

Policy and Land Use Amendment in Banff Trail (Ward 7) at 2016 and 2020 – 17 Avenue NW, LOC2024-0193

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 0.13 hectares \pm (0.32 acres \pm) located at 2016 and 2020 – 17 Avenue NW (Plan 8100AF, Block 47, Lots 7 to 10 and a portion of Lot 11) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to the Housing – Grade Oriented (H-GO) District to allow for grade-oriented development in a range of housing forms at a scale compatible with low density residential districts.
- The proposal represents an appropriate 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 H-GO District would allow for additional housing to be developed on this site and make more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District may 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 proposal.
- No development permit has 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 Horizon Land Surveys on behalf of the landowners, 2604299 Alberta Inc. (Vik Gill) and Peter Thomas, on 2024 July 22. No development permit has been submitted at this time. Additional information in the Applicant Submission (Attachment 3).

The approximately 0.13 hectare (0.32 acre) midblock site consists of two parcels located on 17 Avenue NW. Each parcel is currently developed with a single detached dwelling and detached garages with vehicular access from the lane.

The subject site meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007 as the site location is within 600 metres of an existing LRT platform, 400 metres of an existing BRT Station and 200 metres from an existing primary service network.

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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 door knocked and delivered post cards within a 100 metre radius of the properties. The applicant also reached out to the Banff Trail Community Association and Ward 7 Councillor's Office. The Applicant Outreach Summary can be found in 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.

No public comments were received at the time of writing this report.

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, notifications for a Public Hearing of Council for the land use amendment and policy amendment application 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

This land use amendment would enable the development of more housing in a variety of housing types and cater to different age groups, lifestyles, and demographics, which may contribute to a more inclusive community.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050 (Programs H, K)*. The measures include pursuing LEED GOLD Certification, preserving existing mature vegetation, EV charging and solar roof panels.

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Economic

This land use amendment would allow for an efficient use of land, existing infrastructure and local services and would 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. Proposed Amendments to the Banff Trail Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform