

Calgary City Council Public Hearing

July 26, 2021

8.1.7 / LOC2021-0020 / 2460, 2464, 2468 - 23 ST NW & 2103, 2107 - 24 AV NW

8.1.8 / LOC2021-0019 / 2404 - 22 ST NW

Prepared on Behalf of

Eagle Crest Construction & Stone West Homes

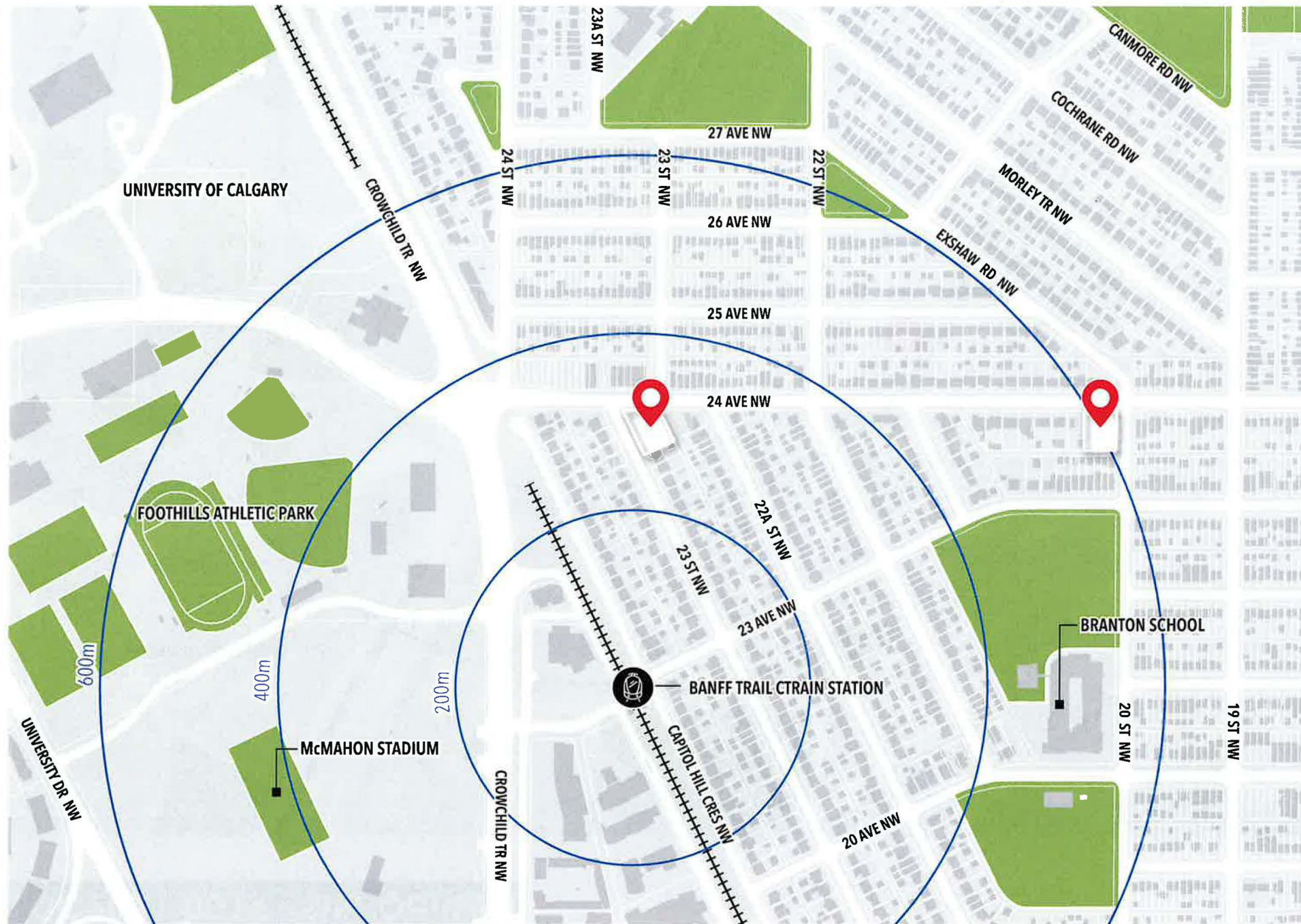


Planning & Development Applications Activity

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 JUL 26 2021
 ITEM 8.1.8-CFC2021-0758
Distribution
 CITY CLERK'S DEPARTMENT



