

January 14, 2020

To City of Calgary Councillors and the Mayor,

I am writing in support of Banff Trail Applications LOC2019-0079, LOC2019-0080, LOC2019-0081.

As a long term resident and home owner in Banff Trail, I am concerned about the impacts of medium density development in our community, however I believe the advantages of this project outweigh the disadvantages. Here are my comments:

- Without medium density development in areas set out by the ARP, the housing stock along 24<sup>th</sup> Ave and Capitol Hill Crescent are likely to continue decaying for a long time.
- According to the 2018 census, 65% of dwellings in Banff Trail are not owner occupied. Concerns of becoming a rental district don't seem relevant.
- Our community could benefit greatly from commercial business on the main floor.
- 24<sup>th</sup> Avenue (at this location) is currently not pedestrian friendly. This type of building is proven to improve the pedestrian experience. The building height and proximity to 24<sup>th</sup> Avenue will provide a measure of traffic calming.
- Our community has one recently built, 6 storey medium density building on the NW corner of 24<sup>th</sup> Avenue and Crowchild trail. Although this project was opposed by some residence, the concerns were not realized. The number of units did not lead to any parking issues. It was also discovered that the building provides a sound barrier to many of the residences in the east.

Thank you,

Rob Hirsch

2227 Halifax Cr NW, Calgary AB T2M 4E1

January 8, 2020

Re: Developments in Banff Trail

2460, 2464 and 2468 – 23 Street NW, LOC2019-0079, CPC2019-1509

2022 and 2026 – 24 Avenue NW, LOC2019-0080, CPC2019-1507

2103 and 2107 – 24 Avenue NW, LOC2019-0081, CPC2019-1508

My name is Shawna Curry, my husband Jason and I live at 2436 26 Avenue NW. We are in support of increased densification of Banff Trail as our community will significantly benefit from this positive change. Much of the housing stock in Banff Trail is nearing the end of its useable life and needs to be torn down or significantly renovated. The increase in density will increase the number of people actively using the community, providing for safer streets, increases in active transportation, higher transit usage and an increase in a sense of community as residents connect with their neighbours more often. As houses are replaced, more permanent residents move in, reducing the transient nature of illegal rental units that are prevalent in Banff Trail.

We moved into Banff Trail in 2011, to be closer to amenities and active transportation routes. Due to the proximity to three train stations, we walk or cycle daily and went down to a single vehicle until Car2Go pulled out. We plan to be a single car family again. Our friends in Banff Trail have also reduced their need for additional vehicles. I anticipate similar factors would exist for the future residents of Banff Trail.

After sitting on the Banff Trail Planning and Development Committee for over 5 years, parking is a concern frequently raised by residents. These issues are most frequently brought up by residents who live in single-family bungalows. There is ample parking in Banff Trail with few parking restrictions and permits available for residents in controlled areas. We live 100m from the Kaleidoscope building, a six story mixed residential, commercial, and office use building at 2520 Capitol Hill Crescent; the intersection of 24<sup>th</sup> Avenue and Crowchild Trail. We have no spillover from the residents. Kaleidoscope is unable to fill their parking lot, a factor that I anticipate would be common with future developments.

Increased density helps to support the infrastructure for safer corridors for active transportation. I see more people walking and biking since Kaleidoscope has been built. More eyes on the street increases community awareness and decreases safety issues. Active transportation improves our personal health and the health of our communities. The more people walk and bike the more we lower health care costs as we decrease the incidence of chronic diseases.

Approximately 98% of collisions on regional roads are between gas-powered vehicles. Creating roads for alternative forms of transportation means less traffic accidents. An increase in cycling and walking has the outcome of fewer vehicles on the road. Streets where more people walk, and bike have been shown to reduce local crime rates. Active transportation has other environmental benefits including cutting down on greenhouse gas emissions, air pollutants and

global climate change. It reduces noise pollution and congestion and reduces the need for new parking lots and roadways.

Allowing Banff Trail to increase their density would support active transportation corridors while increasing the health of our populations. As loneliness is quickly becoming a global epidemic, active transportation supports increased contact with neighbours and community, improving mental health outcomes and creates social bonds.

It is for these reasons that we support this project and the increase of density in Banff Trail.

Shawna Curry  
2436 26 Avenue NW  
Calgary, Alberta  
T2M2G9

**January 18, 2020**

**Land Use Redesignations - Bylaw 20D2020, 21D2020, and 22D2020**

**Amendments to the Banff Trail Area Redevelopment Plan - Bylaw 5P2020, 6P2020, and 7P2020**

My name is Gareth Spicer, my wife Heather and children James, Carys, and David live at 5 Creston Crescent NW. We moved into the neighbourhood of Banff Trail in 2008.

Banff Trail has undergone significant contextual changes since its initial development in the middle of the last century. Although many of the original resident cohort has been replaced by families such as ours, this replacement has not been at a rate to maintain the rate of attrition. Like many areas in Calgary of similar age and demographic, this has led to a decreasing population and related decrease in overall community health. Over the same period, additional development in proximity to Banff Trail including the University of Calgary and related sports training facilities, the light railway transit line, and additional suburban development have greatly altered the urban context from which Banff Trail was originally conceived. The proposed developments related to the land use and redevelopment plan amendments reference above are in alignment with the contemporary urban context of the area and represent an opportunity to mitigate demographic issues by contributing to the long term health and stability of Banff Trail.

**It is for these reasons that I support the proposed land use redesignations listed under Bylaw 20D2020, 21D2020, and 22D2020 and related amendments to the Banff Trail Area Redevelopment Plan listed under Bylaw 6P2020, 7P2020, and 8P2020**

Located at the intersection of 24<sup>th</sup> Avenue NW and Crowchild Trail, a similar project as those represented by the amendments listed above, at 2520 Capitol Hill Crescent (Kaleidoscope) includes similar features, including; 4-6 stories, underground parking, landscaped public space, and a mixed use commercial/office ground floor. Despite widespread trepidation from many local residents at the time, this mixed use multi-story development has enjoyed great success. This development provides an important safe, well maintained, and serviced residential option for many people at a stage in life not currently in alignment with home ownership. Particularly at the scale and economic commitment currently required in Banff Trail.

This resident population helps to support the tenant coffee shop (currently a Higher Ground bistro) at this location; which includes an outdoor patio. This commercial space is well used and has developed into a valued meeting and social opportunity for community residents in addition to those occupying the Kaleidoscope development. I live approximately 100 metres north of this development and have not experienced any related parking or noise issues and can confirm the grounds and structure have been well maintained since its construction in 2012. I anticipate the subject projects represented by the above amendments will enjoy a similar level of success.

As was the case with the Kaleidoscope project, the proposed development at the northeast corner of 24 Avenue and Exshaw Road NW (Bylaw 20D2020 and 5P2020)

includes landscaped public space facing Exshaw Road toward the northwest portion of this irregular lot. The component included in this proposed development is an innovative design solution to the space created by the transition of Exshaw Road from 20 Street NW creating a public gathering space and park amenity for the community. In combination with the at grade commercial space also planned at this location, I anticipate a positive public/private dynamic will develop similar to the Kaleidoscope example.

Unlike the residential development from which the community of Banff Trail was initially built upon, or the contemporary expression of this building form (new single family, duplex, side by side) seen in recent years, mixed use multi-story developments, like those currently proposed under the above amendments, represent a scale of investment which allows for a more creative approach to building form, a complementary and diverse resident population, and the development of a more dynamic public realm. This investment is manifest in not only the planned architecture elements (building form/public park space) but also the public/private interaction provided by the commercial potential they provide (bistro, coffee shop, etc.).

