

Policy Amendment (City Initiated) – Banff Trail Area Redevelopment Plan (Ward 7)

EXECUTIVE SUMMARY

The *Banff Trail Area Redevelopment Plan* (ARP) currently contains policy to preserve a number of blocks of land adjacent to the Crowchild Trail and 24 Avenue NW intersection for potential future improvements to Crowchild Trail. The Crowchild Trail Study ultimately determined that these additional lands will not be required and, as such, Council directed Administration to update affected ARPs. This report proposes Administration-initiated housekeeping amendments to the Banff Trail ARP to:

- remove the ‘Special Study Area’ from the Land Use Plan map in the ARP; and
- remove the policy referring to this ‘Special Study Area’ from the ARP.

The ARP amendment was initiated by Administration in response to direction from Council through the Crowchild Trail Study recommendations.

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 1); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

At its meeting on 2017 May 08, Council adopted the recommendations in the Crowchild Trail Study – Final Report, TT2017-0329, including the following recommendation:

4. Direct Administration to bring updates to affected Area Redevelopment Plans (ARPs) to align with the Crowchild Trail Study;

BACKGROUND

On 2016 October 05, Council approved amendments to the *Banff Trail Area Redevelopment Plan* to identify areas which would be appropriate for modest redevelopment and to update relevant ARP policy to allow for this redevelopment. The amendments also included the provision of a Special Study Area that was intended to recognize the work that was being undertaken as part of the Crowchild Trail Study and preclude changes to land use within this area until the completion of the Study.

On 2017 May 08, Council approved the recommendations of the Crowchild Trail Study Final Report (TT2017-0329). These recommendations included direction for Administration to bring updates to affected Area Redevelopment Plans so that they would align with the results of the Study.

**Planning & Development Report to
Calgary Planning Commission
2018 November 29**

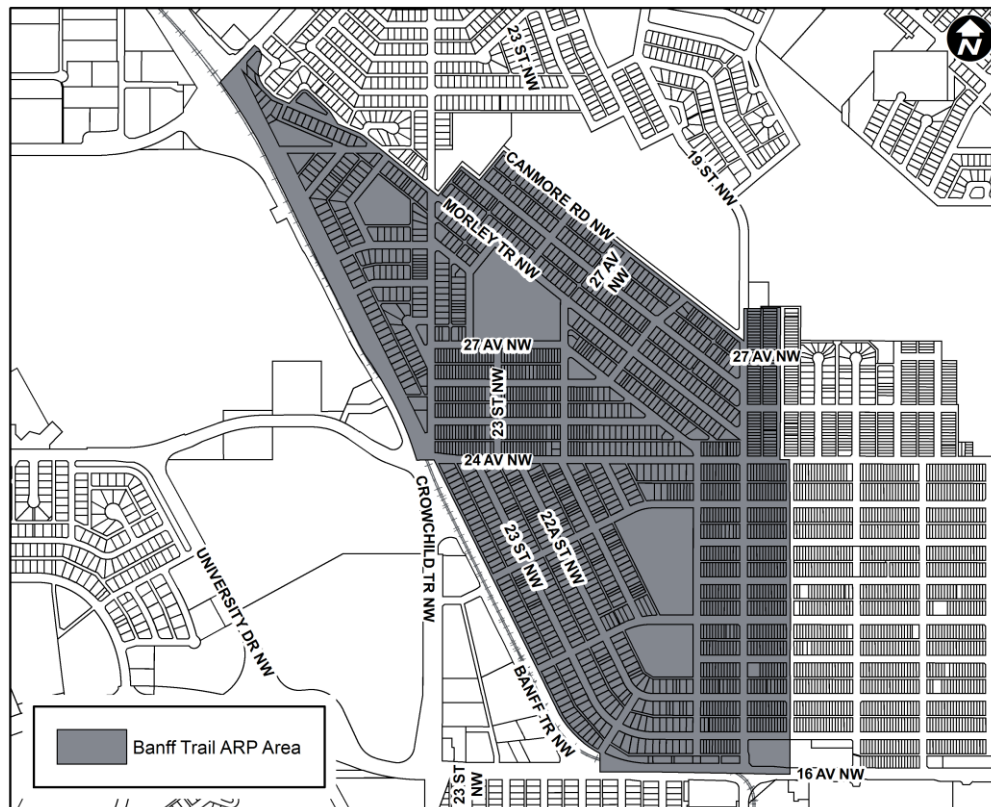
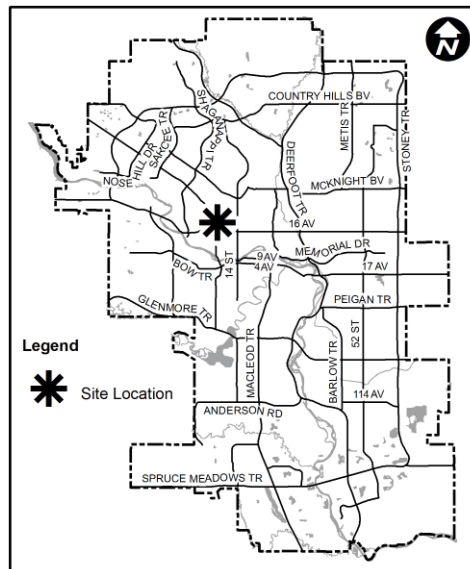
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Page 2 of 5**

Policy Amendment (City Initiated) - Banff Trail Area Redevelopment Plan (Ward 7)

Administration has reviewed all the affected ARPs and determined that only the Banff Trail ARP requires amendments at this time in order to ensure alignment with the results of the Crowchild Trail Study.

Policy Amendment (City Initiated) - Banff Trail Area Redevelopment Plan (Ward 7)

Location Maps



Policy Amendment (City Initiated) - Banff Trail Area Redevelopment Plan (Ward 7)

Site Context

The community of Banff Trail is located in the northwest quadrant of the City, just east of the LRT right-of-way and Crowchild Trail NW and north of 16 Avenue NW. The Special Study Area is focused around the intersection of Crowchild Trail NW and 24 Avenue NW as this area had the potential to be impacted by any infrastructure improvements.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed amendments will respond to Council direction and allow for redevelopment to take place in alignment with the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Stakeholder Engagement, Research and Communication

Administration notified the Banff Trail Community Association of the proposed amendments. No comments were provided on the amendments.

Following Calgary Planning Commission, notification for the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

This area 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 area, the amendments are consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The community of Banff Trail is largely located within the Developed Residential – Inner City Area as identified on Map 1 Urban Structure, of the Municipal Development Plan (MDP).

The proposed housekeeping amendments to the ARP are in keeping with MDP policies.

Banff Trail Area Redevelopment Plan (Statutory, 1986)

The *Banff Trail Area Redevelopment Plan (ARP)* was adopted in 1986 and has been amended over the years including the Council directed amendments in 2016. The purpose of the 2016 amendments was to identify areas which would be appropriate for modest redevelopment and to update relevant ARP policy to allow for this redevelopment. As part of the same amendments a Special Study Area was identified around the intersection of 24 Avenue NW and Crowchild Trail NW to recognize the work that was being undertaken as part of the Crowchild Trail Study. While the ARP amendments supported more intensive development around this intersection, it was recognized that the Crowchild Trail Study could impact roads and adjacent properties in the

Policy Amendment (City Initiated) - Banff Trail Area Redevelopment Plan (Ward 7)

area. The Special Study Area policy recommended that no changes to land use take place within this area until the completion of the Crowchild Trail Study.

With the completion of The Crowchild Trail Study it was determined that these additional lands will not be required and that the Special Study Area could be removed.

Social, Environmental, Economic (External)

The proposed amendments would allow more intensive redevelopment for those parcels affected by the Special Study Area and as such, this area may better accommodate the housing needs of different age groups, lifestyles and demographics within walking distance of an LRT Station.

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 proposed amendments to the *Banff Trail Area Redevelopment Plan* remove the Special Study Area that is no longer required and allows for development of the affected lands in alignment with the Area Redevelopment Plan policies and the *Municipal Development Plan*.

ATTACHMENT(S)

1. Proposed Amendments to the Banff Trail Area Redevelopment Plan