

Applicant Submission

December 17, 2020

This Land use redesignation application is proposing to change the current zoning of the parcel located at 2020 Crowchild Trail NW and 2112 Crowchild Trail NW from the Direct Control 79Z86 Site 1 to MU-2 (Mixed use active frontage district). We have taken into consideration several factors of why this change will be further in line with the City's vision depicted in the Municipal Development Plan, Calgary Transport Plan, Transit Oriented Development policies and guidelines, Banff Trailer Station Area Redevelopment plan and the South Shaganappi Communities Area Plan.

This site is within very close walking distance from a major transportation hub which is the Banff Trail Station. As mentioned in section 2.2.1 of the MDP, our proposal is to provide opportunity for "a portion of new housing and jobs within higher intensity, mixed-use areas that are well-connected to the Primary Transit Network." The current site is already home to a wide range of commercial businesses that can provide for more residential development. The placement of this site is unique because it sits closely in between two major transportation corridors. The first being the LRT line on the east side that is ideal for public transit and the second being Crowchild trail on the west that is a major vehicular circulation corridor.

Hilltop Plaza is situated at the heart of Motel village and is a major retail area that feeds the southern Motel village area, visitors to the McMahon stadium during games, commuters to the Banff trail Station and university students walking to the University of the Calgary. This area goes through a significant amount of pedestrian traffic that would greatly benefit from an active frontage zoning designation. Currently the Motel village is undergoing a wave of redevelopment and is our best chance to introduce guidelines and encourage development that provides active pedestrian walkways, well designed urban spaces, and active building frontages. More and more residential buildings with higher density are being developed that will further diversify the demographics of the neighborhood and the density that is expected as per the Municipal Development Plan. Namely, "the Hub" a 28-storey student residential tower located on the southern portion of Motel Village just recently completed construction and has been well utilized by the community. The following is an excerpt from the Banff Trail Station Area Redevelopment Plan:

Currently, Banff Trail has a limited amount of retail uses. As the population of the community grows a variety of retail and services will allow residents to meet all their daily needs without having to leave their community. Larger retail uses (above 10, 000 square feet) are not encouraged to be a part of Banff Trail Station area. Retail uses should be incorporated in an urban format, with smaller floor plates, distributed over multiple floors and incorporated into mixed use buildings.

Additionally residential capacity for this neighborhood will also provide more support to the existing and future business in this neighborhood.

Planning Rationale

In changing the zoning of this site from Direct Control to MU-2 under the context of Land use Bylaw 1P2007, will allow for a higher density of Transit Oriented Development as encouraged in the Municipal Development Plan. (Section 2.2.2.) A mixed use development is also encouraged

by the Banff Trail Station Area Redevelopment Plan as it is mentioned in section 1.1 (2) that “more diverse, higher density forms of development surrounding the LRT stations provides opportunities to increase housing choices to meet the demands of a changing population and the need for more affordable housing in Calgary.” There is great demand for rental units in this area due to its proximity to the University of Calgary as well as Banff Trail Station. This can be very valuable to prospective university students or young professionals who can have a quick Train commute to the City centre. The density that the proposed zoning will allow is well within the qualities of the community and the context.