

**Land Use Amendment in Banff Trail (Ward 7) at 2435 – 23 Street NW, LOC2025-0150**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2435 – 23 Street NW (Plan 9110GI, Block 4, Lot 30) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum density, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
 FEBRUARY 12:**

That Council refuse and abandon **Proposed Bylaw 36D2026** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2435 – 23 Street NW (Plan 9110GI, Block 4, Lot 30) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum density, with guidelines (Attachment 2).

Opposition to Recommendation: Commissioner Hawryluk

**HIGHLIGHTS**

- This application seeks to redesignate the subject site from the Residential – Grade-Oriented Infill (R-CG) District to a Direct Control (DC) District to establish a minimum residential density on this site and remove the ability to develop single detached and duplex dwellings.
- Administration is recommending refusal of the proposed DC District because it restricts the range of allowable uses, which is not in alignment with the *South Shaganappi Communities Local Area Plan* (LAP). In addition, the built form the applicant is trying to achieve is already supported within the existing R-CG District.
- What does this mean to Calgarians? Refusal of this proposal will ensure the land use is consistent with the LAP.
- Why does this matter? The LAP was approved by Council in 2025 and provides direction on development and community improvements to help guide change within the Plan area. Refusal of this land use amendment would ensure the housing forms supported in the LAP are not being excluded.
- A development permit (DP2025-04755) for two semi-detached dwellings and four secondary suites was approved on 2025 November 24.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the northwest community of Banff Trail was submitted by Horizon Land Surveys on behalf of the landowners, Kin Fung and David Liu, on 2025 July 18. A development permit (DP2025-04755) for two semi-detached dwellings and four secondary suites was approved 2025 November 24.

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The approximately 0.06 hectare (0.14 acre) site is a midblock parcel located along 23 Street NW. It is currently developed with a single detached dwelling and a detached garage. Immediate surrounding development is predominately single detached dwellings.

As indicated in the Applicant Submission (Attachment 3), the parcel is subject to a restrictive covenant that restricts uses on the property to a maximum of one or two dwelling units and private garage. The proposed DC District limits residential uses and provides a minimum density. Administration is recommending refusal of this proposal because it is not in alignment with the LAP.

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 to residents within a 100 metre radius, and contacted the Banff Trail Community Association (CA) and Ward Councillor's Office. The Applicant Outreach Summary can be found in Attachment 4.

**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 opposition. The letter of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased density;
- loss of community character; and
- impact to public infrastructure.

The CA responded that they have no comments to the proposed application (Attachment 5).

Administration considered the relevant planning issues to the application and determined the proposal to be inappropriate because this land use redesignation seeks to remove allowable land uses that are supported in the LAP and the desired housing form is already allowed in the existing land use district.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use 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 application reduces the ability to build housing forms that are currently encouraged in the community.

**Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. However, the approved development permit indicates specific measures, which align with *Calgary Climate Strategy – Pathways to 2050* (Program F).

**Economic**

No anticipated economic impact.

**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 Bylaw 36D2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform