

## Applicant Submission

October 29, 2019

This application proposes to re-designate the parcel 2703 23 Street NW from R-C2 (Low Density Residential Districts) to a R-CG (Residential-Grade-Oriented Infill)

Banff Trail is a vibrant inner city community that is a unique place to live, work and play. A community that feels like home because of the people and “sense of community” created by the mature stable residential places to live, to socialize and to enjoy the outdoors. Banff Trail is a place that people want to live and spend time due to it’s close proximity to parks/amenities making it a family orientated community just outside the downtown core of Calgary.

The subject site is a corner lot, located on 23rd Street NW and 26 Avenue NW. Flanked by a lane North of the site is an R-CG lot and William Aberhart High School with an open park space beyond that. East of the site are a mixture of old century bungalow and new semi-dwellings. South of the site flanked by 26 Avenue NW is mixtures of old bungalow. Within 200m is 24 Avenue, a collector road. West of the site are mixtures of old bungalows, semi-dwellings, and multiplex. Crowchild Trail a collector road, the vehicular expressway is 300m south of the site and 600m from University Train Station. Walking distance to University Train Station, McMahon Stadium, and Calgary University Campus. It is an ideal location, having easy access to the downtown core via LRT or bike. The Foothills athletic park and Brentwood Village Shopping Center giving it excellent access to a variety of amenities. The city wanted moderately increase the density of the Banff Trail area by replacing older single family homes with higher density new construction. This will provides a variety of housing types to accommodate Calgary's growing and aging population while maintaining the stability of this established community. This creates a more connected and compact Calgary, while reaffirming that Banff Trail remains a family orientated neighborhood.

Key planning features of the site include:

1. Making efficient use of available corner lot to, increase density and diversity the types of housing available in the area.
2. Enhance the existing streetscape by rehabilitating Banff Trail existing architecture with new construction.
3. Utilized the optimum location of the site by increasing population to support future development in the area.

We believed the proposed R-CG zoning will contribute to achieving appropriate density, provides diverse housing opportunities and encourage alternative transportation. It also align with the Municipal Development Plan and Local Planning Policies.