

Policy Amendment in Banff Trail (Ward 7) at 3223 Cochrane Road NW, LOC2024-0233

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Banff Trail Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single and semi-detached dwellings and secondary suites).
- 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 policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a four-unit townhouse with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the northwest community of Banff Trail, was submitted by Ryan G Cairns Residential Design on behalf of the landowners, Janette and Maria Miu Ling Eng, on 2024 September 15. A development permit (DP2024-04872) for a four-unit townhouse with secondary suites was submitted on 2024 July 03 and is under review. As noted in the Applicant Submission (Attachment 3), the proposed policy amendment is necessary to support this development permit and to better align with the site's current Residential – Grade-Oriented Infill (R-CG) District land use designation.

The approximately 0.06 hectare (0.14 acre) site is a single midblock parcel located on Cochrane Road NW, east of 24 Street NW and near the T-intersection of Canmore Road NW. The site is currently developed with a single detached dwelling and accessory residential building.

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

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Applicant-Led Outreach

As part of the review of the proposed policy amendment application, the application was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interest parties and respective community association was appropriate. In response, the applicant determined that no outreach would be undertaken beyond Administration's standard circulation and notification processes. The Applicant Outreach Summary (Attachment 4) notes the recent redesignation of the parcel to the R-CG District as part of city-wide rezoning, and that the community was engaged preceding Council's decision.

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 12 letters of opposition from the public noting the following areas of concern:

- increased traffic congestion and parking issues;
- safety concerns related to the site's location in a school zone and near a pedestrian crosswalk;
- reduced privacy and sunlight for neighbouring parcels;
- loss of mature trees and landscaping; and
- incompatibility with other existing building forms in the area.

No comments from the Banff Trail Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy amendment 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 policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

Environmental

The application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development

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on this site with applicable climate strategies are being explored and encouraged through the review of the development permit.

Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

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