

Planning & Development Report to
Calgary Planning Commission
2018 November 01

ISC: UNRESTRICTED
CPC2018-1214
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Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2005 - 22 Avenue NW, LOC2018-0154

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Civic Works Planning + Design on 2018 July 03, on behalf of the landowner Amandeep Singh Pandher. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District which will allow for:

- rowhouses in addition to building types already allowed (e.g. single-detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed R-CG land use district.

This application is intended to allow for the comprehensive redevelopment of the subject site and the adjacent property to the east. An amendment to the *Banff Trail Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

A development permit has been submitted for this project and is currently under review by Administration.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2005 - 22 Avenue NW (Plan 8100AF, Block 43, Lots 23 to 25) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use redesignation application was submitted by Civic Works Planning + Design on 2018 July 03, on behalf of the land owner Amandeep Singh Pandher.

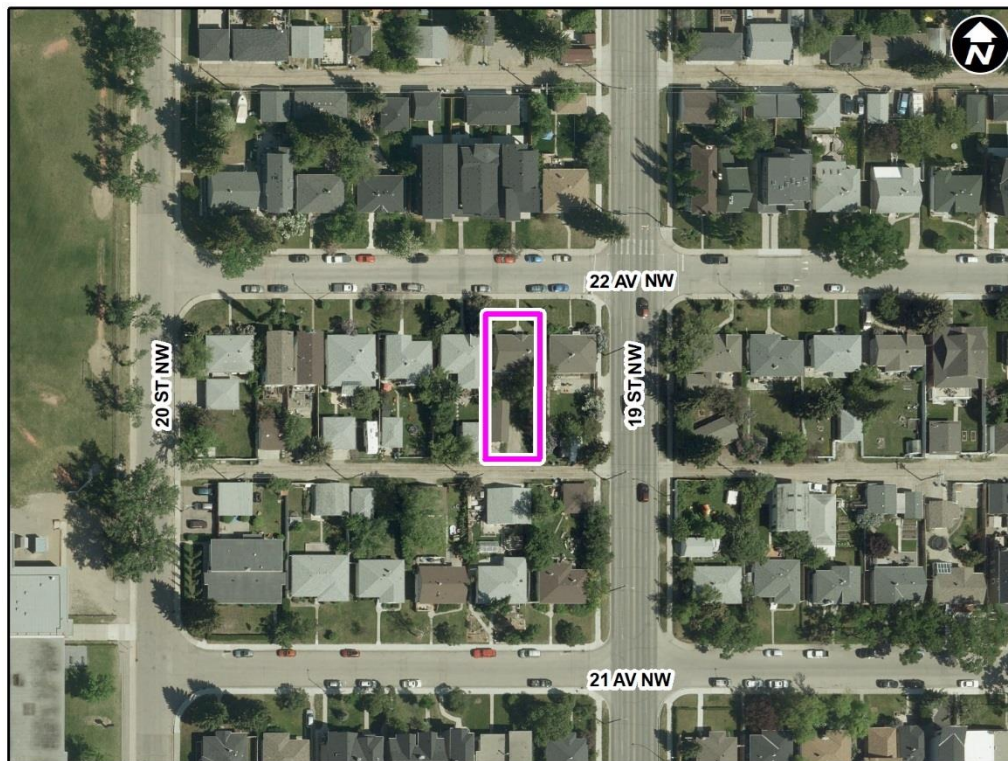
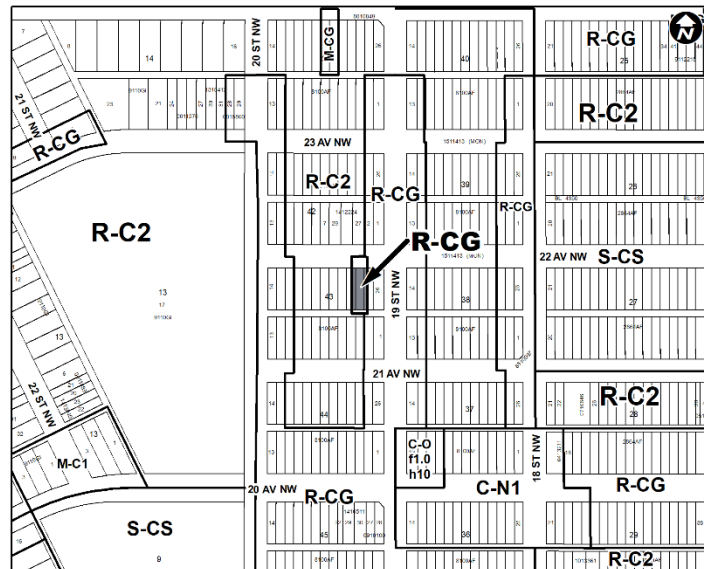
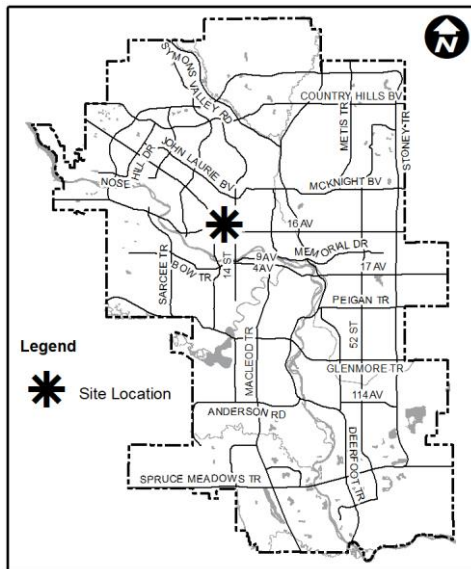
The community of Banff Trail is subject to the policies of the *Banff Trail Area Redevelopment Plan* (ARP) which provides direction in relation to future redevelopment of the area.

