

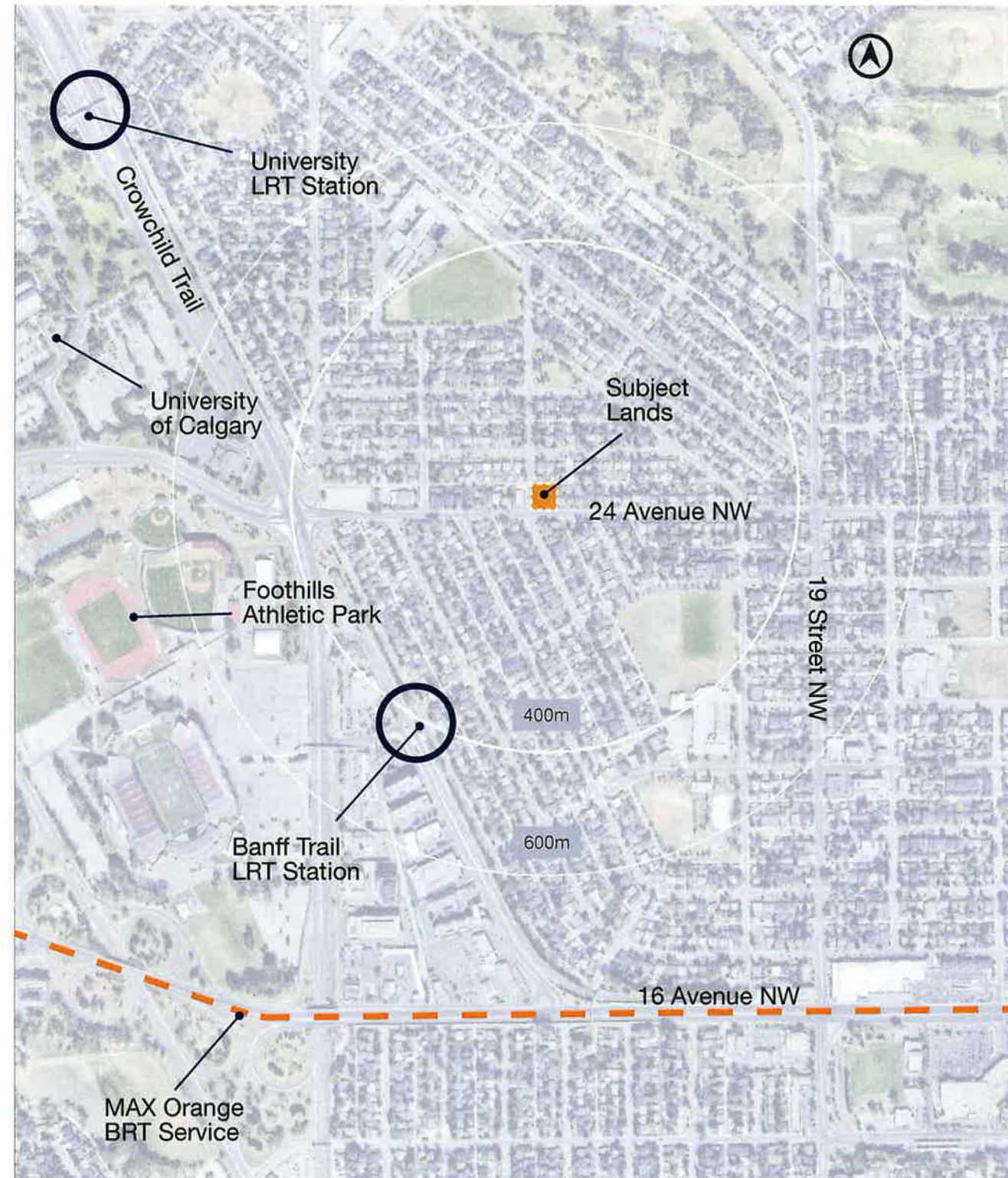


BANFF TRAIL USE AMENDMENT

Council Presentation

Site Location Attributes

- Located in the Community of Banff Trail on the 24th Avenue corridor
- 400 metres (5 min walk) to Banff Trail LRT Station
- 900 metres (10 min walk) to University LRT Station
- 700 metres (8 min walk) to the University of Calgary
- 450 metres (5 min walk) to Foothills Athletic Park
- Nearby amenities on Crowchild, 16th Avenue and Motel Village



Land Use Proposal

The proposed land use redesignation is intended to facilitate a contextually-sensitive infill development that responds to City policy and investments in 24 Avenue NW.

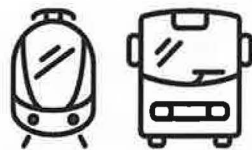


Multi-Family Rentals



Walkable Housing Options

for future residents near transit, employment, entertainment, and green spaces.



Supports The City's Primary Transit Network

and facilitates Banff Trail's ongoing evolution into a transit-oriented complete community.



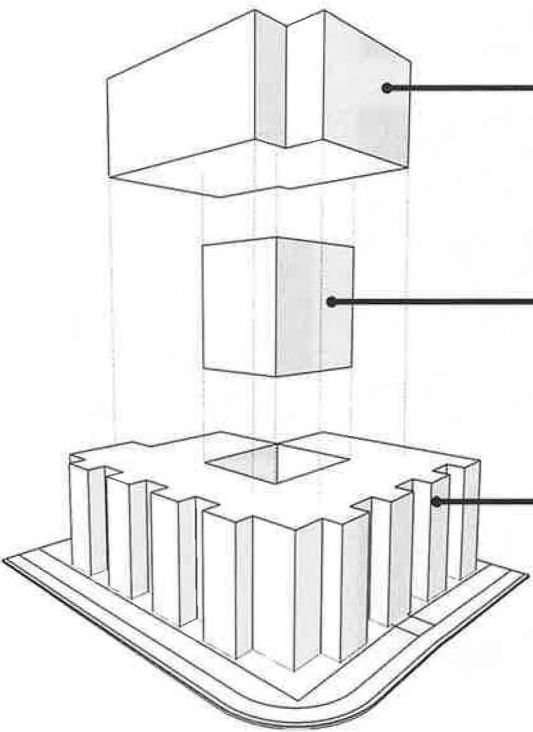
Infill Residential Growth

that supports the efficient and economic use of existing City infrastructure.



Creates A Respectful Transition

from the 24 Avenue corridor that considers the neighbourhood character of the Banff Trail community.



Unseen TOD Density

The architectural massing of the proposal hides the additional density from sight.