Contemporary developments offering greater density, uses, and a broader resident demographic such as those currently proposed and represented by the above listed amendments (as exemplified by the existing Kaleidoscope development) are consistent with the contemporary urban reality of the neighbourhood and will provide an important part of a strong foundation in support of Banff Trail's future health and viability. It is in light of this discussion, that I support these proposed developments and urge Mayor and Council to approve the proposed land use redesignations and related amendments to the Banff Trail Area Redevelopment Plan

With best wishes,

A handwritten signature in black ink, appearing to read 'Gareth Spicer'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Gareth Spicer

**From:** [Rick Schulze](#)  
**To:** [Public Submissions](#)  
**Cc:** [ben@civicworks.ca](mailto:ben@civicworks.ca)  
**Subject:** [EXT] RE: February 3 Public Hearing: LOC2019-0079, LOC2019-0080, LOC2019-0081  
**Date:** Monday, January 20, 2020 4:22:38 PM

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**To City of Calgary Councillors and the Mayor,**

**I am writing in support of Banff Trail Applications LOC2019-0079, LOC2019-0080, LOC2019-0081.**

The vast majority of housing stock in Banff Trail was built in the '50s to serve the growing working population of northwest Calgary. Much of this housing stock is reaching the end of its lifecycle. Replacing it with higher density housing benefits the City by taking advantage of existing infrastructure; and the community by providing more variety for people wanting to live near schools and large employment centres.

Increasing density in Banff Trail has several easily recognized benefits:

- increased tax base
- more eyes on the street
- increased demand for local services

Using existing inner city infrastructure helps the community and the city by:

- not requiring new roads
- lowering the per person cost for maintenance

Providing more variety of residences benefits the community and the city by:

- broadening the range of people residing in the community increases the cultural and economic diversity
- increases the demand for public spaces and amenities
- encourages alternate modes of transportation by reducing the number of parking spots per residence over all

I support the 2 applications listed above.

Thank you,  
Rick Schulze  
1925 22 Ave NW T2M 1R8

Dated: January 24, 2020

Reference:

Land Use Redesignation

Banff Trail

BYLAW 21D2020 or LOC2019-0081

2103,2107 -24<sup>th</sup> Ave NW

We have received 2 letters from the city, no date on the letters.

Not clear on what applies to BYLAW 21D2020 and LOC2019-0081. Majority of our concerns have been included for both as we are unable to get total clarity (not bylaw savvy) on which items apply to Bylaw and which apply to Land Use Amendment.

We are owners of 2104, and 2106 23<sup>rd</sup> AVE NW.

We are backing onto the proposed land use change.

Objections/Concerns

- There are covenants in place that address the size of developments for the in the Banff Trail area, and as such, this development does not abide by the provincial covenant,
- Change in zoning on 2 lots from 2-4 units to 61 units, this is not a modest development or modest increase in density.
- This development does not fit into the community setting based on its external façade and design for an inner city development, see attached the 5<sup>th</sup> Ave and 7<sup>th</sup> St SW Sunnyside development, or another development called Savoy at 19<sup>th</sup> street and Kensington Rd NW
- Based on unit size, we were told this was a family orientated development, majority are 1 bedroom units, not family friendly
- Setback on 3<sup>rd</sup> and 4<sup>th</sup> levels against the alley, so the 4 story massive wall isn't so intrusive on the existing homes across the alley,
- Garbage (current 2 units to proposed 61), garbage management
- Alley improvements with all additional vehicles utilizing the alley
- Elm trees on city property (east side of the proposed project) provide a canopy for shade and welcoming green entrance to the community, and are part of the environmental street scape preservation, where the city perseveres all healthy trees in community developments.
- Non glare glass on the units facing the alley, sunlight reflecting off the building glass and glaring into the backyards
- Slight lines addressed to 24<sup>th</sup> and 20<sup>th</sup> street
- Congestion now at that intersection, access onto 24<sup>th</sup> Ave., because of line up at 19<sup>th</sup> street NW and 24<sup>th</sup> Ave NW, and short cutting on 20<sup>th</sup> street both ways
- Venting through top of the building to reduce odour's being released at or near ground level

