

**Land Use Amendment in Banff Trail (Ward 7) at 2020 and 2112 Crowchild Trail NW, LOC2020-0205**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.79 hectares  $\pm$  (1.96 acres  $\pm$ ) located at 2020 and 2112 Crowchild Trail NW (Portion of Plan 2229GK, Block 2) from Direct Control District to Mixed Use – Active Frontage (MU-2f4.5h55d280) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 JUNE 17:**

That Council hold a Public Hearing; and

Give three readings to **Proposed Bylaw 119D2021** for the redesignation of 0.79 hectares  $\pm$  (1.96 acres  $\pm$ ) located at 2020 and 2112 Crowchild Trail NW (Portion of Plan 2229GK, Block 2) from Direct Control District to Mixed Use – Active Frontage (MU-2f4.5h55d280) District.

**HIGHLIGHTS**

- This land use amendment application to the MU-2 District would allow for mixed use development, incorporating commercial and residential development, to a height of 55 metres (approximately 16 storeys) and floor area ratio (FAR) of 4.5.
- This proposal aligns with the *Municipal Development Plan (MDP)* and the policies of the *Banff Trail Station Area Redevelopment Plan*.
- What does this mean to Calgarians? This will provide a new land use to guide future development including height, density, ground floor commercial uses, and multi-residential units above resulting in more commercial opportunities in the area and more diverse housing options.
- Why does this matter? This will provide flexibility to accommodate a wide range of new commercial and residential uses on this currently underutilized site, contributing to renewed investment, employment opportunities and ultimately a more appropriate built form for this area which is in close proximity to an existing LRT station.
- No development permit has been submitted at this time.
- There is no previous Council direction in relation to the proposed land use redesignation.
- Strategic Alignment to Council's Citizen Priorities: A safe and inspiring neighbourhood.

**DISCUSSION**

This land use amendment application was submitted by Farmor Architecture on behalf of landowner, Saju Holdings Limited, on 2020 December 17. The Applicant Submission (Attachment 2) highlights that the site is well connected by public transit, in close proximity to a wide range of services and activity centres, and that there are a number of significant changes planned in the immediate area to warrant a land use for the site that aligns with policy. A development permit application has not been submitted at this time.

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The site currently contains a single storey building, comprising approximately fifteen commercial retail and food takeout services. Employee parking is on the roof of the building, accessed via a ramp from the rear lane. The front of the building is also a designated parking area.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders and the community association was appropriate. This included contact with the Banff Trail Community Association (CA), as well as notifications to all dwellings on Capitol Hill Crescent NW (between 16 and 24 Avenues NW) and all commercial neighbours in the triangle formed by 16 Avenue NW, Banff Trail NW and Crowchild Trail NW. The Applicant Outreach Summary can be found in Attachment 3.

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received four emails from the public, indicating general concerns, to the potential height of a building (approximately 16 to 17 storeys) and the impact on surrounding dwellings due to shadowing, loss of privacy and reduction in existing sight lines.

The Banff Trail CA provided comments on 2021 February 21 (Attachment 4) and is not supportive of this application for the following reasons:

- There have been numerous substantive amendments to statutory policy and numerous applications represent significant deviation from statutory policy;
- Residents are unsupportive of additional amendments or changes to statutory policy;
- Incremental amendments are not in the spirit or intent of established plans and compromises predictable outcomes;
- Increase in height would enable a development out of context with the pattern of recent development; and
- Goals of policy can be achieved without amendment to increase building height beyond 22 metres.

The Banff Trail CA incorrectly referenced a maximum of 22 metres height for this site as they relied on the *Banff Trail Area Redevelopment Plan* policy, instead of the *Banff Trail Station ARP*. The application is in alignment with the policies included in the *Banff Trail Station ARP*. Administration reached out to the Banff Trail CA highlighting the 55 metres maximum height noted in the correct local area policy and the CA acknowledged their misunderstanding of the

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applicable policy; however, Administration has not received any revised comments from the CA as of the date of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The application is consistent with the applicable local area policy (*Banff Trail Station ARP*), and provides increased intensity and building heights near an existing LRT station. Issues such as parking, site development, landscaping and building design will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment application 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.

### IMPLICATIONS

#### Social

The recommended land use would allow for a wider range of housing types and commercial development in this established commercial location, adjacent to Banff Trail LRT station.

#### Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages. A Phase 1 Environmental Site Assessment has been submitted and reviewed by Administration.

#### Economic

The ability to develop a 16-storey mixed-use development may increase ridership and help contribute to the creation of a transit-oriented node around the existing Banff Trail LRT Station. The proposed development will also make more efficient use of existing area infrastructure while maximizing the existing LRT investment.

#### Service and Financial Implications

No anticipated financial impact.

### RISK

There are no known associated risks with this application.

### ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 119D2021**

**Planning & Development Report to  
Calgary Planning Commission  
2021 June 17**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform