

Applicant Submission



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

February 2, 2021

Applicant Submission

On behalf of Eagle Crest Construction and Stone West Homes, CivicWorks is proposing to redesignate the parcels located at 2460, 2464, 2468 - 23 ST NW and 2103, 2107 - 24 AV NW from the Mixed Use - General (MU-1) District to Direct Control (DC). This land use application reinforces the original development vision and intent shared with community stakeholders and approved by Calgary City Council in February 2020.

City Council Approved Development Vision + Intent

The proposed developments are mixed-use multi-residential developments with neighbourhood-scaled commercial/retail use at grade. Both developments have been designed to respond to a Transit-Oriented Development (TOD) opportunity next to one of the highest concentration of jobs, community facilities and services outside of the Centre City (The Foothills Hospital/Stadium/Banff Trail TOD—a Municipal Development Plan (MDP) identified Major Activity Centre). Development Permits, submitted by FAAS Architecture as part of a concurrent submission process are currently under review by City Administration and ready for approval.

24 AV NW Corridor Context

Following the lead of recent policy updates to the Banff Trail Area Redevelopment Plan, and coinciding with a number of City-led investments to local infrastructure described as the Banff Trail Area Improvements Project, the proposals are sited in a context of significant growth and change. The applications at 2460, 2464, 2468 - 23 ST NW and 2103, 2107 - 24 AV NW represent two of several development projects along 24 Avenue NW in Banff Trail in different stages of review and approval proposing to redesignate and redevelop existing low density residential dwellings.

Direct Control Land Use Update

The project team's development vision and intent remains unchanged. The proposed Direct Control Land Use redesignations seek to reinforce the existing Council approvals in order to move forward with development. The Direct Control Land Use proposes to impose a minimum density and prohibit the development of lower density (single-detached and semi-detached) building forms that are incompatible with the mid-rise forms already approved under the base MU-1 District.

2019 Applicant-led Outreach

Committed to best-practice outreach and recognizing the cumulative change proposition along the 24 AV NW corridor, CivicWorks coordinated outreach opportunities with other existing and emerging 24 AV NW corridor redevelopment Applicants for a holistic conversation with Banff Trail stakeholders throughout 2019. The outreach process included a variety of opportunities for stakeholders to learn about the vision for 24 AV NW early on, and included a dedicated City of Calgary website (calgary.ca/24avenw) as well as (2) applicant-led information sessions coordinated by multiple applicants along the 24 AV NW corridor. These sessions were hosted in coordination with the City-led Banff Trail Area Improvements Project Open Houses held in June and October of 2019.