LOC2021-0020 - Site Context

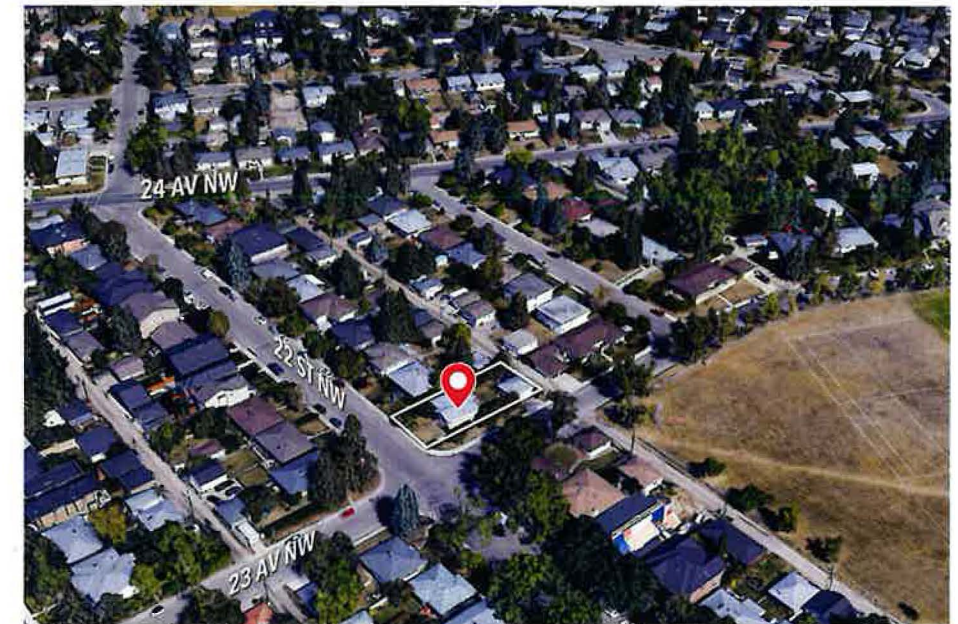


MU-1f3.9h23 (APPROVED) / DEVELOPMENT PERMIT READY FOR APPROVAL



MU-12.9h16 (APPROVED) / DEVELOPMENT PERMIT READY FOR APPROVAL

LOC2021-0019 - Site Context

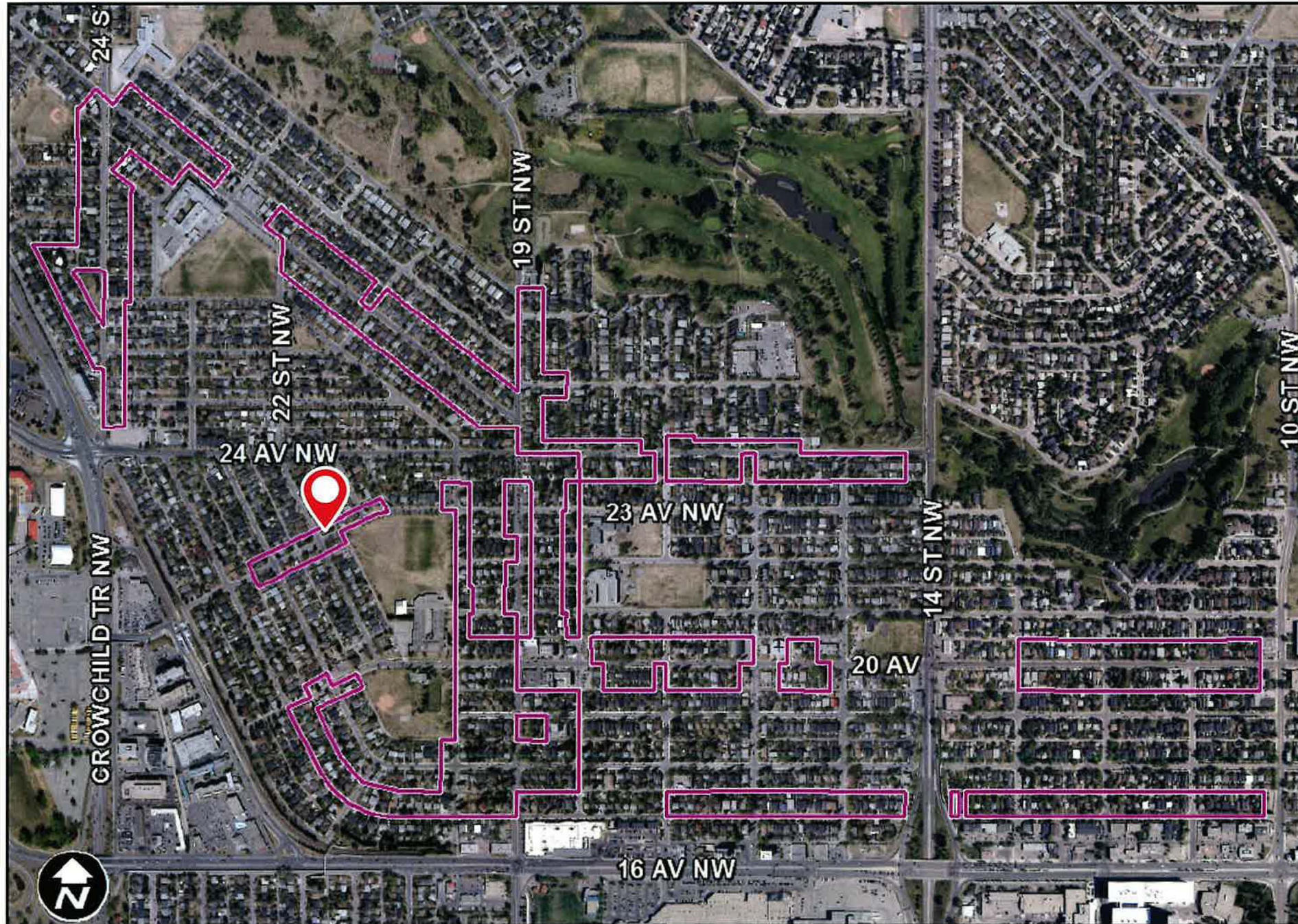


AERIAL



DP2018-5224 (APPROVED)

2017 CITY-LED REZONING



- In 2016, **Council directed Administration to proceed with City-initiated redesignations in Banff Trail** and Capitol Hill to implement portions of the recently revised Banff Trail and North Hill Area Redevelopment Plans.
- In 2017, **Council approved redesignation of 597 properties** identified by the respective area redevelopment plans as appropriate for **'Low Density Rowhouse'**.

DEVELOPMENT VISION + INTENT FOR ALL 3 SITES IS UNCHANGED



MU-1f3.9h23 (APPROVED) / DEVELOPMENT PERMIT READY FOR APPROVAL



MU-12.9h16 (APPROVED) / DEVELOPMENT PERMIT READY FOR APPROVAL



DP2018-5224 (APPROVED)

