

Land Use Amendment in Banff Trail (Ward 7) at 2471 – 23 Street NW, LOC2025-0171

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0250) to the 2026 May 12 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 2471 – 23 Street NW (Plan 9110GI, Block 4, Lot 21) from Multi-Residential – High Density Low Rise (M-H1f3.6h20d280) to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 APRIL 16:

That Council give three readings to **Proposed Bylaw 63D2026** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 2471 – 23 Street NW (Plan 9110GI, Block 4, Lot 21) from Multi-Residential – High Density Low Rise (M-H1f3.6h20d280) to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to a Direct Control (DC) District based on the Multi-Residential – High Density Medium Rise (M-H2) District to address unusual site constraints created by the irregular shape of the subject site.
- This proposal supports the transit-oriented development vision for the Banff Trail community and is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and the *South Shaganappi Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would allow for more housing options within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? By providing new housing options close to the existing Banff Trail Light Rail Transit (LRT) Station, it may increase population diversity near existing transit infrastructure while accommodating the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a multi-residential development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of Banff Trail, was submitted on 2025 August 25 by Modern Office of Design + Architecture on behalf of the landowner, Banff Trail 2471 Development Corporation. This application proposes a redesignation to a DC District to enable the development of a multi-residential development, as indicated in the Applicant

Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2025-0171

Submission (Attachment 3). A development permit (DP2025-05477) for a multi-residential development with 64 units was submitted on 2025 September 23 and is under review.

The approximately 0.11 hectare (0.27 acre) site is located at the corner of 24 Avenue NW and 23 Street NW and is currently developed with a single detached dwelling with a detached garage. The site is approximately 400 metres northeast of the Banff Trail LRT Station (a seven-minute walk) away. The site is also within the Core Zone of the Banff Trail LRT Station where these areas are envisioned to be developed with higher building scales.

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, a consultant on behalf of the applicant conducted a virtual meeting with the Banff Trail Community Association (CA) and hosted an in-person open house at the community association on 2025 October 30. In addition, the applicant delivered 250 post cards to nearby properties advertising the open house and project. 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.

Administration received two letters of opposition from the public, noting areas of concern including increased parking and traffic, shadowing and impacts to utilities.

The CA provided a response stating it did not have any comments on the proposed land use (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate based on providing additional housing choice in an area designated as a Core Zone for the Banff Trail Station Area and applying site specific development rules to address the surrounding context. A multi-residential development will provide opportunities for more people to live in an established community supported by nearby amenities including the Banff Trail LRT and the University of Calgary. The future building and site design, including landscaping, parking, waste and recycling will be considered at the development permit stage.

Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2025-0171

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.

IMPLICATIONS

Social

The proposed DC District would allow for higher density development to accommodate the housing needs of diverse demographics, income levels, and lifestyles. The development of these lands would promote more efficient use of land and infrastructure, support surrounding uses and amenities and introduce additional housing units near public transit.

Environmental

This land use amendment does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to align the future development on this site with applicable climate strategies are being explored through the development permit application.

Economic

The proposal would contribute to Calgary’s housing supply and provide for greater housing options, while making more efficient use of existing infrastructure and services. It would also enhance transit ridership and support local business and employment opportunities within surrounding communities.

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 63D2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform