

Background and Planning Evaluation

Background and Site Context

The subject site consists of two midblock parcels located in the community of Banff Trail along 17 Avenue NW. The subject site is approximately 0.13 hectares (0.32 acres) in size and is approximately 34 metres wide and 36 metres deep. Both parcels are currently developed with single detached dwellings and detached garages with access from the lane.

Surrounding land uses include single and semi-detached dwellings. The property to the west is currently vacant with an approved development permit for a four-unit rowhouse building. Additionally, the corner parcel at the eastern end of the block is also developed with a four-unit rowhouse building. A number of sites one block to the east are designated Housing – Grade Oriented (H-GO) District. The property is one block north of multi-residential and commercial development along 16 Avenue NW.

The sites are 150 metres north (a two-minute walk) of 16 Avenue NW, an Urban Main Street, which has a variety of community amenities, including retail, restaurants, transit stops, schools and parks. The Banff Trail Community Association and Banff Trail Park is approximately 400 metres (a six-minute walk) to the north of the subject site. Branton School is located north of the subject site and is approximately 450 metres (a seven-minute walk) from the site. North Hill Centre is approximately 500 metres (an eight-minute walk) to the south of the site, and Southern Alberta Institute of Technology (SAIT) and Alberta University of the Arts (AUArts) are approximately 1.4 kilometres (a 23-minute walk) southeast of the site.

Community Peak Population Table

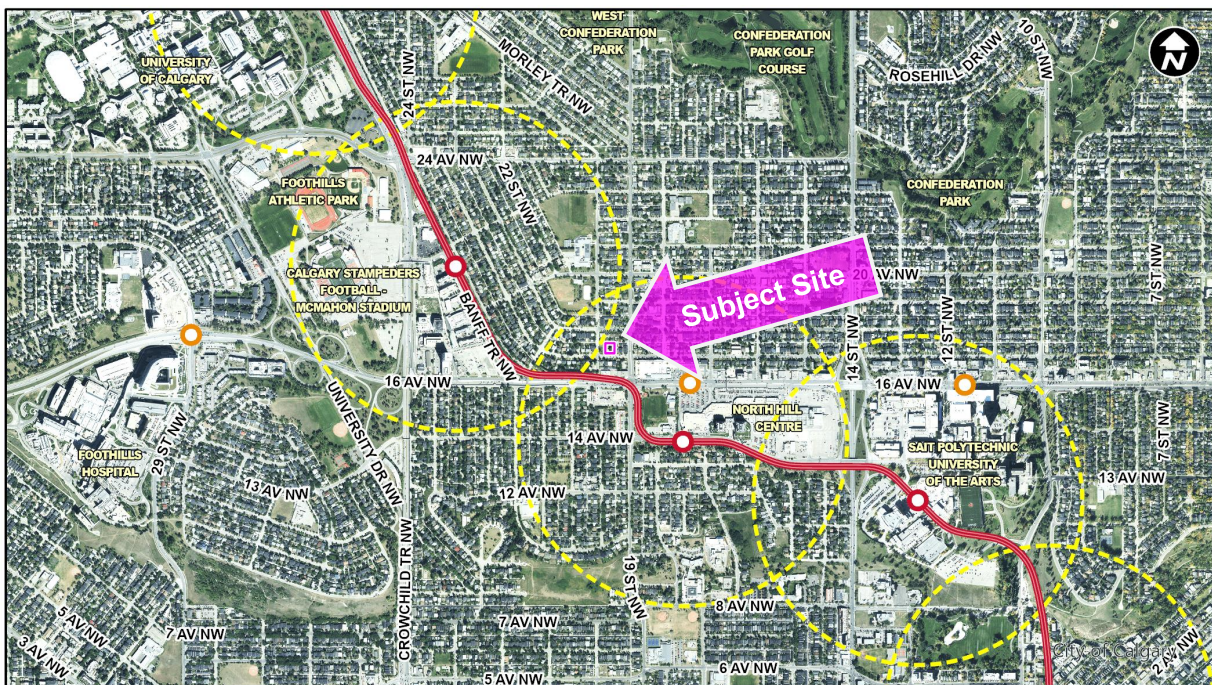
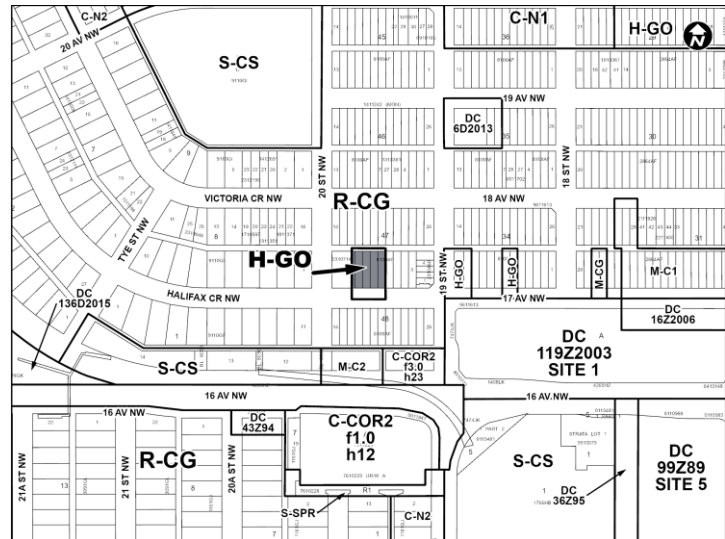
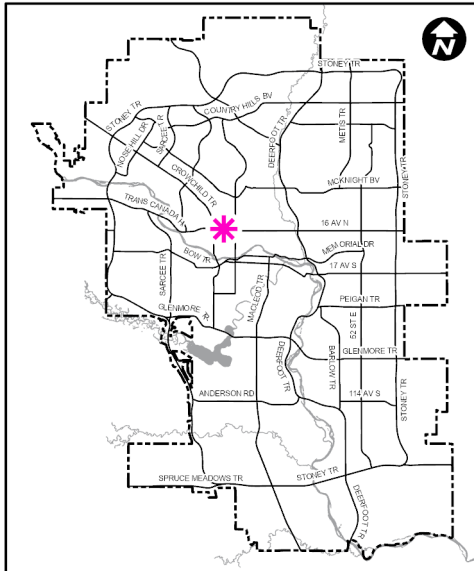
As identified below, the community of Banff Trail reached its peak population in 1968.

