

Community Association Response

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We note that these three developments are related in scope, intent, and location within Banff Trail; as a result, we are considering them collectively. Even though two of these developments are not in alignment with the current Banff Trail ARP, they express the spirit and intent of that document. As we understand this spirit, higher density developments like these offer a wider range of built forms for a wider range of people looking to make Banff Trail their home. Developments like these improve the Banff Trail community with more people, and by extension, more activity and market for goods and service providers. Objectively, we support this vision and associate developments of this type as an important part in ensuring Banff Trail is responsive to future changes in urban living. An important element, and often promoted, triggered by this investment are the public realm amenities triggered by these changes.

We propose that two public realm amenities be triggered by these projects, one; that traffic control measures be initiated along 24 Street between its intersections with 24th Avenue and Morley Trail, and two; that a high visibility and controlled crosswalk be installed at the 24th Street / Exshaw Road intersection. The section of 24th Street referenced is currently void of automobile or speed deterrents despite its direct proximity to a green space at Creston Crescent, and an elementary school at Morley Trail. The pedestrian crossing at Exshaw Road is ineffective in its current configuration. This crossing is the primary pedestrian corridor between the University LRT station and Aberhart High School. It is heavily used.

As higher density projects in inner city communities are founded in part on increased pedestrian activity and the use of public transit, we see an opportunity to include immediate related amenities. We assert that amenities such as traffic control measures along 24 Street between its intersections with 24th Avenue and Morley Trail, and the installation of a controlled crosswalk at the 24th Street / Exshaw Road intersection are reasonable and practical public realm improvements in alignment with the intent and spirit of these three developments and the Banff Trail ARP.

Banff Trail Community Association - Planning and Development Committee