Support Spaces

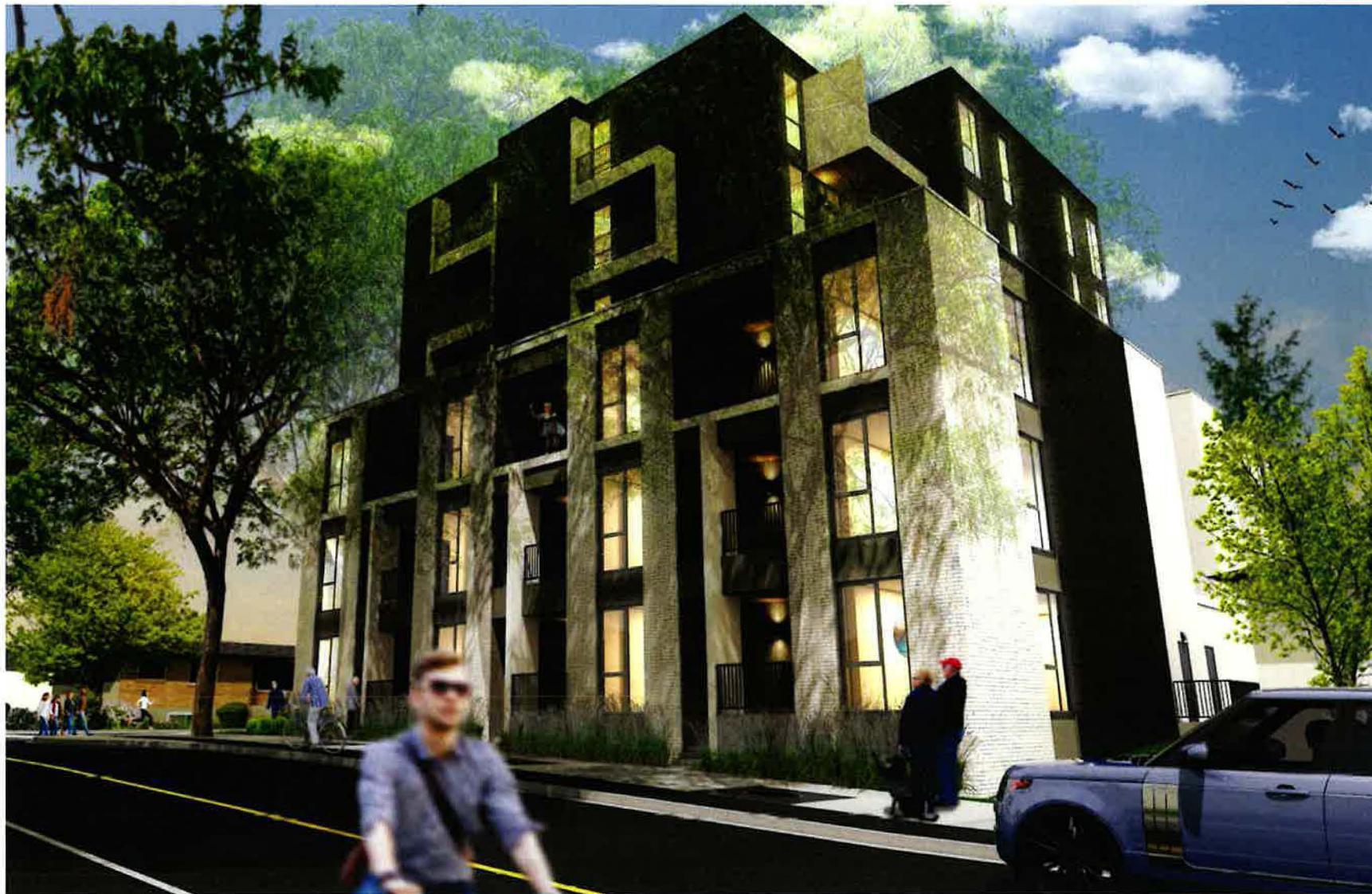
Includes the lobby, storage, stairwells, and other necessary infrastructure.

Street-Oriented Infill

The proposal is designed to complement the predominant architectural form of Banff Trail.

Concurrent Development Permit Application

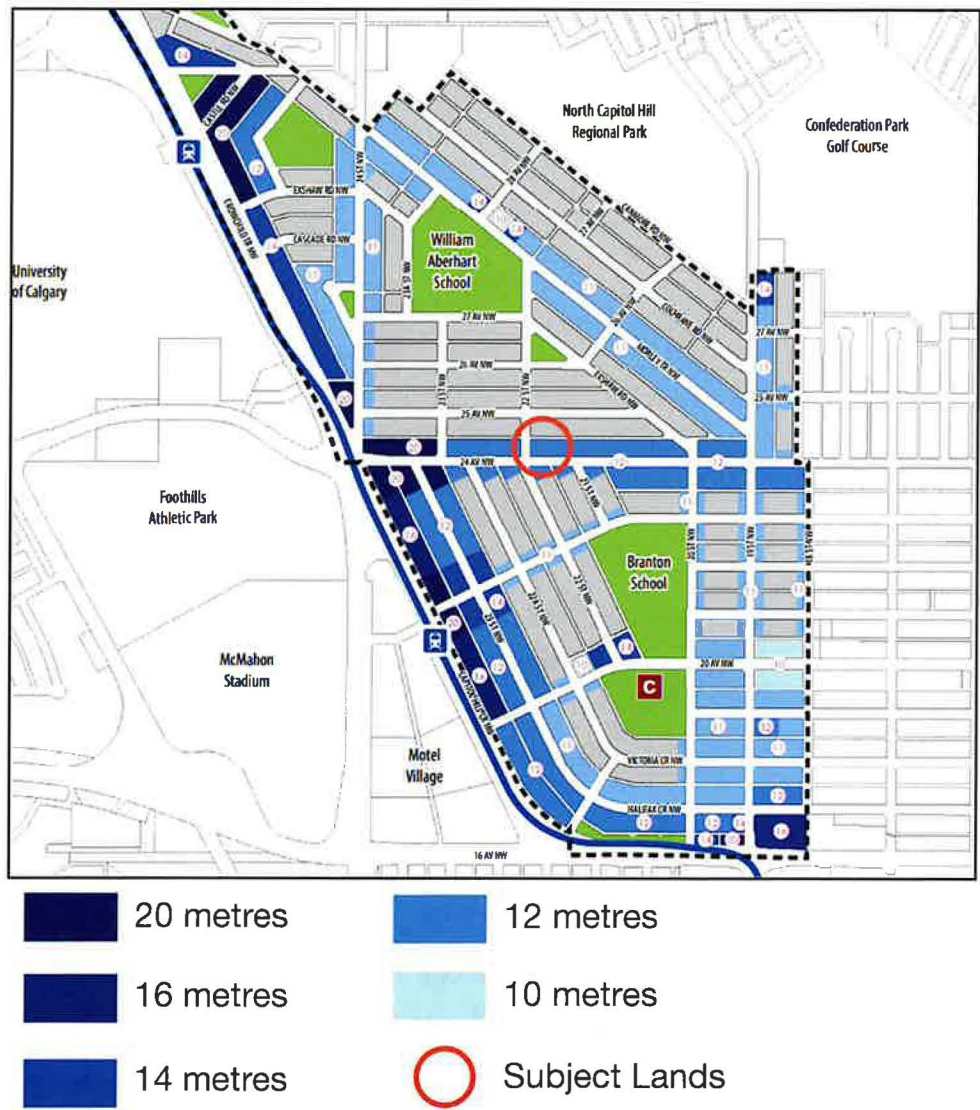
The proposed land use redesignation enables the concurrent Development Permit application DP2019-5053 submitted by Davignon Martin Architects.