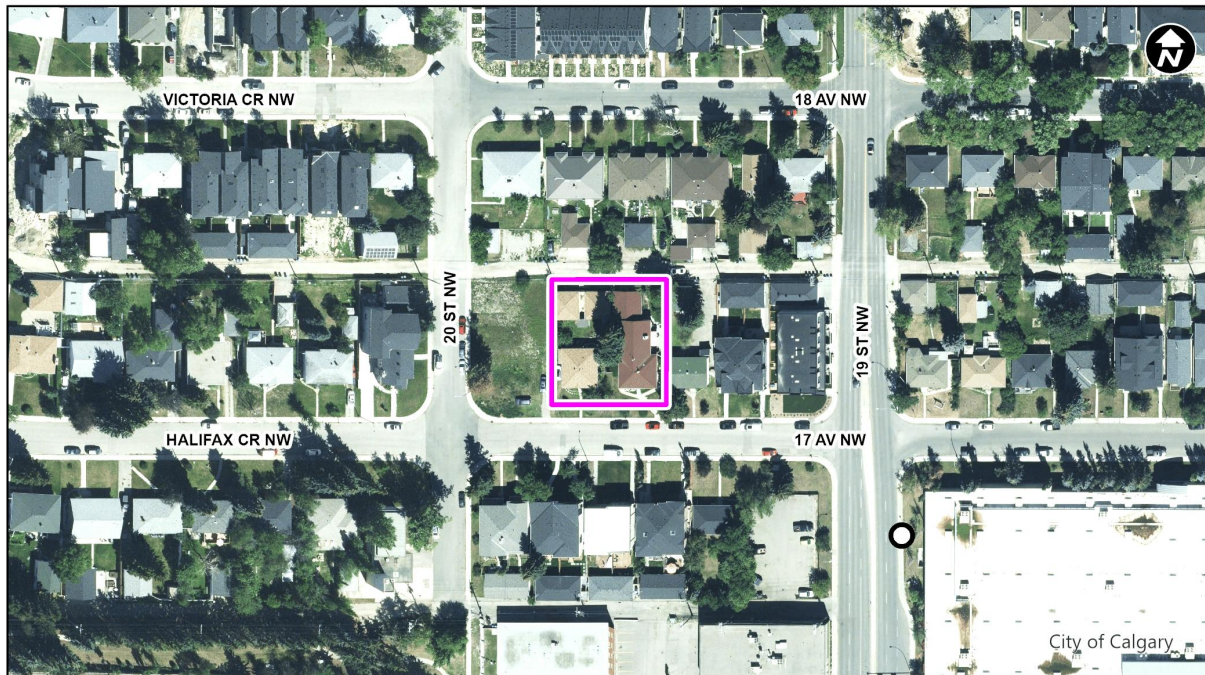
Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare. Secondary suites are permitted in the R-CG District and do not contribute toward the maximum density. Based on the size of the subject parcels, the R-CG District would allow for up to nine dwelling units plus secondary suites.

The proposed H-GO District accommodates grade-oriented developments in a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings that also include secondary suites.

