

Applicant Submission

November 25, 2019



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APPLICANT SUBMISSION STATEMENT (UPDATED NOVEMBER 28, 2019)

RE:

Land Use Redesignation at 2103, 2107 - 24 AV NW FROM: Residential - Contextual One/Two Dwelling (R-C2) District TO: Mixed Use - General (MU-1f2.9h16) District

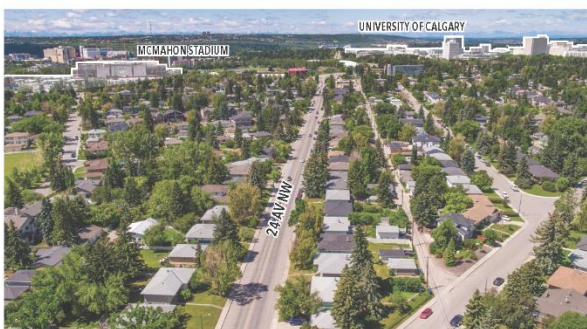
INTRODUCTION

On behalf of Stone West Homes, CivicWorks has prepared a Land Use Redesignation proposal for a two parcel assembly located at the corner of 20 ST NW and 24 AV NW in the community of Banff Trail. The parcels currently contain two (2) single-detached dwellings with accessory garage structures, which will all be removed prior to development. The project team is undertaking a concurrent application process with a Development Permit submitted by FAAS Architecture currently under review by City Administration. The concurrent process is preferred by the project team as it ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change.

The proposed development is a mixed-use multi-residential development with neighbourhood-scaled commercial/retail use at grade. Comprised of ±61 units, the proposed four-storey building has been designed to respond to a Transit-Oriented Development (TOD) opportunity next to one of the highest concentration of jobs, community facilities and services outside of the Centre City (The Foothills Hospital/Stadium/Banff Trail TOD--a Municipal Development Plan (MDP) identified Major Activity Centre).

POLICY CONTEXT

The project site is located within the boundaries of the Banff Trail Area Redevelopment Plan (ARP), a Local Area Plan approved in 1986. In 2016, the ARP was amended as a result of Council's 2013 direction for City Administration to work with the Banff Trail Community Association and other local stakeholders to identify areas for modest intensification, consistent with the policies of The City's overarching strategic policy documents that identify the community of Banff Trail as a key location for new growth within the city. The Banff Trail ARP locates the site within the "Medium Density Low-Rise" land use policy area, which outlines a vision for higher density development of 3-4 storeys. Recognizing an opportunity to provide greater community amenity and in response to expressed stakeholder interest, the development proposal includes an ARP amendment to allow for limited support retail/commercial uses along 24 Avenue NW.



The adjacent Foothills Hospital/Stadium/Banff Trail Transit-Oriented Development (TOD) area forms part of the University Major Activity Centre in the Municipal Development Plan.



The Banff Trail Area Improvements Project, which includes improvements to the 24 AV NW corridor and Crowchild TR NW intersection, has been fully funded as part of The City's four-year capital plan.

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24 AV NW CORRIDOR REDEVELOPMENT

The development proposal is sited in a context of significant growth and change. Following policy updates to the Banff Trail Area Redevelopment Plan, and coinciding with a number of City-led investments to local infrastructure described as the Banff Trail Area Improvements Project, several applications proposing to redevelop parcels along 24 AV NW in Banff Trail have recently been submitted to The City for review. Eagle Crest Construction and Stone West Homes have partnered with CivicWorks and FAAS Architecture for three of these sites.

STAKEHOLDER OUTREACH

24 AV NW Active Redevelopment Applications

Committed to best-practice outreach and recognizing the cumulative change proposition along the 24 AV NW corridor, CivicWorks coordinated outreach opportunities with other existing and emerging 24 AV NW corridor redevelopment Applicants for a holistic conversation with Banff Trail stakeholders. The outreach process included a variety of opportunities for stakeholders to learn about the vision for 24 AV NW early on, and included a dedicated City of Calgary website (calgary.ca/24avenw) as well as (2) applicant-led information sessions coordinated by multiple applicants along the 24 AV NW corridor. These sessions were hosted in coordination with the City-led Banff Trail Area Improvements Project Open Houses held in June and October of 2019.

Local Member-based Organizations

During the course of the application review process, the Banff Trail Community Association Planning & Development Committee membership underwent wholesale change. While the current voice of the Community Association remains unclear, meetings and early correspondence with the former committee indicated a favourable review of the development proposals. While no official letter from the Community Association has been received, a personalized letter of support from the former chair of the Planning & Development Committee and other former members have been provided.



FIGURE 1.1 24 AV NW CORRIDOR REDEVELOPMENT