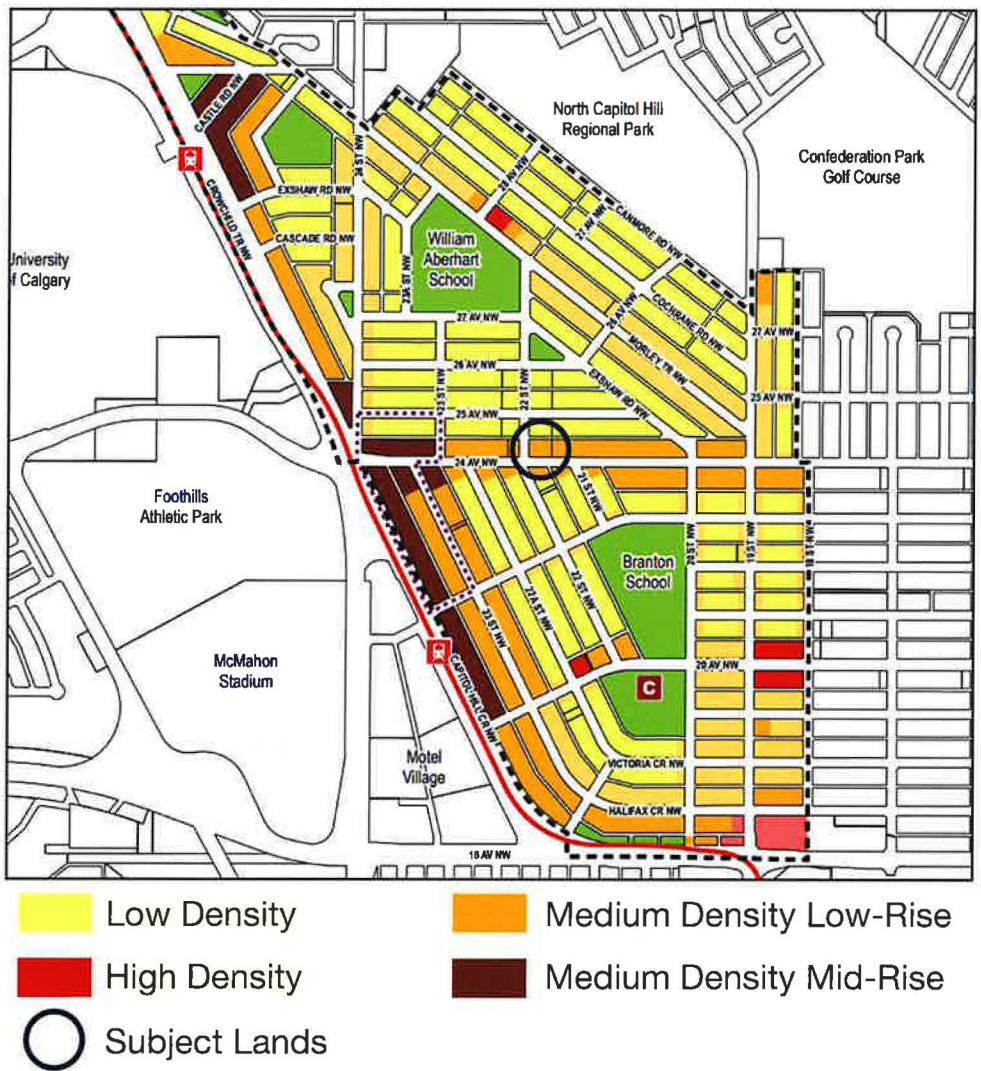
Banff Trail Area Redevelopment Plan

The proposed land use requires minor amendments to the Banff Trail Area Redevelopment plan, but aligns with its overall policy direction.

