

Background and Planning Evaluation

Background and Site Context

The subject site is located within the northwest community of Banff Trail and is a mid-block parcel fronting on Capitol Hill Crescent NW. The parcel is approximately 0.07 hectares (0.16 acres) in size and is approximately 18 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and a front attached garage accessed from the street.

Surrounding development consists of a mix of single detached and semi-detached dwellings designated as Residential – Grade-Oriented Infill (R-CG) District. A site at the south corner of Capitol Hill Crescent NW and 24 Street NW is designated as a Direct Control (DC) District ([Bylaw 118D2009](#)) and is developed with a six story multi-residential building with limited commercial uses including a restaurant, office spaces and an outdoor café. Several parcels to the north, including the adjacent property, are also designated as Housing – Grade Oriented (H-GO) District.

The University of Calgary is located approximately 650 metres (an 11-minute walk) to the west. Nearby schools include William Aberhart High School, about 450 metres (an eight-minute walk) to the east and Banff Trail School, approximately 700 metres (a 12-minute walk) to the north.

There are several parks nearby, including a small green space immediately to the east on Creston Crescent NW, Cathedral Road Park which is 450 metres (an eight-minute walk) to the north and Exshaw Park, located 550 metres (a nine-minute walk) to the east. West Confederation Park is also within walking distance, approximately 850 metres (a 14-minute walk) from the site.

Community Peak Population Table

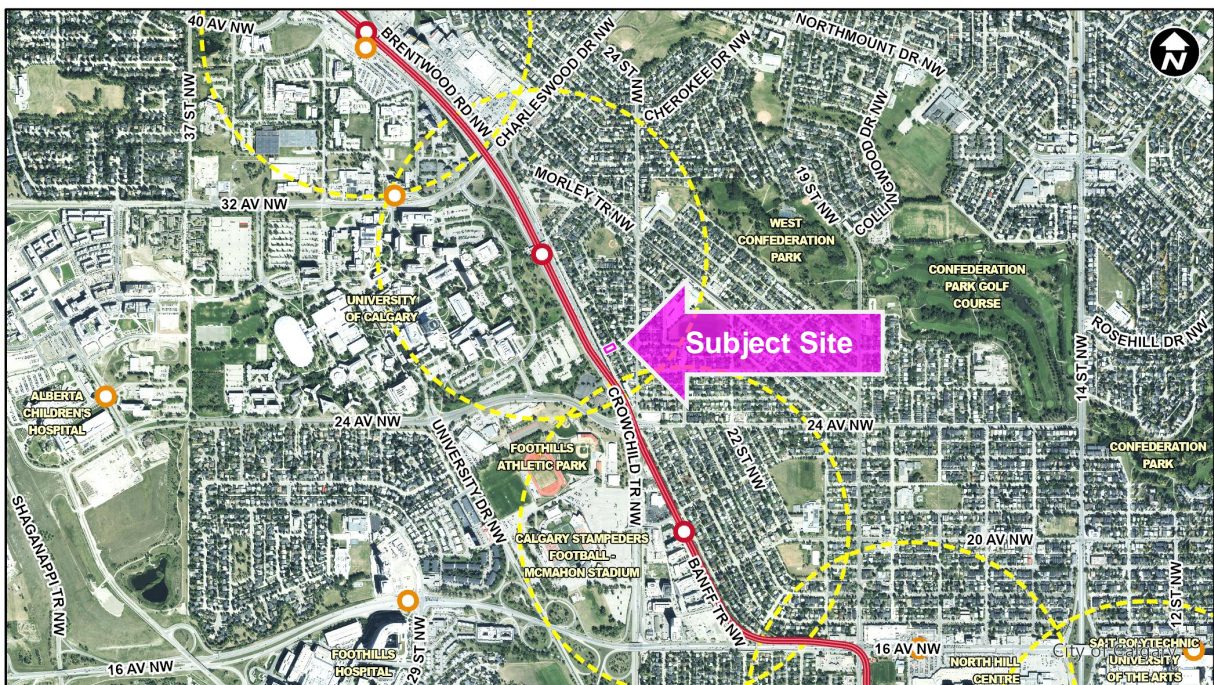
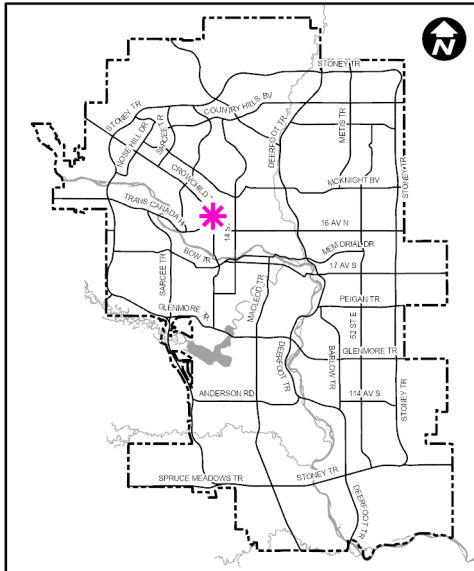
As identified below, the community of Banff Trail reached its peak population in 1968.

