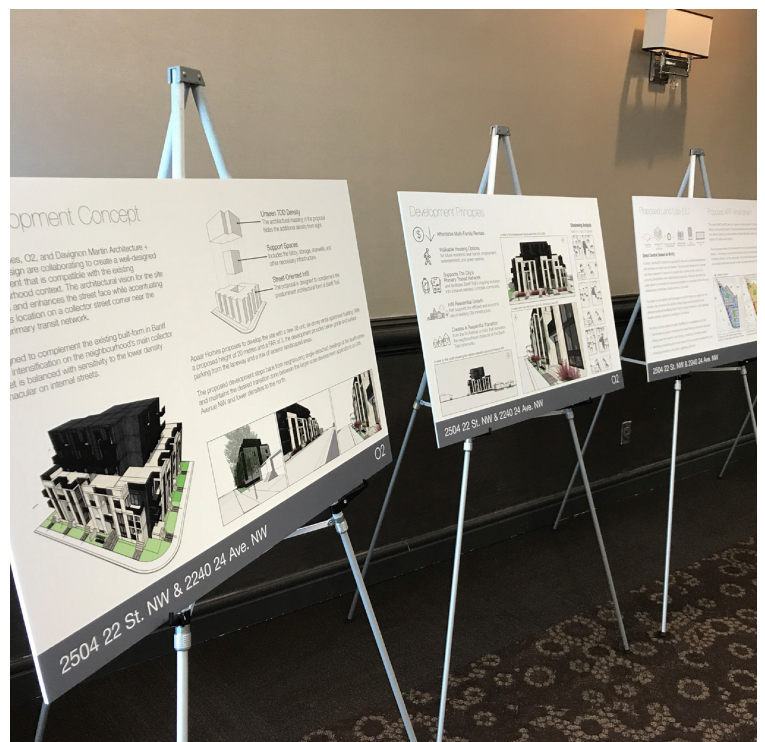


# 2504 22 St. NW & 2240 24 Ave. NW What We Heard

## Community Outreach & Engagement Overview



## PROJECT BACKGROUND

Apaar Homes intends to develop the parcels located at 2504 22 St. NW and 2240 24 Ave. NW into a purpose built rental building that takes advantage of the site's proximity to the Banff Trail LRT Station, University of Calgary and Foothills Athletic Park Major Activity Centres, and the City's Primary Transit Network.

O2 Planning + Design has submitted a land use amendment (rezoning) application to redesignate the land from the existing R-C2 (Residential - Contextual) to a Direct Control based on the M-H1 (Multi-Residential - High Density Low Rise) district.

The site is located on the north-east corner of the intersection of 24 Ave. and 22 St. NW, at the centre of the 24 Avenue NW corridor identified for intensification in the 2016 Banff Trail Area Redevelopment Plan update. The site is also located within 425 metres of the Banff Trail LRT Station.

The proposed development concept has been prepared to respond to specific site conditions with a focus on ensuring compatibility with neighbouring properties and high-quality architectural design. Particular attention has been given to minimizing the shadowing impacts on properties to the north and transitioning to the lower density homes to the east.