Building Heights

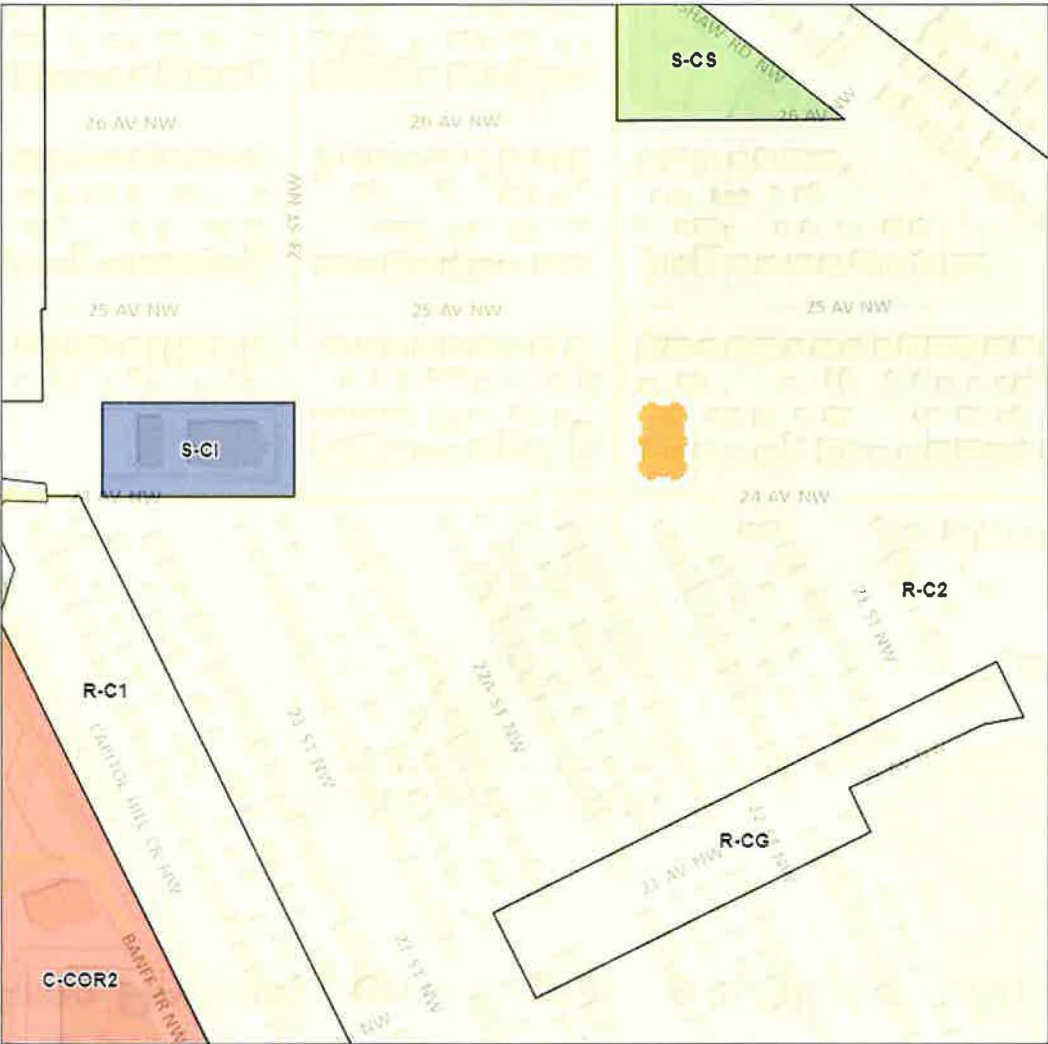


Land Use Policy Areas



Proposed Land Use

The proposed land use recognizes the City’s broader objectives for intensification surrounding the primary transit network and near major activity centres while still respecting the general intent and community vision in the Banff Trail ARP.



Land Use: DC based on MH-1

- Multi-Residential, High Density Low Rise (MH-1) is characterized primarily by multi-residential development of medium height and higher densities.
- Intensity is measured by FAR to provide flexibility in building form and Dwelling Unit size and number.
- Maximum density in MH-1 is 4.0 FAR.



Community Outreach

A comprehensive engagement campaign was undertaken in conjunction with the City of Calgary’s ongoing 24 Avenue improvements engagement and other area development projects.

3
Engagement Events

250+
Total Attendees

35+
Sticky Note Comments

Please join us to learn about the Land Use Amendment proposed for 2504 22 St NW & 2240 24 Ave NW

NEIGHBOURS MEETING

Thursday
July 18
7:00-8:00pm

Banff Trail
Community Hall
2115 20 Ave NW

O2



JOIN US
FOR A DISCUSSION ON 24 AV NW REDEVELOPMENT

*This is an applicant-led session that includes a coordinated effort by multiple applicants along the 24 avenue corridor

A map of the 24 AV NW corridor showing various redevelopment applications. Red arrows point to specific locations along the corridor, indicating areas of interest for the discussion.

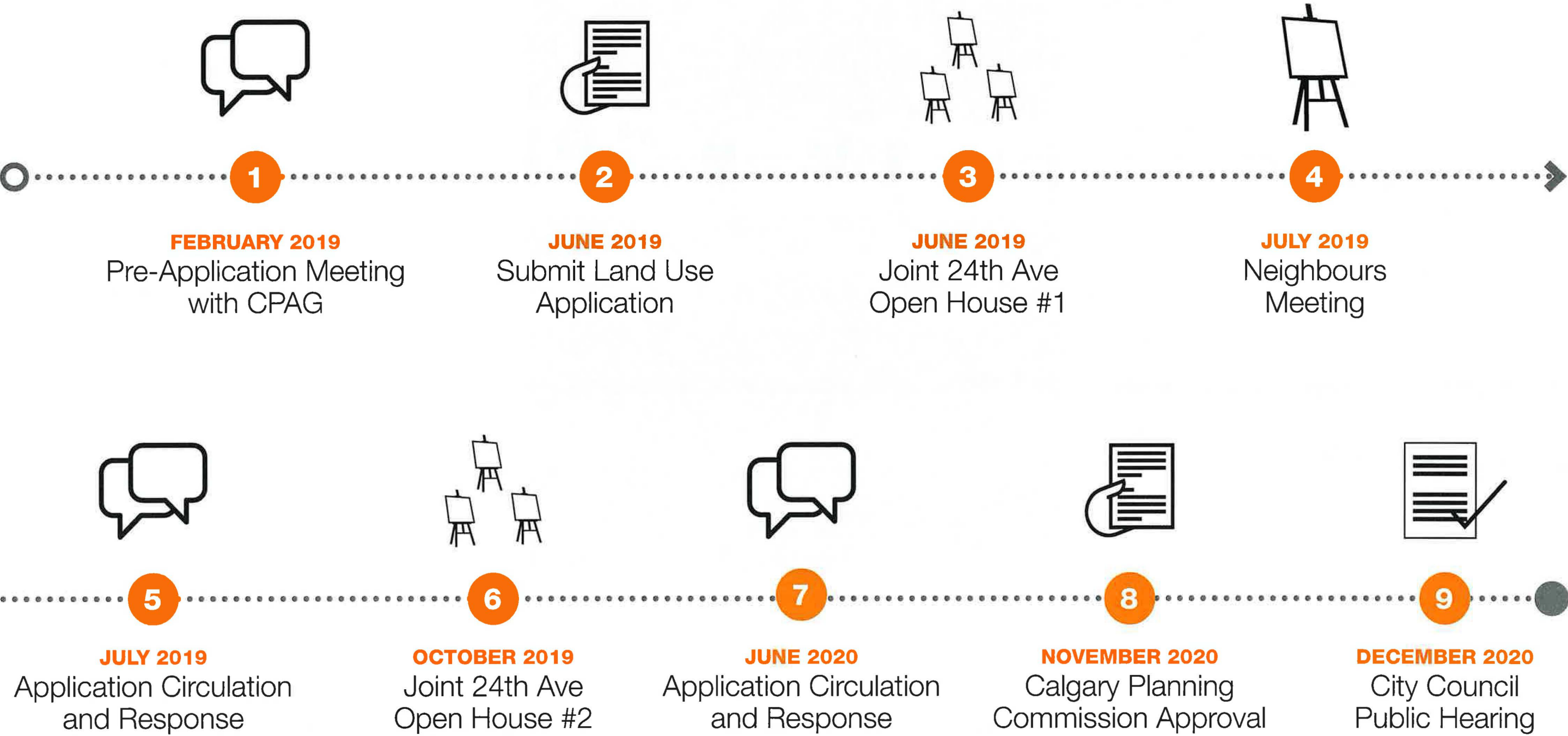
24 AV NW CORRIDOR REDEVELOPMENT APPLICATIONS INFORMATION SESSION

Following the recent policy updates to the Banff Trail Area Redevelopment Plan, the 24 AV NW corridor is witnessing significant uptake in redevelopment interest and applications activity. Please join us for a coordinated outreach opportunity for existing and emerging 24 AV NW corridor redevelopment applications.

