

**Land Use Amendment in Banff Trail (Ward 7) at 2640 Capitol Hill Crescent NW,
 LOC2024-0125**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 2640 Capitol Hill Crescent NW (Plan 2846GW, Block 5, Lot 8) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 October 17:**

That Council give three readings to **Proposed Bylaw 283D2024** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 2640 Capitol Hill Crescent NW (Plan 2846GW, Block 5, Lot 8) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a variety of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings.
- 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 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.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of Banff Trail was submitted by Calgreen Homes on behalf of the landowner, Feng Chen, on 2024 May 2. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build a townhouse development with six units and six suites.

The approximately 0.07 hectares (0.16 acres) mid-block site is located on Capitol Hill Crescent NW, about 500 metres (an eight-minute walk) southeast of the University LRT Station. The 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 delivered brochures to 30 immediate neighbours. The applicant also shared a project summary with the Banff Trail Community Association. The Applicant Outreach Summary can be found in Attachment 3.

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.

Administration received one letter of objection highlighting the concerns about increased density, height and parking issues.

Administration did not receive any comments from the Banff Trail Community Association through circulation. Administration contacted the CA to follow up and did not receive a response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building height, massing and parking details will be reviewed and determined at the development permit stage.

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 actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this

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site with applicable climate strategies will be explored and encouraged through the development permit process.

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 283D2024**
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform