



Making stations places:

Lions Park, Banff Trail and Brentwood



Planning for transit oriented development (TOD)

SPRING 2009

What is transit oriented development?

About the Station Area Plans

The City's Station Area Plans (SAPs) support mixed-use communities around strategic transit locations, where Calgarians can live, work and play without being car dependent. Plans are designed to guide redevelopments over the next 30 to 40 years. In creating the SAPs, The City strives to achieve Council's 11 sustainability principles, with consideration given to the balancing of economic, social and environmental impacts. The SAPs are designed to help long-term sustainable growth in Calgary, while creating new vibrant communities around select transit stations.

In June 2007, City Council approved the development of six station area plans, including the three northwest LRT stations of Brentwood, Banff Trail and Lion's Park. The SAPs have undergone some evaluation, and the following provides an update on the status and/or progress of the Brentwood, Banff Trail and Lions Park SAPs.

Brentwood Station Area Redevelopment Plan

The Brentwood plan received first reading at public hearing in December 2008, garnering Council approval of the overall vision and principles of the plan. The Station Area Redevelopment Plan is expected to be brought back to Council for second and third readings in fall 2009, in the final approval process for the plan. Currently, Transportation Planning, Development Services is completing a community traffic study, which will help create a successful mobility network in the neighbourhood.

Calgary Parks will be hosting a Blakiston Park design workshop in June 2009. Community members will have input into the redesign process to make the park a great place. The community will be notified of the charrette process once dates and venues are finalized.

Transit Oriented Development (TOD) policies apply to an area within a five to 10-minute walk (approximately a 600-metre radius) of an LRT station, take advantage of the public investment in transit and accommodate the demands of a growing city.

11 Sustainable principles for land use and mobility

1. Create range of housing opportunities and choices.
2. Create walkable environments.
3. Foster distinctive, attractive communities with a strong sense of place.
4. Provide a variety of transportation options.
5. Preserve open space, agricultural land, natural beauty and critical environmental areas.
6. Mix land uses.
7. Strategically direct and manage redevelopment opportunities within existing areas.
8. Support compact development.
9. Connect people, goods and services locally, regionally and globally.
10. Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all citizens.
11. Use green infrastructure and buildings.

Banff Trail Station Area Plan

The Banff Trail Station Area Plan (SAP) originally included McMahon Stadium lands and some residential areas within Banff Trail. The scope of the SAP has now been reduced under the Council approved 2009 workplan. The SAP will now be limited to Motel Village lands only.

Currently, The City is reviewing a preliminary draft SAP for Banff Trail internally with several departments, including Transportation, Transit, Water Resources and Roads. In spring 2008, a stakeholder group including community association, residents and commercial property owners was created to provide consultation and input into the SAP process. In spring 2009, this group will help in the review of an updated preliminary draft SAP.

A public draft is expected to be released in the summer of 2009.

Lions Park Station Area Plan

The Lions Park station area plan has been removed from Council approved 2009 workplan. The need for a station area plan at Lions Park will be re-evaluated at the end of 2009. Should the station area plan be scheduled into a future workplan, we will notify you. Thank you to all stakeholders who helped create a foundation for the plan.

Future developments in my community

Development in each station area is dependent on market conditions and will be a gradual process. Development will be predominantly completed by landowners and developers. However, before development occurs, applications must be made to The City, which will be assessed by City departments, with input from your community associations, as well. The application review process can take months, particularly in transit-oriented communities where detailed policy is being created. Active applications can be identified using The City's My Property website at: calgary.ca/myproperty. Further information can be obtained by contacting your community association, or The City's Development hotline at: 403-268-5311 (please have address available for your development query). Applications are available for public viewing by making an appointment at The City (also through the Development hotline) and will contain building design drawings and other information. Your comments on each development proposal can be submitted through your community association or by letter to the implementation planner in charge of the application.

Public Engagement to Date

- Feb. 6, 2008 – Information session
- Feb. 9, 2008 – Information session
- March 1, 2008 – Visioning exercise
- April 3, 2008 – Land use exercise – Brentwood
- April 4, 2008 – Land use exercise – Banff Trail
- April 5, 2008 – Land use exercise – Lions Park
- June 5, 2008 – Main ideas presentation – Brentwood
- June 24, 2008 – Main ideas presentation – Banff Trail
- June 25, 2008 – Main ideas presentation - Lions Park
- Sep. 18 & 20, 2008 – Information session: Draft Brentwood Station Area Redevelopment Plan (SARP)
- Oct. 22, 2008 – Information session: Proposed Brentwood SARP
- Oct. 30, 2008 – Calgary Planning Commission: Proposed Brentwood SARP
- Nov. 25, 2008 – Information session: What is TOD?
- Dec. 8, 2008 – Brentwood public hearing
- Jan. 14, 2009 – Information session: Mobility assessment plan (MAP)

Next Steps

Summer '09

- Blakiston Park Charrette

Fall '09

- Brentwood SARP council meeting
- BanffTrail draft plan open house
- BanffTrail proposed plan open house

Winter '09

- BanffTrail council public hearing meeting

Contact us

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CALGARY