

Community Association Response

February 17, 2021

The Banff Trail Community Association (BTCA) in acting as the “eyes of the community” has variously engaged with area residents and collated feedback related to change of land-use and re-development applications. Relayed concerns include those that pertain the adulterated practice of piling amendment upon amendment upon amendment to Statutory Planning Policy. This ad-hoc method is surely not a best practices approach to statutory planning and would seem to run counter to the spirit and intent as well as the effort of developing a stipulated plan in the first place.

Based on this and what follows, The Banff Trail Community Association recommends against LOC2020-0205 as proposed and recommends that Council vote to NOT to approve this application if endorsed by administration. Context

- Since adoption there have been numerous and substantive amendments to area Statutory Planning Policy. Significantly, recent community wide amendments (2016) wherein several areas and corridors were identified for intensification which resulted recalibrated building typology, use, and maximum building heights for hundreds of parcels in and around community.
- Subsequently, several recent applications have been granted yet additional amendments which are significant deviations - both in scale and use - from that set forth in the recent global recalibrations of Statutory Planning Policy at these locations.
- Importantly, recent community feedback recorded in the City’s own Stakeholder Engagement Report documents notes that residents are unsupportive regarding additional amendments or changes to area Statutory Planning Policy (Spring 2018).
- Primarily the concern is that the implications of allowing any additional amendments sets a tantalizing precedent for subsequent proposals to proceed in a similar manner with applications for yet additional accretive nonconformity and deviation from stipulations, and maximums provided for in area planning policy.
- The current ad-hoc practice of stacking amendment upon amendment is counter to the spirit and intent of the planning practice and the effort of developing a stipulated plan in and of itself.
- Further, such an adulterated practice significantly compromises the predictability, stability, and confidence afforded to area residents by a meaningful planning policy and the effective implementation of its stipulations.
- Related to the above is the concern that this practice fosters cynicism and a lack of trust on the part of the citizenry towards the planning and engagement process, city administration and elected officials, as well the applicant / developers and their perceived practices. The roll-on effect here being potentially corrosive to the promotion of collaborative outcomes and fostering “great communities”.
- Importantly, the current application in seeking to increase building height allowance from the current maximum of 22 meters to the proposed maximum of 55 meters - an increase of 150% -

would allow for development which is significantly out of context with the surrounding pattern of recent development.

- Simply put the policy goals of creating a mixed-use, pedestrian-oriented, and transit supportive area of the Banff Trail Community can be achieved at this location without amendment to Statutory Policy to increase the building height allowance from the current maximum of 22 meters.

Given the above, the Banff Trail Community Association does not support LOC2020-0205 as is and recommends that Administration and Council NOT support it either.