The H-GO District also provides rules for:

- a minimum side separation of 3.0 metres between a residential building and a side property line where the building extends beyond the back of the adjacent residential building;
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite;
- a maximum floor area ratio (FAR) of 1.5, or total building floor area of approximately 1,950 square metres; and

- a maximum building height of 12.0 metres.

Section 1386(d) of the Land Use Bylaw 1P2007 provides the location criteria for where the H-GO District may be considered appropriate. The subject site meets the location criteria as it is within the overall Residential Developed Inner-City area and an Urban Main Street area, as identified under the *Municipal Development Plan (MDP) – Urban Structure Map*. In addition, the subject site is within 600 metres of an existing LRT platform (Lions Park Station), 400 metres of an existing BRT Station (Route 303 MAX Orange) and 200 metres from an existing primary service network.

Development and Site Design

If approved by Council, the rules of the H-GO District would 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 provisions;
- 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 the existing sidewalk along 17 Avenue NW. There is an on-street bikeway along 19 Street NW, providing access to the Always Available for All Ages and Abilities (5A) Network.

The area is well served by Calgary Transit, located near transit stops providing regular service. A transit stop for Route 105 (Dalhousie Station/Lions Park Station), 404 (North Hill) and 414 (14 St W) is located on 19 Street NW approximately 150 metres (a two-minute walk) southeast from the site. Route 19 (16 Avenue North), 40 (Crowfoot Station/North Hill), 91 (Foothills Medical Centre) and 303 (MAX Orange Brentwood/Saddletowne) are serviced by a transit stop located on 16 Avenue NW approximately 150 metres (a two-minute walk) to the south.

Direct vehicular access will only be permitted via the adjacent lane upon future redevelopment. On street parking along 17 Avenue NW is restricted to 2 hours, Monday to Friday from 8:00 a.m. to 5:00 p.m.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review stage.

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 and policy amendments build 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 sites are located in the Developed Urban Main Street area as identified in the [Municipal Development Plan](#) (MDP) Map 1: Urban Structure. Urban Main Streets should contain a broad range of uses including housing to accommodate a diverse range of the population in the form of apartments, mix-use developments and ground-oriented housing. Urban Main Street areas should accommodate the highest development densities that front onto the Urban Boulevard and properties should begin to step down as they progress further from the Urban Boulevard to provide an appropriate transition to lower scale buildings. The proposal aligns with applicable MDP policies by encouraging a flexible housing form that will achieve a modest intensification in an Urban Main Street area.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the Calgary [Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has indicated they will seek LEED Gold Certification, encourage preservation of existing mature trees, permeable pavement, EV charging and solar panels at the development permit stage. This supports the Zero Emission Vehicles, Focus land use planning to prioritize zero emissions city design and Natural Infrastructure sections (Programs H, F and K) of the Climate Strategy.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject site is located in the Low Density Rowhouse area as identified in Figure 2 – Land Use Plan, and the 11 metre area in Figure 3 – Maximum Building Heights of the [Banff Trail Area Redevelopment Plan](#) (ARP).

General residential policies note land use redesignations should be consistent with the general land use classifications identified in Figure 2. The Low Density Rowhouse area is intended to allow for a modest increase in density with a greater variety of housing type. However, policy 2.1.3.4 states, new development should be low-density, grade-oriented residential development such as rowhouse buildings, duplex dwellings, semi- and single detached dwellings. In addition, policy 2.1.4.1 indicates, new development should comply with the maximum building heights indicated in Figure 3.

Due to the flexibility of the H-GO District, which allows stacked dwelling units, and a maximum height of 12 metres, minor policy amendments to Figure 2 and Figure 3 of the ARP are required to accommodate the proposed land use amendment. The subject sites are required to be amended to the Medium Density Low Rise area in Figure 2 to reflect the allowable building form

of medium-density low-rise residential development which includes stacked dwelling units. An amendment to Figure 3 is also required to show the 12 metre maximum building height area.

These modest amendments to the ARP align with the MDP policies and the Council approved H-GO criteria under LUB 1P2007.

South Shaganappi Communities Area Plan (Non-Statutory – 2011)

The site is located in the Inner City Residential area and within 600 metres of a Neighbourhood Activity Centre 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 the creation of attractive housing areas that provide appropriate scale and density in order to retain existing and attract new residents. Neighbourhood Activity Centre policies also indicate these areas should have a mix of uses including the encouragement of housing affordability by multi-residential developments in the form of at-grade profile housing through to medium profile development. 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 Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing ARP. The amendment is not in alignment with the draft urban form category, which is identified as Neighbourhood Local, but is in alignment with the building scale modifier, Limited Scale (up to three storeys), for the subject sites in the draft *South Shaganappi Communities Local Area Plan* (LAP).