### Project Highlights:

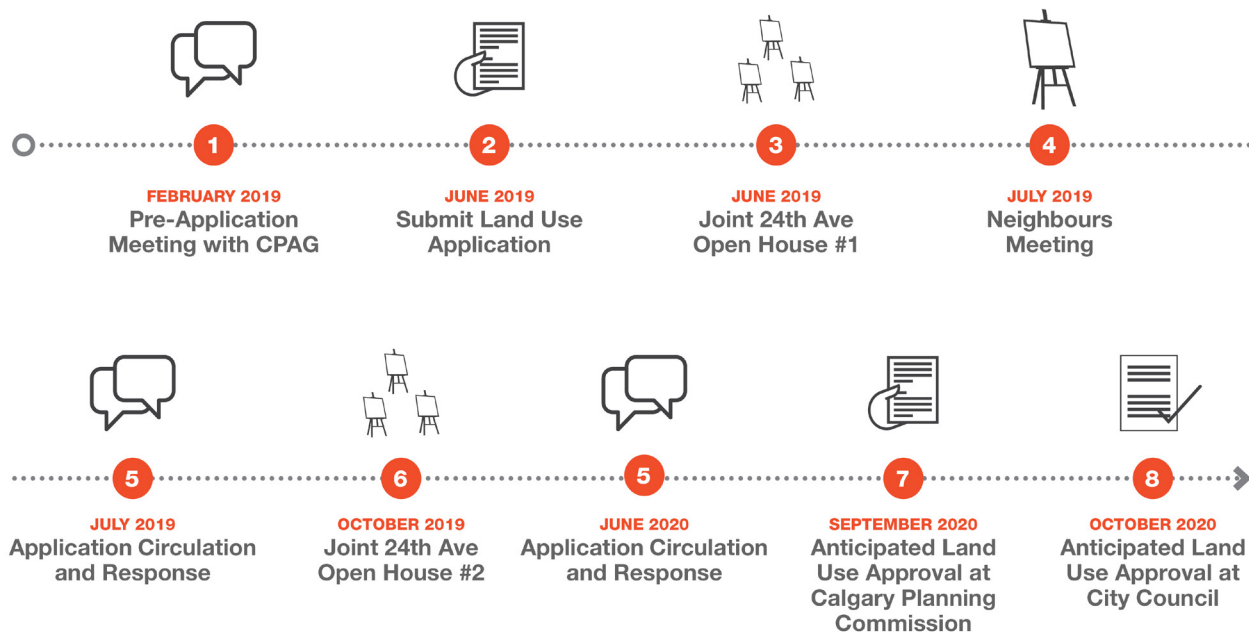
- Provides multi-family rental apartments
- Increases density in proximity to the Banff Trail LRT station
- Supports the Primary Transit Network
- Creates walkable housing options for those who choose a car-free lifestyle
- Complements existing built-form in Banff Trail
- Balances neighbourhood context with the City's intensification plans



Site Context



## Project Timeline



## ENGAGEMENT STRATEGY

To keep residents of Banff Trail informed about the project and to provide opportunities for feedback, the project team engaged with the community at key points throughout the application process. Engagement activities included two public open houses, a meeting with immediate neighbours of the proposal, and outreach to the Banff Trail Community Association.

## ENGAGEMENT TIMELINE

### June 11, 2019

The project team attended a joint Community Information Session co-hosted with five other active land use or development applicants along the 24 Ave. NW corridor in Banff Trail. The event was held at the Motel Village Best Western concurrently with an additional City of Calgary public open house regarding proposed transportation network improvements in the Banff Trail community. Approximately 150 attendees participated in the open house, providing verbal and written feedback on the proposed development.

### July 18, 2019

A personal discussion with the neighbours located in closest proximity to the proposed development was scheduled for July 18. Only one of the twenty-five neighbours invited to the event attended. However, Banff Trail's Community Association circulated a notice about the meeting to its members and approximately 50 residents attended. The event included information panels discussing the proposed development and a formal presentation from O2 and Davignon Martin Architects. The event was held at the Banff Trail Community Association's hall and representatives from O2, Davignon Martin Architects, and the City's Planning Department spoke to the attendees. Verbal and written feedback was collected from attendees.

### October 24, 2019

An additional joint Community Information Session was held concurrently with another City of Calgary public open house at the Motel Village Best Western. Approximately 100 attendees participated in the open house, providing verbal and written feedback on the proposed development.

## COMMUNITY INFORMATION SESSIONS

In coordination with 5 other development applications along the 24 Avenue NW corridor the project team has hosted two community information sessions, the first on June 11, 2019, and the second on October 24, 2019. To maximize attendance at the sessions, several advertising methods were employed:

- **2000 postcards** were distributed throughout the Banff Trail community including both residents and businesses in the surrounding area
- The information session was run **concurrently with City of Calgary open houses** on transportation network changes in Banff Trail
- A **Changeable Letter Marquee Sign** was placed on Memorial Drive east of Crowchild Trail by the City advertising the joint Community Information Sessions
- A **project website** for the 24 Ave NW developments was prepared by the City

Residents of Banff Trail were invited to share insights, feedback, and perspectives on the assortment of development and land use applications along the 24 Avenue NW corridor. The events provided residents with the opportunity to learn about the proposed developments and speak directly with the project's developers, planners, and architects. **Information panels** educated attendees about the proposed land