A CLEAR SIGNAL FOR GROWTH AND DEVELOPMENT



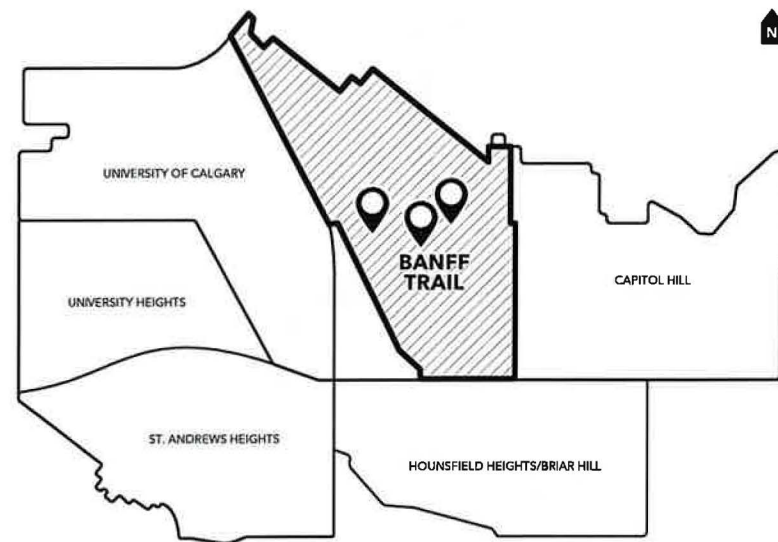
- Transit-Oriented Development
- MDP-identified Major Activity Centre
- In alignment with the growth goals and objectives of the 2016 Banff Trail ARP
- \$34 Million in local investments through the Banff Trail Area Improvements Project
- Industry has shown up with significant development activity taking place

Additional Slides



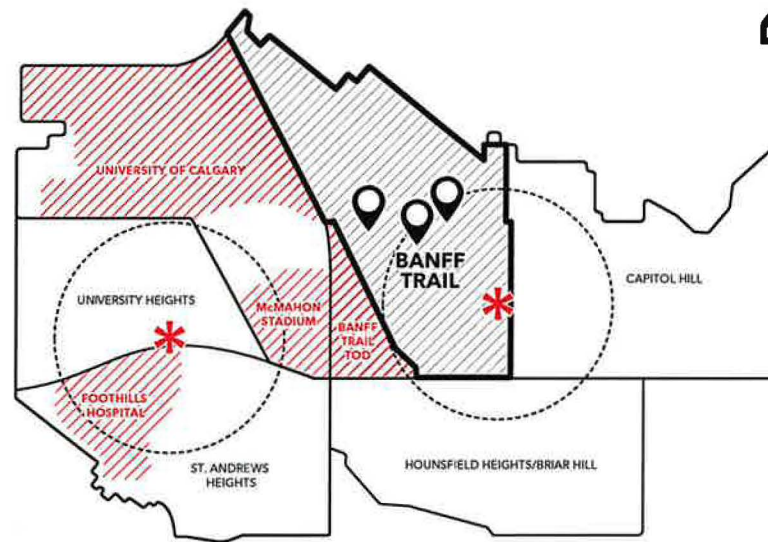
Policy Context

BANFF TRAIL AREA REDEVELOPMENT PLAN



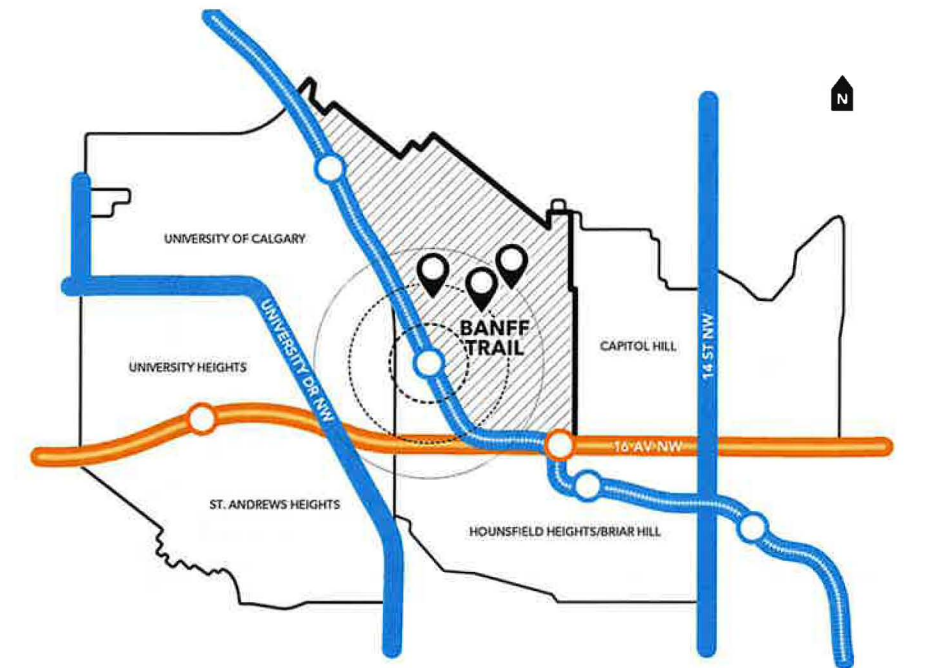
-  PROJECT SITES
-  BANFF TRAIL AREA REDEVELOPMENT PLAN (ARP)

