

Applicant's Submission

2018 October 30

We are applying to redesignate 2471 23 St NW from a RC-2 land use to a M-H1 land use, with a maximum building height of 20 Meters and a Floor Area Ratio of 3.6, to bring the land use in line with the Banff Trail Area Redevelopment Plan (ARP) that was adopted by council. This is a Medium Density Mid-Rise land use that is in line with the Land Use Plan (Figure 2 on Page 7 of the ARP) and Maximum Building Heights (Figure 3 on Page 11 of the ARP). The amended Banff Trail ARP was the result of a multi year effort by the administration that sought input from the Banff Trail Community Association, local stakeholders and the community. Through that process, the subject property and some of the surrounding properties were identified as an appropriate area for intensification and redevelopment. The subject property is located within 400 meters of the nearest C-Trail station and a short walk to the University of Calgary.

The Crowchild Trail Study has also been recently completed and there was a mention in the ARP about the possibility of that impacting the subject property. However, the plan from the Crowchild Trail Study is to expand Crowchild Trail to the West of what currently exists and the new interchange will not affect the subject property. Indeed, an apartment building at the corner of 24 Ave and 23 St as we are proposing could have the benefit of shielding the community from the traffic noise of the busy 24 Ave. Additionally, because the subject property is at the North end of the block, there is no issue of shading any houses, as there is only 24th Ave, a parking lot and church on the North side of 24 Ave that could potentially be effected.

We believe that the subject property is a worthy of being granted a redesignation as the requested MH-1 land use is most in line with the ARP which was recently updated and received input from all levels of stakeholders. It would allow for a development that would bring some added commercial space to an area that has high pedestrian traffic as well as adding safe accommodation to an area that undoubtedly has a high incidence of illegal basement suites.