

Banff Trail Community Association Comments

September 20, 2019

From: Development Kathryn Davies <development@banfftrailcommunity.ca>
Sent: Friday, September 20, 2019 9:28 PM
To: Krizan, Madeleine <Madeleine.Krizan@calgary.ca>
Subject: DP2019-3846

Hi Madeleine,

My apologies for the delay in commenting on this application - the Banff Trail Planning Committee discussed this application and offer the following comments:

- the public realm improvements are much appreciated, we would like some assurance from the city / developer that this project (in combination with others along 24th avenue) will lead to a lit crosswalk or equivalent pedestrian safety measure;
- This building will certainly bring needed density and housing diversity to the neighbourhood, however it doesn't serve the "missing middle" - has the developer considered, for example, townhouses on the west side of the building, or larger apartments that could accommodate a small family?
- Some community members have raised concerns about the commercial space on the main floor - while there is certainly a lack of commercial options in the neighbourhood, and many types of retail establishments would be welcome, some of the immediate neighbours have expressed specific concerns about a liquor or cannabis store.
- Given the proximity to a transit corridor, the parking spaces seem excessive.