WHEN: June 11, 2019 from 4 pm to 9 pm
WHERE: Best Western Village Park Inn (1804 Crowchild Trail NW)
Visit Calgary.ca/24AveNW to learn more

A map of the 24 AV NW corridor showing various redevelopment applications. Red arrows point to specific locations along the corridor, indicating areas of interest for the information session.

Project Timeline

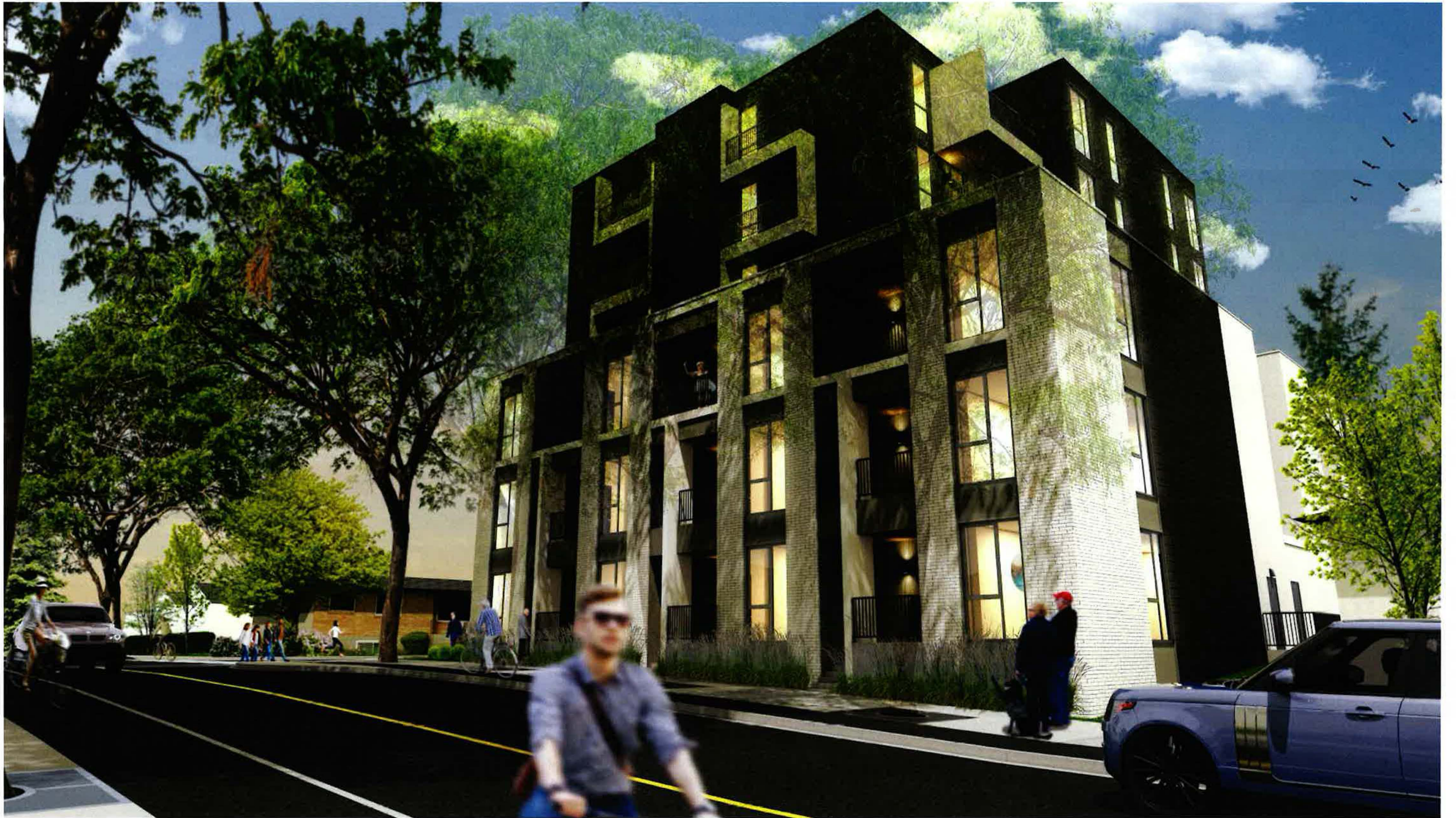




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Council Presentation

24 Ave NW looking north-west



24 Ave NW looking north-east



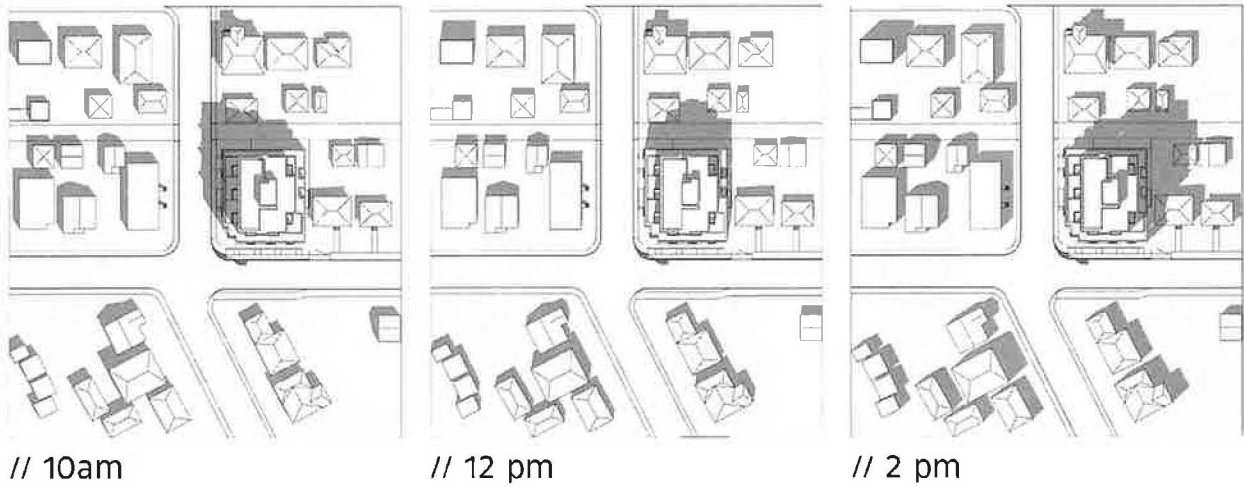
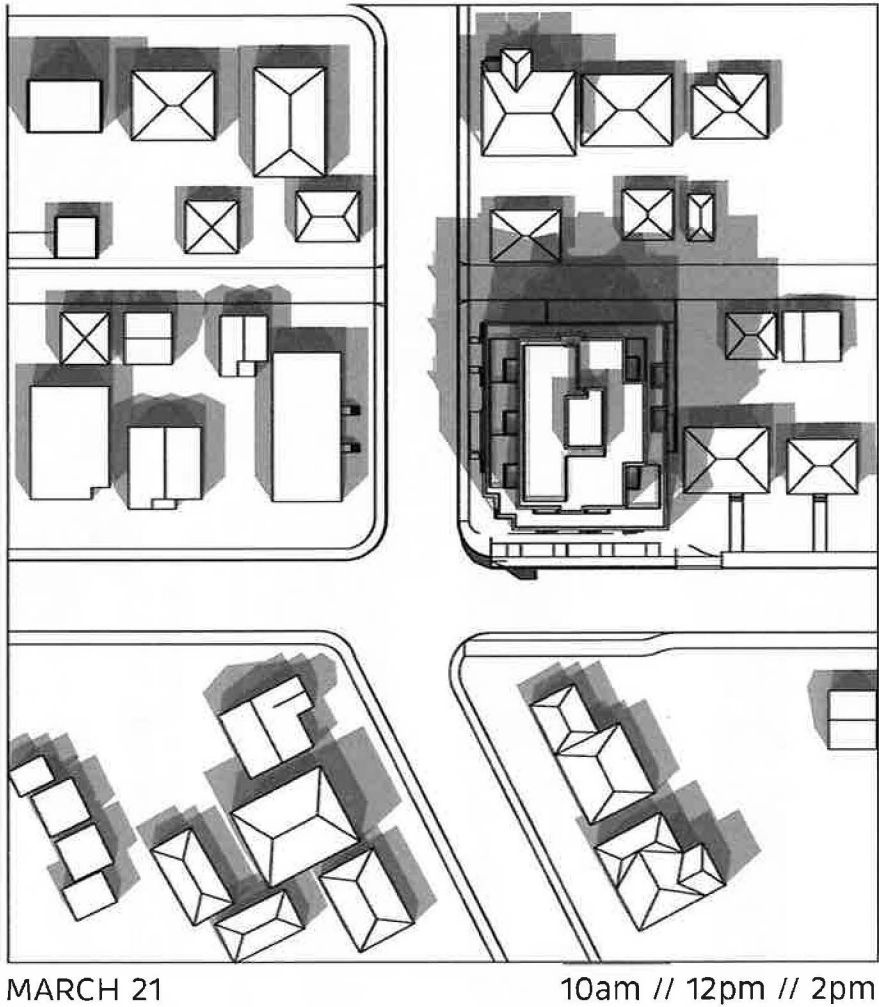
22 St NW looking south-east