On 2017 August 01, City Council approved the redesignation of properties identified as appropriate for “Low Density Rowhouse” from Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Contextual One Dwelling (R-C1) District to a Residential – Grade-Oriented Infill (R-CG) District. The corner lot adjacent to the subject site was redesignated to R-CG through this City Initiated process.

This application proposes to redesignate the subject site from R-C2 to R-CG to allow the property to be consolidated with the neighbouring R-CG designated corner lot and comprehensively developed as a seven-unit rowhouse development. A development permit (DP2018-4373) has been submitted for this project and is currently under review by Administration, with a summary of the development provided in Attachment 4.

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Location Maps



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Site Context

Located in the inner-city community of Banff Trail, the subject site is serviced by public transit and is in proximity to a variety of consumer and community services including North Hill Mall, Louise Riley Library, the Banff Trail Community Association and several grade schools. The Banff Trail LRT Station is also 800 m walking distance from the site.

The subject site is currently developed with a single-storey single-detached dwelling and single-car garage with access from the rear lane. As a low density residential area, similar development surrounds the subject site, with several two-storey infills existing on the block face. The site is approximately 0.05 hectares \pm (0.12 acres \pm) in size with approximate dimensions of 13.7 m (45 ft) x 36.5 m (120 ft). Parking is unregulated on the local roadway of 22 Avenue NW, and is not permitted along the adjacent collector roadway of 19 Street NW. Unregulated street parking is available along 20 Street NW, which runs parallel to the Branton School site located at the west end of the block.

As identified in *Figure 1*, the community of Banff Trail reached a peak population in 1968, with 4,883 residents.

Figure 1: Community Peak Population

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2017 Current Population	4,092
Difference in Population (Number)	- 791
Difference in Population (Percentage)	-16%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Banff Trail](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Though a minor amendment to the Banff Trail Area Redevelopment Plan is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Planning Considerations

The primary planning consideration in evaluation of this application consisted of determining the appropriateness of the proposed land use district based on the local context and an analysis of policy direction for the area.

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Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily intended for single detached dwellings, semi-detached dwellings and duplex dwellings. Single detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade Oriented Infill (R-CG) District is a residential designation that is primarily intended for two to three storey (11 metres maximum) rowhouse development where one façade of each dwelling unit directly faces a public street. While a maximum of four dwelling units are allowed in the R-CG District, as a midblock property, it is likely that no more than three dwelling units would be achievable on this site. The R-CG District allows for a range of low-density housing forms, such as single detached, semi-detached, duplex dwellings and secondary suites.

It is the intention of the applicant to consolidate the subject site with the adjacent R-CG designated corner lot. The redesignation of the subject site to R-CG and consolidation with the adjacent R-CG property will allow for an increase of 1 to 2 units at this location over that which is permitted under the current land use designations. No secondary suites are proposed by the applicant, as confirmed by the development permit currently under review.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for the development of the site including the height and building massing, landscaping and parking. Within The R-CG District, rowhouses are considered a permitted use if they meet all the rules outlined in the Land Use Bylaw, and discretionary if they do not. Given the specific context of this development, items that are being carefully considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both street frontages;
- ensuring a sensitive building form and transition with respect to the adjacent street and existing development;
- emphasizing individual at-grade entrances; and
- ensuring functional treatment and operation of waste, recycling and composting facilities.

Environmental

There are no existing environmental conditions on this site, and an environmental site assessment was not required for this application.

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Transportation Networks

The subject parcel is located on the local roadway of 22 Ave NW, in proximity to the collector roadway of 19 Street NW. Direct vehicular access to the property will be via the lane. The subject site is serviced by public transit, with a bus stop located 71 m from the site. The nearest Primary Transit location is the Banff Trail LRT station located approximately 800m from the site.

