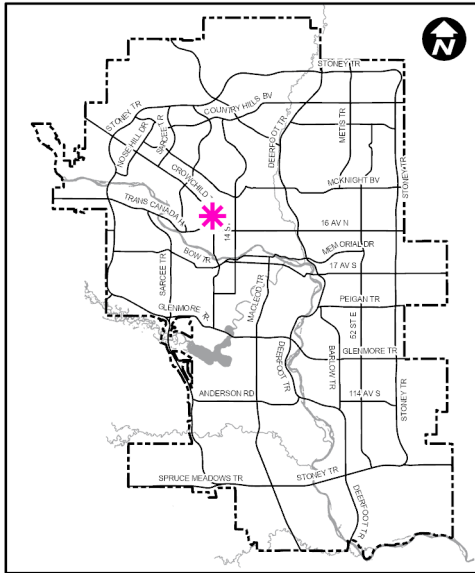
As identified below, the community of Banff Trail reached its peak population in 1968.

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 the [Banff Trail Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. This District allows for a maximum of 75 units per hectare (four dwelling units) and a maximum building height of 11 metres. Secondary suites are permitted uses within the R-CG District.

The proposed H-GO District allows for a range of grade-oriented building forms that is consistent with low-density residential districts and allows for a range of housing forms that may be attached, stacked or clustered. 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 parcel area to 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 secondary 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 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 BRT station; or
- 200 metres of a primary transit service.

The subject site is located within the Inner City Area and within 500 metres (an eight-minute walk) of the existing University LRT Station and meets the criteria to be considered for the H-GO District.

Development and Site Design

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

- the number and configuration of dwelling units and secondary suites;
- access and parking provision;
- mitigation of shadowing and privacy concerns; and
- appropriate location and design of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along Capitol Hill Crescent NW. Bicycle access to an existing on-street bikeway is along Capitol Hill Crescent NW connecting to cycle tracks on the Always Available for All Ages and Abilities (5A) Network on the south of the site along 24 Avenue NW approximately 300 metres (a five-minute walk).

The LRT line 201 (Red Line – Somerset-Bridlewood/Tuscany LRT) runs along Crowchild Trail NW with stops for both north and south-bound travel 500 metres (an eight-minute walk) to the northwest. Route 65 (Market Mall/Downtown West) has stops 600 metres (a 10-minute walk) to the northeast, providing both north and east-bound travel.

Street parking adjacent to the site is permit parking and is limited to a two-hour maximum, Monday to Friday along Capitol Hill Crescent NW for both directions.

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 will be 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 three to four 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 Area Plan (Non-Statutory – 2011)

The site is located in the Inner City Residential area as identified in Map 3 – Development Strategy and Urban Structure of the [South Shaganappi Communities Area Plan](#). Strategic objectives note creating complete communities should allow for creation of attractive housing areas that provide appropriate scale and density in order to retain existing and attract new residents. The proposed H-GO District aligns with the objectives of the Area Plan.

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).