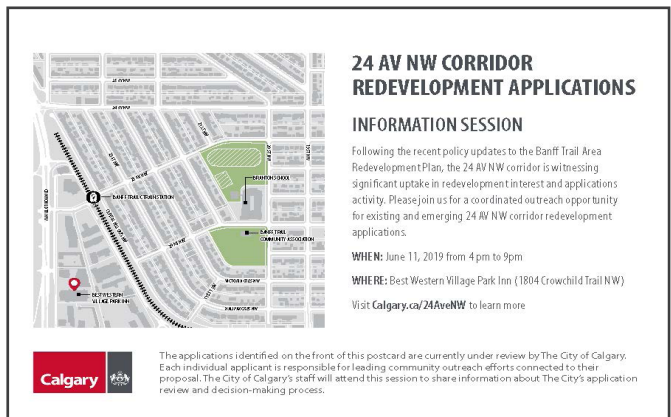
use amendment, the planning process, and a preliminary design concept. Participants were encouraged to provide comments by placing sticky notes on **feedback boards** at the end of the information panels.

### Goals of the community session:

- Provide people with information about the proposed development and magnitude of proposed changes in Banff Trail.
- Obtain local knowledge about issues and opportunities related to the subject site.

### Concerns we heard include:

- Not enough parking provided
- Development will increase traffic on 24 Ave
- Height does not fit the neighbourhood context
- Density does not fit the neighbourhood context
- Architectural form does not fit the neighbourhood context
- Rental tenants are less desirable
- The number of proposed developments on 24 Ave is too high
- 24 Ave is changing too quickly
- Pedestrian safety improvements will be necessary on 24 Ave



2504 22 St. NW & 2240 24 Ave. NW



**NEIGHBOURS MEETING**

A small, focused neighbours meeting was scheduled for July 18, 2019, intending to discuss the concerns of neighbours immediately impacted by the proposed development and the mitigation measures being incorporated into the proposed design. To target these neighbours, postcards were hand-delivered to their homes in Banff Trail. The Banff Trail Community Association board of directors was also informed of the meeting, and circulated the meeting details to their membership. Because of this, approximately 50 residents from throughout Banff Trail attended the meeting.

O2, Davignon Martin Architects, and the development's file manager from the City's Community Planning Department were in attendance at the meeting. O2 and Davignon Martin Architects gave a presentation focused on the architectural intent behind the development's design and how it reflects and respects the existing Banff Trail character while providing the residential intensification desired by the City. Meeting attendees were energetic and involved in the

presentation, posing many questions. Residents were predominantly concerned with the overall impact of all proposed developments on 24th Avenue NW rather than this specific proposed development.

**Goals of the Neighbours Meeting:**

- Provide neighbours with personalized information about how the proposed development will work to mitigate and minimize impacts on their property.
- Listen to the concerns of immediately impacted neighbours.

**Concerns we heard include:**

- Amending the ARP seems unnecessary
- Development will increase traffic on 24 Ave
- Height does not fit the neighbourhood context
- The rental market can't support additional units
- Architectural form does not fit the neighbourhood context
- Foundation digging might impact neighbouring properties
- Overall neighbourhood change is undesirable



