

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Banff Trail at the corner of 28 Avenue NW and Cochrane Road NW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and detached garage with vehicle access from 28 Avenue NW. Lane access is available along the rear of the site.

Surrounding development is primarily made up of single and semi-detached dwellings designated Residential – Grade-Oriented Infill (R-CG) District. Commercial properties designated Commercial – Neighbourhood 2 (C-N2) District are located one block to the southwest of the subject property.

The site is approximately 100 metres southwest (a two-minute walk) of West Confederation Park and 150 metres northeast (a three-minute walk) of William Aberhart High School. Banff Trail School is approximately 300 metres (a five-minute walk) to the northwest of the site. The redline LRT Station (University Station) is 950 metres (a 16-minute walk) and University of Calgary campus is approximately 1 kilometre (a 17-minute walk) to the west.

Community Peak Population Table

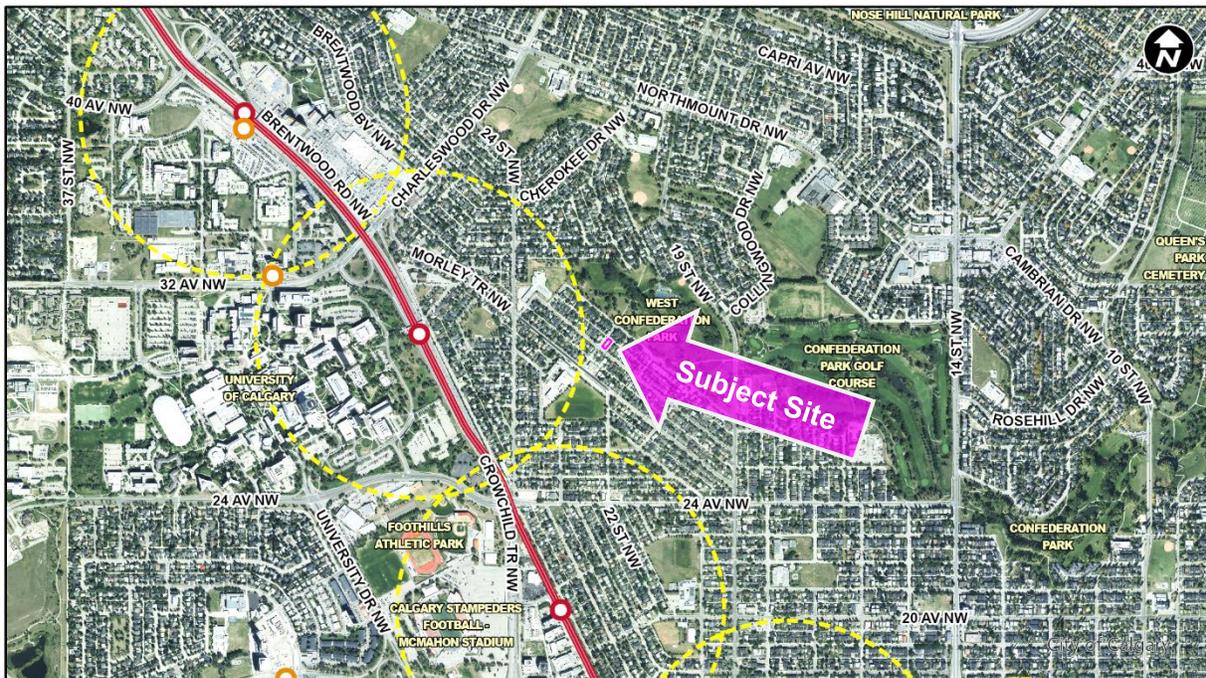
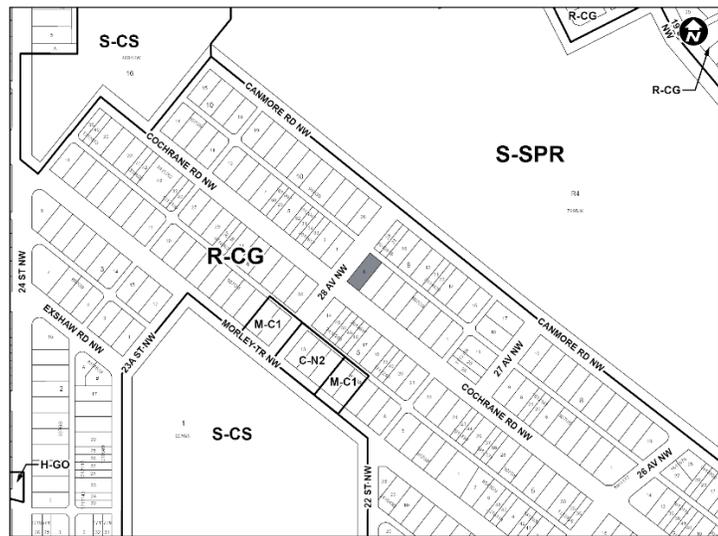
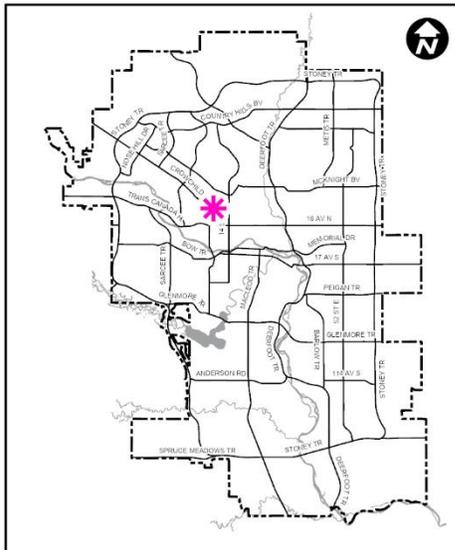
As identified below, the community of Banff Trail reached its peak population in 1968.

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 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 hectares. Secondary suites are permitted in the R-CG District. Based on the size of the subject parcel, the R-CG District would allow for up to four dwelling units and secondary suites.

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 policy amendment builds 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 site is located within the Developed Residential – Inner City area as identified in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable strategies are being explored and encouraged at the development permit stages.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject site is located in the Low Density Residential area as identified in Figure 2 – Land Use Plan, and As Per Land Use Bylaw 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 Residential area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhoods. The existing low density built form (single and semi-detached housing) should continue within this area.

The proposed policy amendments to Figure 2 would amend the subject site from Low Density Residential to Low Density Rowhouse to reflect the allowable uses under the R-CG District and align with MDP policies. In addition, Figure 3 would be amended from As Per Land Use Bylaw to 11 metre to reflect the maximum allowable height under the R-CG District.

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

The site is located in the Inner City Residential area 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. The proposed policy amendments align 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 proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *South Shaganappi Communities Local Area Plan* (LAP).