

Planning and Development Services Report to  
 Calgary Planning Commission  
 2024 October 31

ISC: UNRESTRICTED  
 CPC2024-1158  
 Page 1 of 3

**Land Use Amendment in Banff Trail (Ward 7) at 2371 – 20 Avenue NW,  
 LOC2024-0188**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2371 – 20 Avenue NW (Plan 9110GI, Block 7, Lot 11) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate rowhouse development, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
 OCTOBER 31:**

That Council give three readings to **Proposed Bylaw 6D2025** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2371 – 20 Avenue NW (Plan 9110GI, Block 7, Lot 11) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate rowhouse development, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This land use amendment seeks to redesignate the subject parcel to a Direct Control (DC) District based on the Residential – Grade-Oriented Infill (R-CG) District to address unusual site constraints created by a restrictive covenant on title which restricts development to a “Single or Two Family dwelling house and a private garage”.
- This application supports the transit-oriented development vision for the Banff Trail community in alignment with the *Municipal Development Plan* (MDP) and *Banff Trail Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This land use amendment would promote greater housing choice in a community with access to alternative transportation modes, as well as more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? More housing choice adjacent to existing Light Rail Transit (LRT) infrastructure is important and this proposal may increase population diversity in close proximity to existing services and facilities in Banff Trail and may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- In 2023, a development permit (DP2023-05562) was approved on this site for a four-unit rowhouse building with secondary suites.
- In 2017, a land use amendment application was approved by Council (Bylaw 269D2017) to implement the new density policies of the ARP which designated the subject parcel Residential – Grade-Oriented Infill (R-CG) District.

**DISCUSSION**

This application, located in the northwest community of Banff Trail, was submitted on 2024 July 18 by Horizon Land Surveys on behalf of the landowner, Bhimani Holdings Inc. The application proposed a redesignation to Direct Control (DC) District to enable the development of four dwellings units with secondary suites, as indicated in the Applicant Submission (Attachment 3).

**Land Use Amendment in Banff Trail (Ward 7) at 2371 – 20 Avenue NW,  
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The approximately 0.06 hectare (0.14 acre) parcel is located in at the corner of Halifax Crescent NW and 20 Avenue NW and is currently vacant as the previous single detached dwelling and garage have been demolished. The site is approximately 400 metres east of the Banff Trail LRT Station (a six-minute walk) and 300 metres (a five-minute walk) from the 16 Avenue NW Urban Main Street.

The parcel is subject to a restrictive covenant that restricts the use of the parcel to a single or semi-detached dwelling. Restrictive covenants are not binding on Council or Administration in making land use or development permit decisions. They do present a potential impediment to redevelopment at the time of construction should another landowner choose to enforce the restrictive covenant.

The ARP states that for parcels subject to a restrictive covenant that is not in alignment with the goals and objectives of the ARP, The City of Calgary supports the direction of the ARP (Section 2.1.2 – Context). This is the basis of Administration’s recommendation to Calgary Planning Commission in this report.

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 post cards outlining the proposed change to neighbours within a 100 metre radius. The applicant also contacted 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 practice, 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, 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.

**Land Use Amendment in Banff Trail (Ward 7) at 2371 – 20 Avenue NW,  
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**IMPLICATIONS**

**Social**

The proposed DC District will provide additional certainty that the rowhouse and townhouse uses listed in the existing R-CG District can be realized, which may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

The approved development permit linked to this land use amendment does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

**Economic**

The ability to develop up to four dwelling units and secondary suites on this site would allow for a more efficient use of land, existing infrastructure and services, and provide more housing choices in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

If this land use amendment application is not supported, there may be impediments to the implementation of the MDP and the ARP. Private investment and redevelopment envisioned in the MDP and ARP may not be achievable on this parcel even though it is situated within 400 metres from the existing Banff Trail LRT station (a six-minute walk).

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 6D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform