

Community Association Response



April 19, 2024

Re: LOC 2024-0033.

Vanessa Develter, Associate, Urban Planner
O2 Planning and Design
255 17 Ave SW Unit 510,
Calgary, AB T2S 2T8

Thank you for meeting with the Banff Trail Planning and Development committee on February 28, 2024 related to LOC 2024-0033 and participating in the March 28, 2024 open house in Banff Trail. As provided to your colleague Hayden Keogh, attached you will find a draft of our general principles document. It will form the basis of our review. As outlined in the general principles, we encourage your client to align this development with the current Banff Trail ARP and draft South Shaganappi LAP. We also encourage your client to proceed with a meaningful engagement, and if applicable, accommodation program with effected community members. We note that your visit with our committee, and the open house, are welcome contributions to this program.

As a result of the March 28, 2024 open house, held by O2 Planning + Design, we understand attending community members raised various concerns about the proposed land use amendment, and future development. Where possible and practical, we look forward to reviewing the proponent's proposed mitigations to these concerns.

O2 Planning and Design has provided a summary of those concerns as follows:

1. Building scale and its contextual appropriateness relative to surrounding single detached housing,
2. Increased traffic and parking pressures,
3. Shadowing and the reduction of natural light,
4. The removal of the restrictive covenant from the subject properties,
5. Privacy concerns of adjacent homeowners; and,
6. Construction timeline, number of units, garbage/recycling pick-up, and parking access.

As a 'gateway site', we note that this development presents an opportunity to include public realm improvements and/or public space in alignment with this designation, we look forward to further discussions related to this important contribution to the Banff Trail community.

We also note that the proposed development is adjacent to one of two transit stations in Banff Trail. Developments of the scope and complexity scale as that presented on behalf of your client are consistent with those allowable by the current ARP. They are also consistent with a gateway site, and the urban form categories for this location defined by the draft local area plan.

It is our expectation that this development will be informed by Neighbourhood Commercial or Neighbourhood Flex categories and be orientated to at grade commercial uses, reduced frontage vehicle interaction, and a moderate to high volume of pedestrian traffic.

After much discussion in our community regarding the development of these lots over the years, we welcome the opportunity to participate in bringing this project to a reality. We believe it represents a unique opportunity to make a positive contribution to the future of Banff Trail.

On behalf of the Banff Trail Planning and Development Committee,

David Kowel
Director of Planning and Development
Banff Trail Community Association