SOUTH SHAGANAPPI COMMUNITIES AREA PLAN



-  NEIGHBOURHOOD ACTIVITY CENTRE (NAC) / 600M NAC WALKSHED AREA
-  MAJOR ACTIVITY CENTRE (MAC)

CTP PRIMARY TRANSIT NETWORK



-  PRIMARY TRANSIT NETWORK
-  MAX ORANGE LINE
-  PRIMARY TRANSIT NETWORK: LIGHT RAIL TRAIN
-  MAX STATION
-  LIGHT RAIL TRAIN STATION

24 AV NW INTENSIFICATION + INVESTMENT



- LRT STATION
- LRT LINE
- ARP BOUNDARY
- PARK, COMMUNITY FACILITY OR SCHOOL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY ROWHOUSE
- MEDIUM DENSITY LOW RISE (3-4 STOREYS)
- MEDIUM DENSITY MID RISE (5-6 STOREYS)
- LOCAL COMMERCIAL
- GENERAL COMMERCIAL

BANFF TRAIL ARP LAND USE POLICY (AMENDED 2016)

Calgary Banff Trail Area Improvements



BANFF TRAIL IMPROVEMENTS PROJECT

Banff Trail Area Improvements Project

INTERSECTION IMPROVEMENTS AT CROWCHILD TRAIL N.W. AND 24 AVENUE NW:

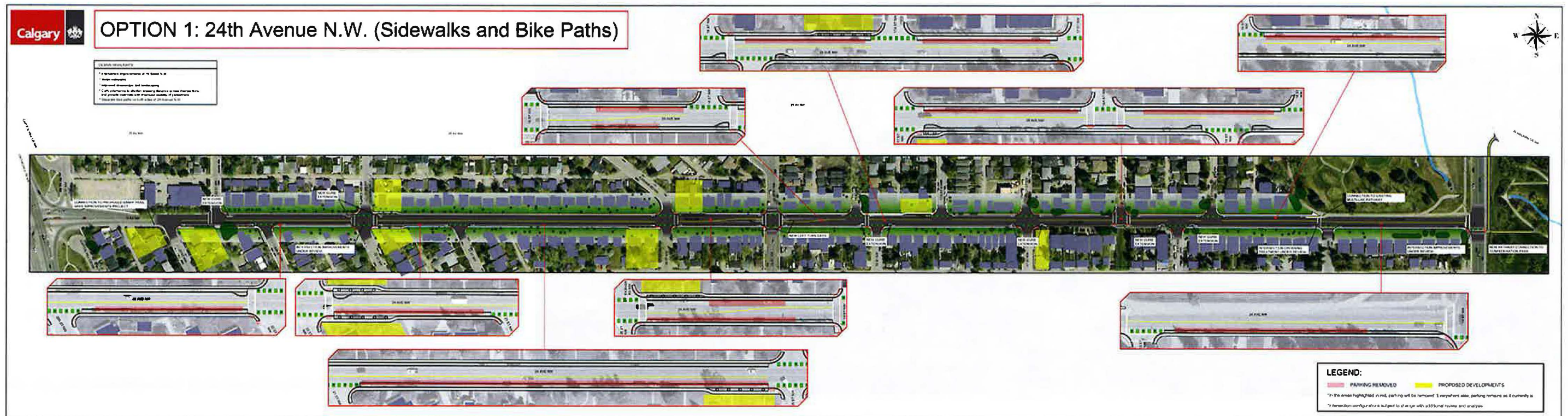
- WIDENING CROWCHILD TRAIL (ADDING A NB LANE ALONG CROWCHILD TRAIL BETWEEN 23 AVENUE N.W. AND THE 32 AVENUE N.W. OFF-RAMP)
- IMPROVEMENTS TO THE CROWCHILD TRAIL/24 AVENUE INTERSECTION TO ACCOMMODATE ACTIVE MODES PASSING THROUGH THIS INTERSECTION
- CHANGES TO THE 24 AVENUE/24 STREET INTERSECTION
- UPGRADING THE PATHWAY ON THE EAST SIDE OF CROWCHILD TRAIL (FROM CROWCHILD TRAIL & 24 AVENUE GOING SOUTH TO BANFF TRAIL N.W.)
- ADDING A NEW MULTI-USE PATHWAY FROM CROWCHILD TRAIL & BANFF TRAIL N.W. TO CROWCHILD TRAIL & 23 AVENUE N.W.