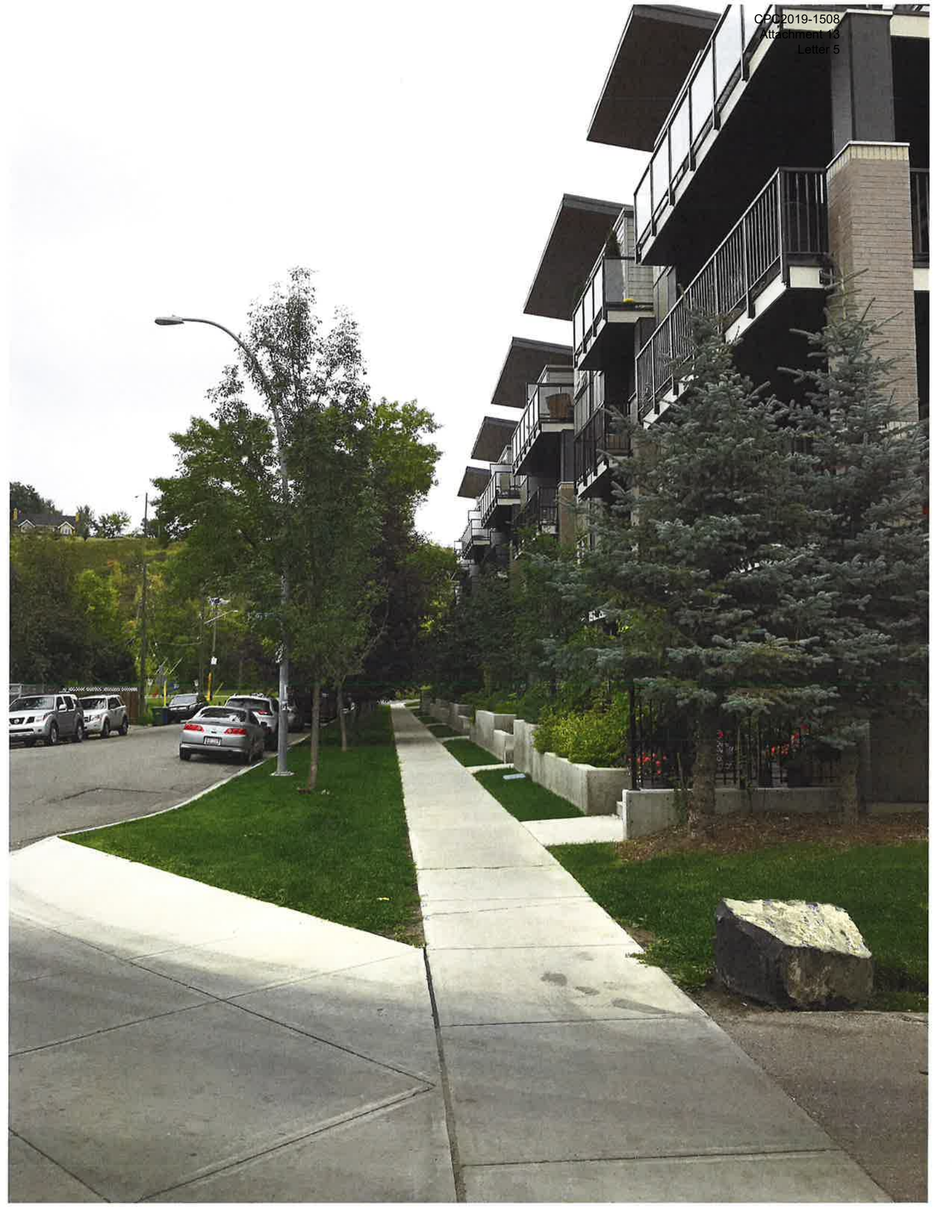
Pat Oscienny – 2104-23rd Ave NW, pjoscienny@gmail.com