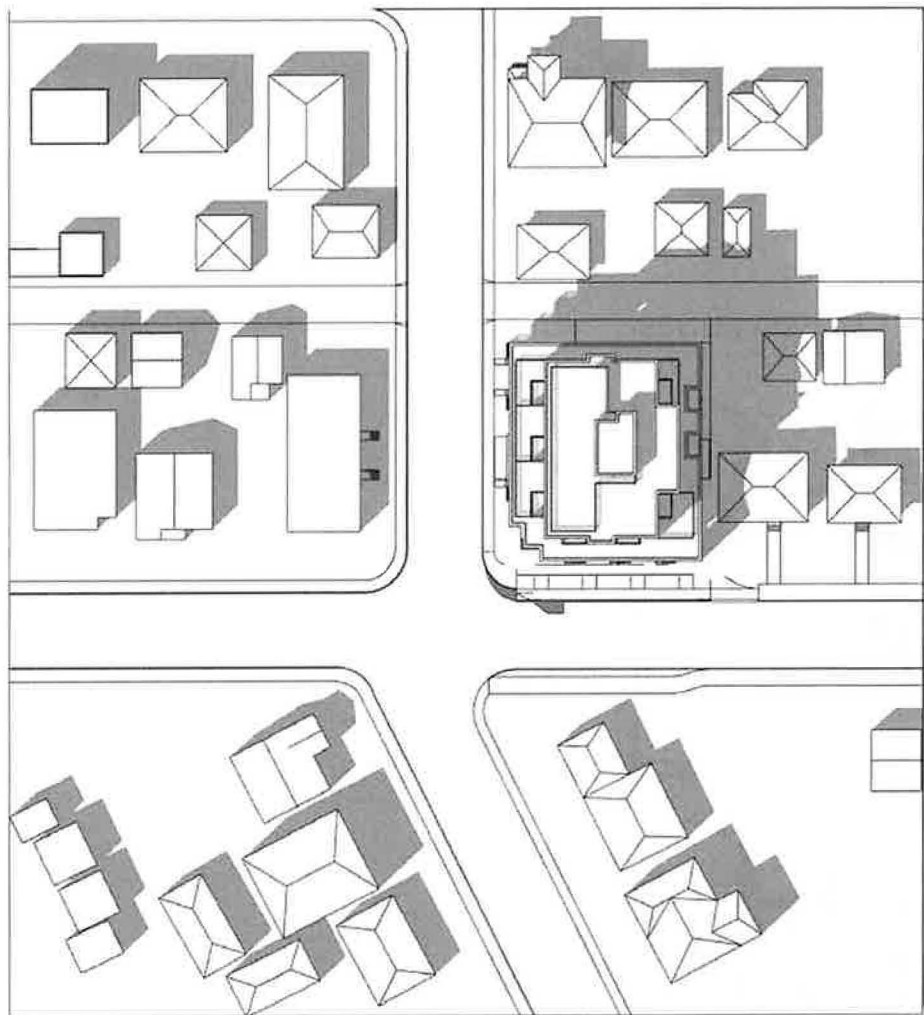
24 Ave NW looking west



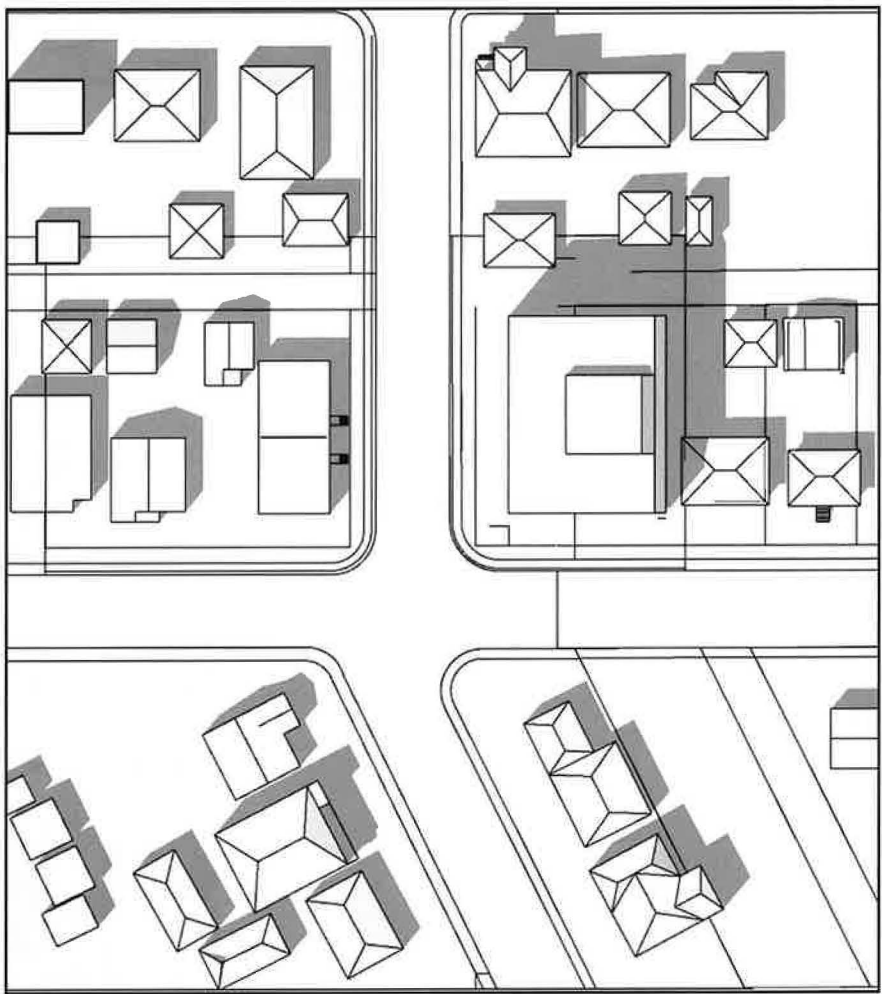
Shadow Study - March 21



Shadow Study - March 21 at 2:00pm

