

Applicant Submission

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Applicant Submission

On behalf of Apaar Homes (2073418 Alberta Ltd.), O2 Planning + Design (O2) is revising the application to redesignate the parcels located at 2504 22 Street NW and 2240 24 Avenue NW from Residential - Contextual (RC-2), to a Direct Control (DC) designation. This revised submission continues to facilitate the development of a new contextually sensitive multi-residential apartment building that takes advantage of the site's proximity to the Banff Trail LRT, University of Calgary, and access to surrounding recreational and commercial amenities.

This application proposes a redesignation to a DC district to enable the development of a uniquely customized building that responds to site-specific conditions and context. A concept design of the proposed building was presented and discussed with Corporate Planning Applications Group (CPAG) representatives and the area Councilor. At the meeting it was agreed by all parties that a DC district is the best strategy to ensure the design as presented is delivered, and to provide certainty to the City and community that the architectural quality and considerations regarding neighbourhood sensitivity and shadow impact mitigation is required at the development permit stage.

This land use application is supported by a concurrent Development Permit submitted by Davignon Martin Architecture. Since the original land use redesignation application, changes to the development permit have been made that require amendments to the land use application. The revised DP reflects an FAR, building height, and density that vary slightly from the initial land use redesignation application. In alignment with the revised DP, this application proposes to remove the density and floor area ratio modifiers. Density and floor area ratio would be guided by the base M-H1 district.

Area Redevelopment Plan Amendment

The proposed development also requires two amendments to the Banff Trail Area Redevelopment Plan. These amendments would redesignate the property to Medium Density Mid-Rise and would permit an increased maximum building height in order to facilitate the development. We propose to continue collaborating with the City as it determines the best course of action for pursuing these Area Redevelopment Plan amendments in light of concurrent redevelopment applications along 24 Avenue and throughout the Banff Trail community.

Public Engagement

Throughout our application we have endeavoured to keep residents of Banff Trail informed about the project and to provide opportunities for feedback. The project team engaged with the community at key points throughout the application process, including through two public open houses, a meeting with immediate neighbours of the proposed development, and outreach to the Banff Trail Community Association.