

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0051

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2202 and 2204 – 25 Avenue NW, LOC2018-0094

EXECUTIVE SUMMARY

This application was submitted by Jim Sherwood on 2018 April 26 on behalf of the landowners Evra D Sherwood, and Helen and Michael Bromhead. The application proposes to change the designation of the subject lands from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

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*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.14 hectares ± (0.36 acres ±) located at 2202 and 2204 – 25 Avenue NW (Plan 8543GN, Block 2, Lots 1 and 2) 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.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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2204 - 25 Avenue NW, LOC2018-0094**

BACKGROUND

This application was submitted by Jim Sherwood on behalf of the landowners Evra Sherwood, and Helen and Michael Bromhead on 2018 April 26. No development permit application has been submitted at this time, however, as noted in the applicant's submission (Attachment 1), the applicant intends to develop a rowhouse building on the subject lands.

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Site Context

The subject lands are comprised of two residential parcels located in the community of Banff Trail, west and adjacent to Exshaw Road NW, and north of 25 Avenue NW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in the immediate area is R-C2 District; however, a number of sites also contain the R-CG land use in the area.

Combined, the parcels are approximately 0.14 hectares in size and are irregularly shaped. The site currently has vehicular access from both 25 Avenue and the rear lane. Each property is currently developed with a one-storey single detached dwelling. Parking for 2202 – 25 Avenue NW is accommodated via an attached garage, accessed from 25 Avenue NW, while parking for 2204 – 25 Avenue NW is accommodated via a detached garage, accessed from the rear lane.

As identified in *Figure 1*, the community of Banff Trail has seen a decline in population since 1968.

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 (Percent)	-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

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Subject to a minor amendment to the ARP, the proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The existing R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of four dwelling units on the combined two parcels.

The proposed R-CG District allows for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to ten dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG district provided the suites are below 45 square metres in area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar.

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 context of the subject lands, issues that will be carefully considered through the development permit process include, but are not limited to:

- ensuring that access and parking is handled sensitively;
- 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.

Additionally, the subject site is irregularly shaped and currently gains access from both 25 Avenue NW and the rear lane. The proposed redesignation provides the opportunity to maximize the development potential of both sites, which would otherwise be difficult to develop due to the irregular shape and access issues.

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Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian and vehicular access to the site is available from 25 Avenue NW and Exshaw Road NW, as well as the rear lane. The area is served by Calgary Transit bus service with stops located within 400 metres of the site on Morley Trail NW. The site is located approximately 800 metres from the Banff Trail LRT Station. On-street parking is non-restricted on both 25 Avenue NW and Exshaw Road NW. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Site 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 landowners and the application was advertised online.

Administration did not receive comments from the Banff Trail Community Association by the Calgary Planning Commission report submission date. No citizens' comments were received by the Calgary Planning Commission report submission date, and 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 landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (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.

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Interim Growth Plan (2019)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject lands are 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. The subject lands are not prescribed a specific height under Figure 3 (Maximum Building Heights).

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 a 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. This site is ideal for the proposed land use typology change, as the proposed building form can improve the building to street interface along both flanking streets, and it allows for sensitive intensification in this established area.

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 age groups, lifestyles and demographics.

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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 significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *Banff Trail Area Redevelopment Plan*, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*. 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 two inner city parcels in a form that has the ability to be compatible with the character of the existing neighbourhood. Additionally, it would provide an opportunity for a comprehensive redevelopment of subject lands that would otherwise be challenging.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Banff Trail Area Redevelopment Plan