Neither a Traffic Impact Assessment nor a Parking Study were required as part of this land use redesignation application.

Utility and Servicing

Development Servicing will be determined through the Development Permit and Development Site Servicing Plan circulation stage(s). Water and sanitary sewer mains are available for development servicing, where upgrades are not anticipated to be required. Public storm does not exist adjacent to the subject site. At the time of development, the developer will be required to extend the public storm sewer at their expense, under the terms and conditions of a long form indemnification agreement.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

The Banff Trail Community Association was circulated the application, and fully supports the land use redesignation, as per Attachment 2.

Seven residents provided written comments on the proposal, raising the following main concerns:

1. Both the subject site and the adjacent corner parcel are less than the typical 50 foot frontage and are therefore not appropriate for an R-CG designation due to size restrictions.
2. 22 Avenue NW is a short residential block with limited on-street parking. No parking is permitted on the adjacent 19 Street NW. Increasing the number of units will create further parking congestion on this block and possible safety issues for pedestrians and students commuting to and from the bus stop and local school.
3. The R-C2 designation is appropriate for the subject site, as it is consistent with the surrounding development and provides for a building form that attracts young and growing families.
4. Consolidation of the two lots will limit flexibility and restrict further redevelopment options for the site.

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5. While an R-CG development on the corner lot is consistent with current development patterns in the community, consolidating the two lots and comprehensively developing the larger site will result in development that is inconsistent with surrounding development patterns.
6. The twenty-one waste, recycling and composting bins that will be required for a seven-unit townhouse will interfere with lane access and collection processes, especially during winter months when snow and ice ruts develop in the back lane.
7. The potential of the increased density to adversely impact property values of surrounding homes.
8. The potential height of the new structures may affect privacy and shading of neighbouring properties.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Compliance with relevant policies and bylaws for permitted uses, as well as design compatibility of discretionary uses with respect to the surrounding neighbourhood context, traffic and access have been reviewed and any concerns can be mitigated at future development permit application stages.

No public meetings were held by the applicant or Administration.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (MDP) (Statutory, 2009)

The parcel is located within the Developed Residential – Inner City Area as identified on the Urban Structure Map of the *Municipal Development Plan (MDP)*. Compatible intensification in these areas is encouraged, particularly in areas more extensively serviced by existing infrastructure, public facilities and transit. Redevelopment is expected to respect the existing character of the low-density residential area, while providing for a range of housing choices.

The application is in keeping with relevant MDP policies, as the provisions of the R-CG District allow for development that is compatible with existing low-density residential development in terms of height, built-form and density.

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South Shaganappi Communities Area Plan (Non Statutory, 2011)

The parcel is located within the Inner City Residential area of the South Shaganappi Communities Area Plan (SSCAP), and within the 600 metre buffer area of the Banff Trail Neighbourhood Activity Centre located at 19 Street NW and 20 Avenue NW. Growth is encouraged in strategic areas, as a way to foster a more compact and efficient use of land in areas close to sustainable transportation and supporting infrastructure. Housing affordability is encouraged by supporting at-grade low-profile multi-residential developments. Within inner city areas, new multi-residential development will be supported provided that it is sympathetic to the scale, character and context of the established residential area.

Banff Trail Area Redevelopment Plan (Statutory, 1986)

The parcel is located within the Low Density Residential area of the Banff Trail Area Redevelopment Plan (ARP). Low density areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. Single and semi-detached housing is identified as being appropriate for these areas.

A minor amendment to the Banff Trail ARP is required to support the land use redesignation application. Figure 2 of the Banff Trail ARP, which illustrates the land use plan, will be required to change the subject site from “low density residential” to “low density rowhouse”.

The Low Density Rowhouse area is intended to allow for modest increase in density with a greater variety of housing types while still being in scale with the existing context. New development is intended to be low density and grade-oriented.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District, and as such, the proposed change may better accommodate the housing needs of different groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment, and therefore there are no growth management concerns at this time.

Risk Assessment

There are no risks associated with this application.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies, including the *Municipal Development Plan*, the *South Shaganappi Communities Area Plan* and the *Banff Trail Area Redevelopment Plan*, all of which promote communities with a variety of housing types to meet a range of citizen needs. The proposed R-CG district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal would allow for a modest increase in density on an inner city parcel in a form that has the ability to be compatible with the character of the existing neighbourhood, and utilize a unique opportunity for a comprehensive redevelopment of this site with an adjacent corner parcel.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association comments
3. Proposed Amendments to the Banff Trail Area Redevelopment Plan
4. Development Permit Summary