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 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. Based on the size of the subject parcel, the R-CG District would allow for up to four dwelling units plus secondary suites.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade-oriented building forms that can be contextually appropriate in low-density areas. The district includes rules for building height, parcel coverage and amenity space that are intended to mitigate massing and shadowing impacts on neighbouring parcels. The proposed H-GO District accommodates grade-oriented development. Dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts. The H-GO District also provides rules for:

- a maximum parcel area to floor area ratio (FAR) of 1.5, or a total building floor area of approximately 986 square metres (10,612 square feet) for the subject site;
- a maximum building height of 12 metres;
- a minimum separation distance of 6.5 metres between a residential building on the front portion of the parcel and a residential building on the rear portion to ensure functional courtyard amenity space; and
- a minimum of 0.5 parking stalls per unit and suite.

Section 1386 (d) of Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. Sites that do not have an approved Local Area Plan (LAP) must be within the Centre City or Inner City Areas identified on the Urban Structure Map of the *Municipal Development Plan* (MDP), and also within one or more of the following:

- 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the *Municipal Development Plan* (MDP);
- 600 metres of an existing or capital-funded Light Rail Transit (LRT) platform;
- 400 metres of an existing or capital-funded BRT station; or
- 200 metres of a primary transit service.

The subject site meets the location criteria for the H-GO District as it is located within the Inner City Areas of the MDP and is within 600 metres of the existing University LRT Station.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered at the development permit stage include, but are not limited to:

- layout and configuration of dwelling units;
- creating an engaging built interface along Capitol Hill Crescent NW;
- mitigating shadowing, overlooking, and privacy concerns;
- providing quality amenity space for residents;
- ensuring appropriate waste storage and collection; and
- providing suitable mobility options, including motor vehicle parking, bicycle parking and alternative mobility storage lockers.

Transportation

Pedestrian access to the site is available from the existing sidewalk along Capitol Hill Crescent NW. An existing on-street bikeway runs along Capitol Hill Crescent NW, connecting to the bikeways and pathways on 24 Avenue NW to the south, which are part of the Always Available for All Ages and Abilities (5A) Network.

The LRT line 201 (Red Line – Somerset-Bridlewood/Tuscany LRT) runs along Crowchild Trail NW with stops for both northbound and southbound travel located approximately 500 metres (an eight-minute walk) to the northwest. The site is approximately 700 metres (a 12-minute walk) from transit stops located at Morley Trail NW and 24 Street NW. These stops host Route 65 (Market Mall/Downtown West), which provides both northbound and eastbound travel.

On-street parking is restricted along Capitol Hill Crescent NW to a two-hour maximum from Monday to Friday. Upon redevelopment of the subject parcel, vehicular access will be only permitted to and from the rear lane.

A Transportation Impact Assessment or parking study 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 as part of the development permit application review.

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.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the proposed H-GO District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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 climate strategies will be explored and encouraged at subsequent development approval stages.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject site is located within the Medium Density Low-Rise area as identified on Figure 2: Land Use Plan in the [Banff Trail Area Redevelopment Plan](#) (ARP). This area is intended to allow for a low-rise built form (approximately three to four storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area. The proposed land use amendment is in alignment with the policies of the ARP.

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 creation of attractive housing areas that provide appropriate scale and density in order to retain existing and attract new residents. The proposed H-GO District aligns with the objectives of the Area Plan.

South Shaganappi Communities Local Area Planning (Proposed)

Administration presented the proposed [South Shaganappi Communities Local Area Plan](#) (LAP), which includes Banff Trail and surrounding communities to the Infrastructure and Planning Committee on 2025 January 30. The proposed LAP will be presented to Council on 2025 March 4 with a recommendation for approval. The proposed land use is in alignment with the applicable urban form category and building scale modifier for the subject site in the proposed LAP. 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.