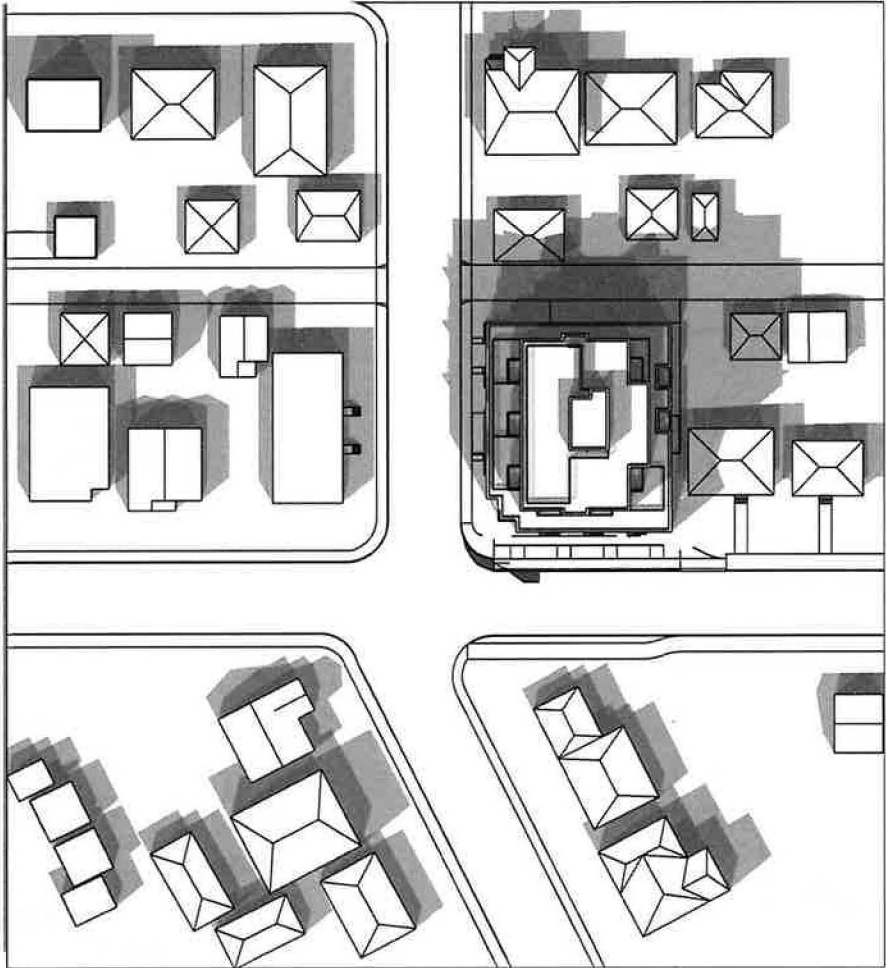


Proposed
Development

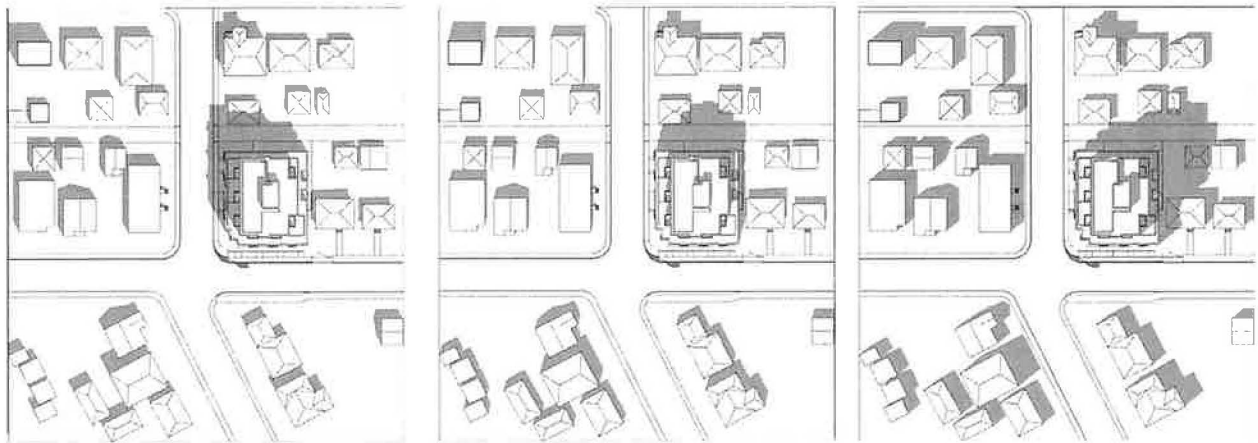


M-C2

Shadow Study - September 21

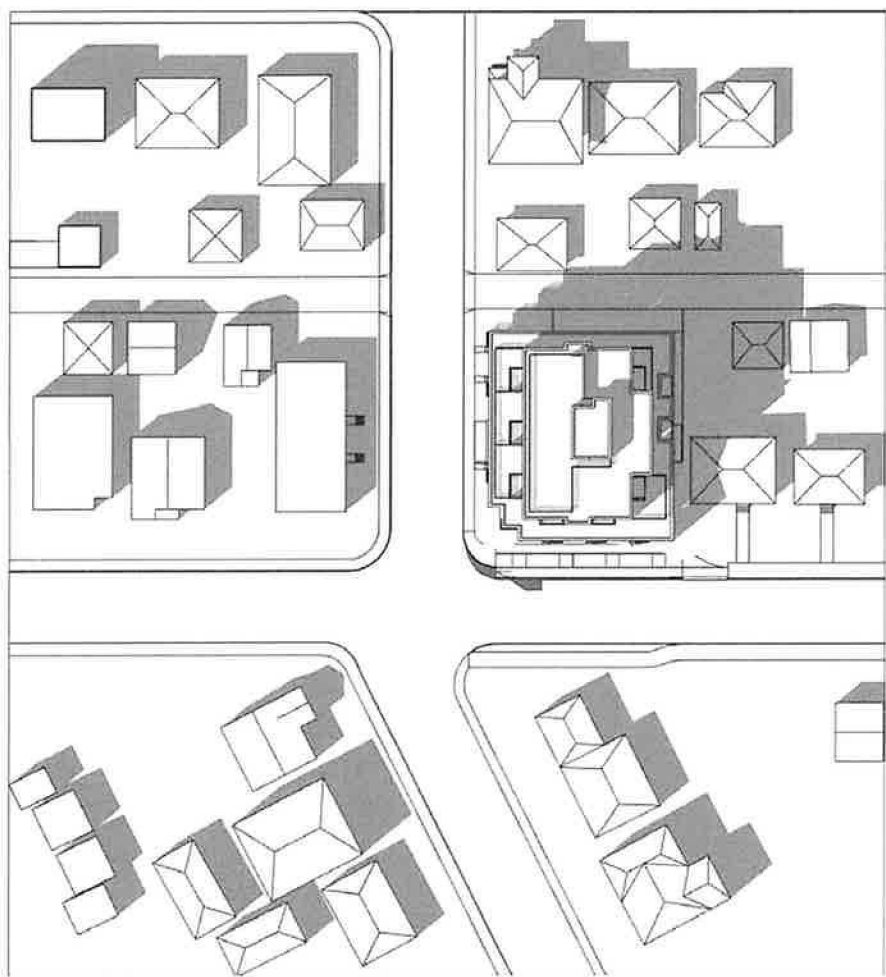