Banff Trail Area Improvements Project

24 AVENUE NW CORRIDOR (CROWCHILD TR NW TO 14 STREET NW) IMPROVEMENTS :

- MAKING IMPROVEMENTS FOR PEOPLE WHO WALK, CYCLE, ALONG 24 AVENUE N.W. (FROM CROWCHILD TRAIL N.W. TO 14 STREET N.W.)
- RESURFACING THE ROAD ALONG 24 AVENUE N.W. (FROM CROWCHILD TRAIL N.W. TO 14 STREET N.W.)
- 24 AVENUE & 14 STREET N.W. - BUILDING A NEW CONFEDERATION PARK PATHWAY CONNECTION THAT INCLUDES AN AT-GRADE CROSSING ACROSS 14 STREET N.W. WHILE KEEPING THE EXISTING UNDERPASS.



2021 STAKEHOLDER OUTREACH

Notice to Neighbours:

**We are proposing a land use change at:
2460, 2464, 2468 - 23 ST NW and 2103,
2107 - 24 AV NW | MU-1 to DC**

In February 2020, The City of Calgary passed Bylaws 6P2020 and 7P2020 approving the redesignation of the subject properties to the MU-1 (Mixed-Use - General) District. The MU-1 District is intended to accommodate a mix of residential and commercial uses in the same building and respond to local area context by establishing a maximum building height for individual parcels.

The project team's development vision and intent shared with community stakeholders in 2020 remains unchanged. This DC (Direct Control) land use application reinforces existing City Council approvals and provides an additional layer of certainty that the approved development vision is realized.

If you have any questions, comments, or concerns, get in touch: e-mail engage@civicworks.ca or call 587.747.0317



This application is currently under review by The City of Calgary. Visit <https://dmap.calgary.ca/> and navigate to LOC2021-0020 to learn more and stay up to date on the application status.



2460, 2464, 2468 - 23 ST NW
Mixed-Use General (MU-1) to Direct Control (DC)



2103, 2107 - 24 AV NW
Mixed-Use General (MU-1) to Direct Control (DC)

2021 STAKEHOLDER OUTREACH

Notice to Neighbours:

**We are proposing a land use change at:
2404 22 ST NW | R-CG to DC**

In 2017, The City of Calgary passed Bylaw 269D2017 approving the redesignation of the subject property to the R-CG (Residential - Grade-Oriented Infill) District. The R-CG District accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters.

The project team's development vision and intent remains unchanged. This DC (Direct Control) land use application reinforces existing City Council approvals and provides an additional layer of certainty that an approved Development Permit (DP2018-5224) for a Rowhouse Building is realized.

If you have any questions, comments, or concerns, get in touch: e-mail engage@civicworks.ca or call **587.747.0317**

This application is currently under review by The City of Calgary. Visit <https://dmap.calgary.ca> and navigate to LOC2021-0019 to learn more and stay up to date on the application status.