Lynn Oscienny – 2104-23<sup>rd</sup> Ave NW

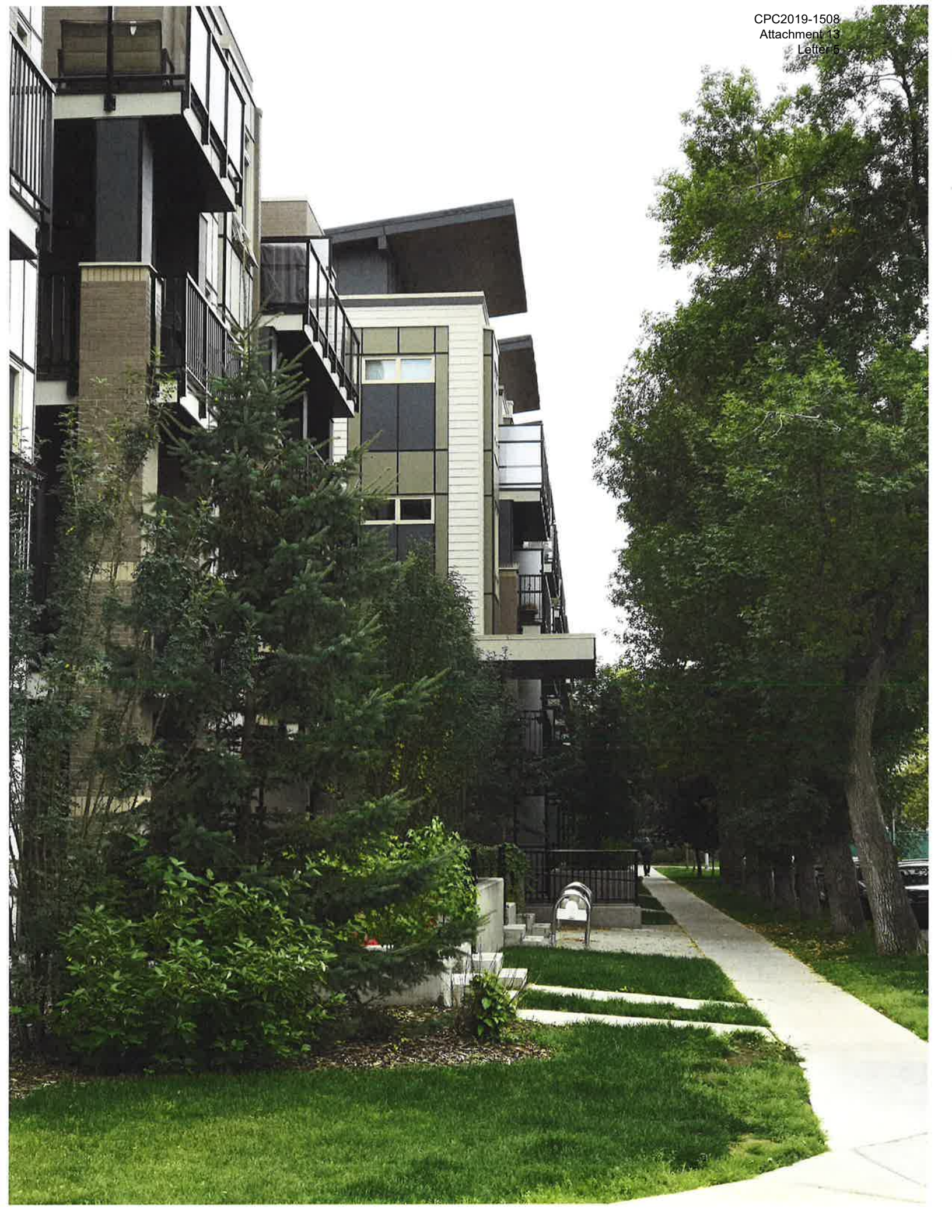
Fernando Moreno – Merlo – 2106-23rd Ave NW

Virginia Prado – Peralta – 2106-23rd Ave NW, pokemo14@icloud.com









**From:** [John Preston](#)  
**To:** [Public Submissions](#)  
**Cc:** [prestonsgt@gmail.com](mailto:prestonsgt@gmail.com)  
**Subject:** [EXT] Amendment to Land use located at 2103/2107-24 Ave NW Plan 9110GI,Bl 14,L 15 16 from R-C2 to General MU-1f2.9h16 Banff Trail By Law 21D2020  
**Date:** Sunday, January 26, 2020 7:26:03 PM

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John Preston and Maureen Preston owners of 2110-23 Ave NW Calgary AB T2M 1W3. We are in favour of the amendment fo the zoning change from R-C2 to MU-1 f2.9h16.

We believe this project will allow Banff Trail to transition to a more advanced and forward moving community. It is time to upgrade the area to take advantage of the surrounding infrastructures (C-train, University, Schools and Hospitals ). To get this to happen there has to be some rezoning to facilitate new projects like this along a major boundary road like 24 Ave NW

Yours Truley

John and Maureen Preston