SEPTEMBER 21 10am // 12pm // 2pm

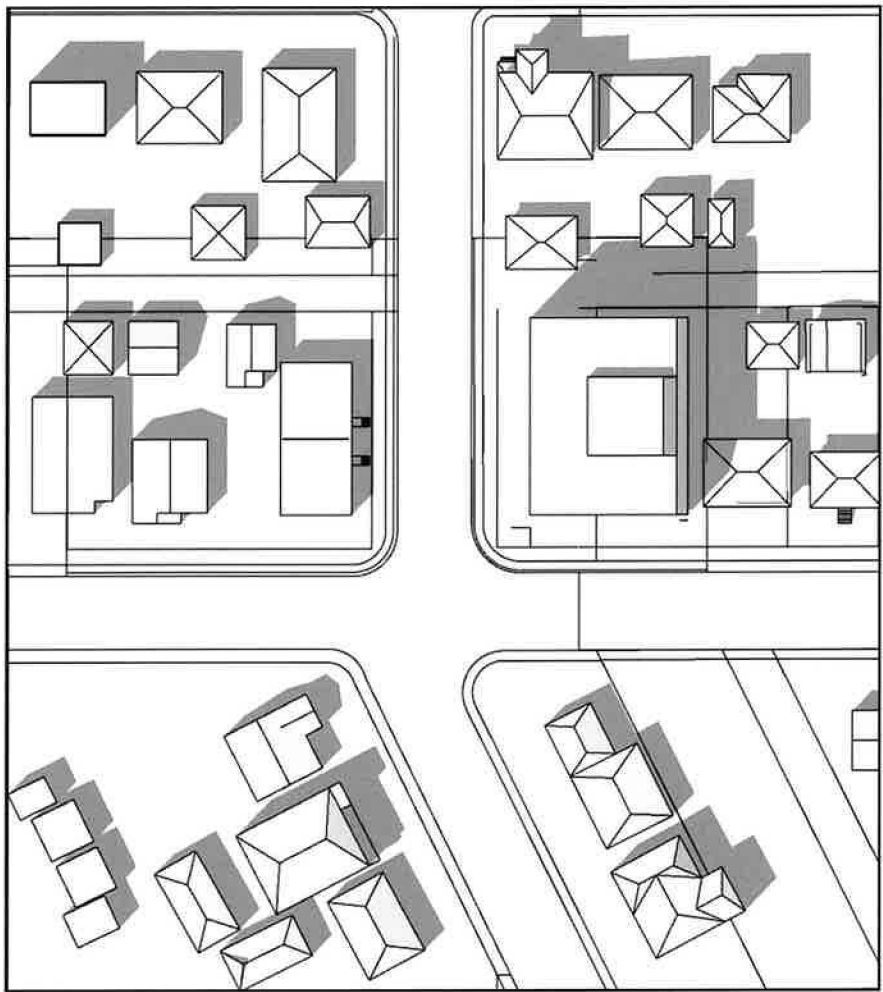


// 10am // 12 pm // 2 pm

Shadow Study - September 21 at 2:00pm



Proposed
Development



M-C2