2404 22 ST NW
Residential - Grade-Oriented Infill (R-CG) District to Direct Control (DC)

2021 STAKEHOLDER OUTREACH

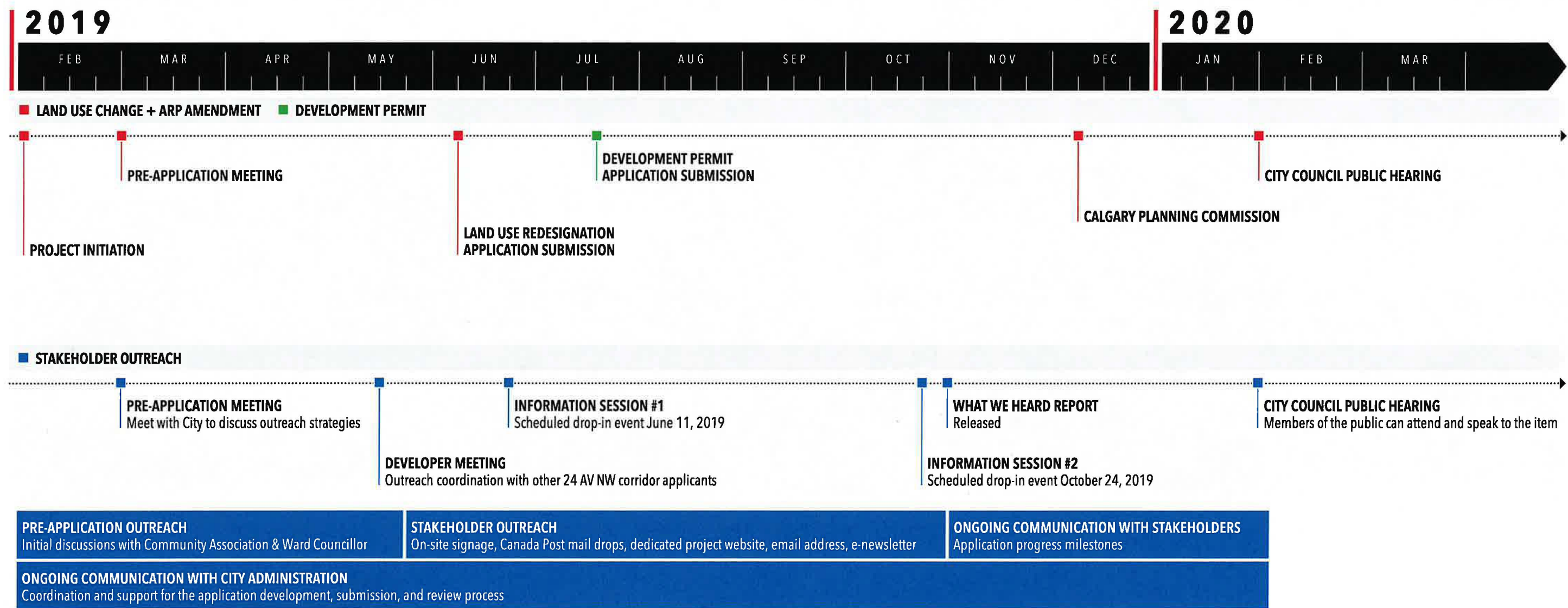


2019 Stakeholder Outreach



-  PROJECT WEBSITE & FEEDBACK FORM
-  PROJECT VOICE-MAIL & EMAIL ADDRESS
-  E-NEWSLETTER
-  ON-SITE SIGNAGE
-  COMMUNITY ASSOCIATION MEETING
-  ACTIVE APPLICATIONS DEVELOPER MEETING
-  TWO (2) CANADA POST MAILER CAMPAIGNS
-  TWO (2) INFORMATION SESSIONS

2019 STAKEHOLDER OUTREACH TIMELINE



Area Context Photographs



Area Context Photographs



LOC2021-0019 (2404 22 ST NW)



LOC2021-0020



LOC2021-0020 (2460, 2464, 2468 - 23 ST NW)



LOC2021-0020 (2103, 2107 - 24 AV NW)



LOC2021-0020 (2103, 2107 - 24 AV NW)