# 3

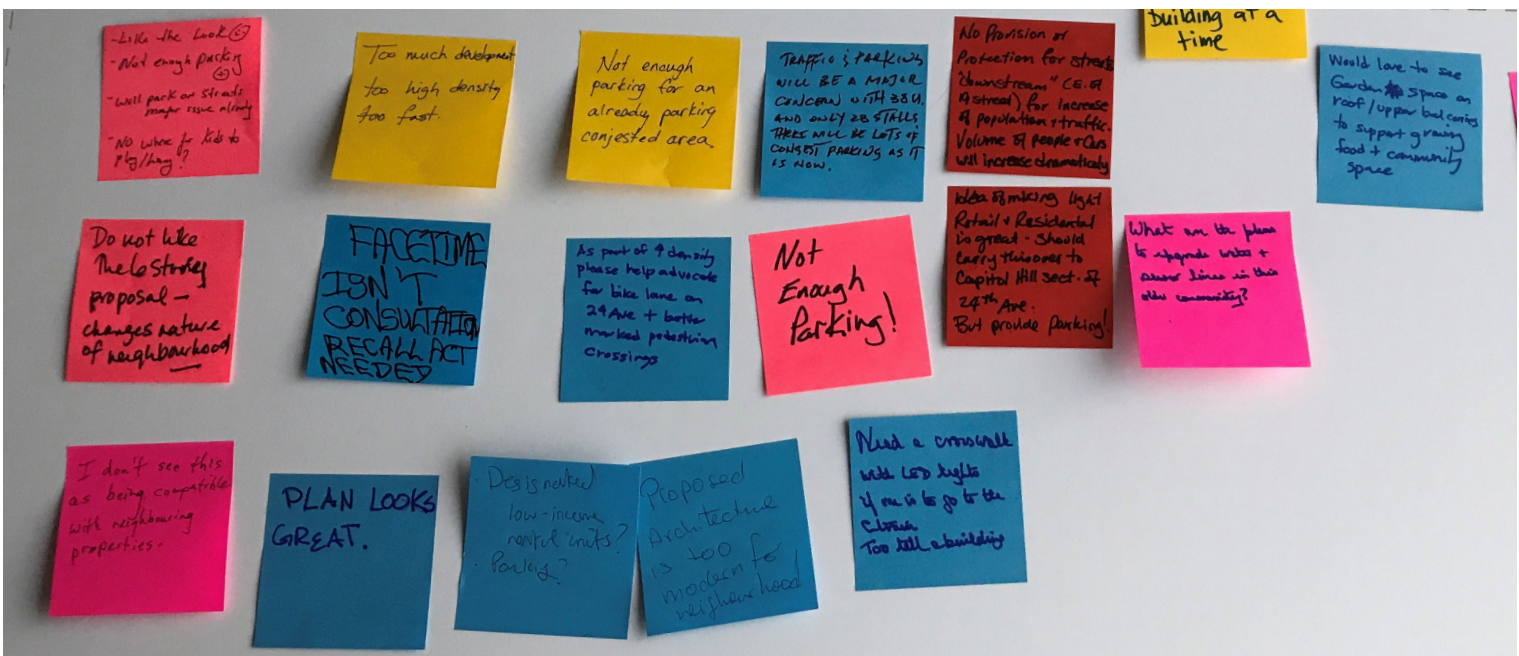
## Engagement Events

# 250+

### Total Attendees

# 35+

### Sticky Note Comments



-Like the look  
-Not enough parking  
-will park on streets major issue already  
-NO where for kids to play/hang?

Too much development  
too high density  
too fast.

Not enough parking for an already parking congested area.

TRAFFIC & PARKING WILL BE A MAJOR CONCERN WITH 33U AND ONLY 20 STALLS. THERE WILL BE LOTS OF CONGESTION AS IT IS NOW.

No provision or protection for street "downstream" CE of A street for increase of population & traffic. Volume of people & cars will increase dramatically.

building at a time

Would love to see Garden Space on roof / upper balconies to support growing food + community space

Do not like the strategy proposal - changes nature of neighborhood

FACE TIME ISN'T CONSULTATION. RECALL ACT NEEDED

As part of density please help advocate for bike lane on 29 Ave + better marked pedestrian crossings

Not Enough Parking!

Idea of mixing light Retail + Residential is great. Should carry this over to Capital Hill sect. of 24th Ave. But provide parking!

What are the plans to separate bikes + access lanes in this area community?

I don't see this as being compatible with neighboring properties.

PLAN LOOKS GREAT.

Designated low-income rental units? Renters?

Proposed Architecture is too modern for neighborhood

Need a crosswalk with LED lights if we're to go to the cinema. Too tall a building

## WHAT WE HEARD SUMMARY

Over the course of engagement, the project team interacted with over 250 community members and gained insights into their values and concerns regarding the proposed land use amendment. Notes were taken by the project team at both the Community Information Sessions and the Neighbours Meeting. A detailed summary of all sticky note and verbal comments received can be found in Appendix A. Common themes arose from these engagements and are summarized in the table below:

Theme	What We Heard	Project Team Response
Height	<ul style="list-style-type: none"> <li>The proposed height is too much</li> </ul>	The proposed development contemplates height in keeping with that permitted by the ARP one block west, and incorporates substantial architectural considerations designed to mitigate the visual impact of its height on the surrounding neighbourhood. The proposed Direct Control district also establishes a maximum height lower than that provided by the stock M-H1 district it is based on in order to provide greater certainty to the public about the size and scale of the development.
Density	<ul style="list-style-type: none"> <li>This is too many units for one site</li> </ul>	This development proposes “medium density,” in keeping with the existing density assigned to it under the ARP. The proposed density is further supported by the overall City of Calgary objectives for residential intensification in the inner-city, adjacent to major activity centres, and surrounding high-order transit.
Parking	<ul style="list-style-type: none"> <li>The number of parking stalls is inappropriate</li> <li>This will increase on-street parking congestion</li> </ul>	<p>The proposed development responds to shifts in market demand for parking. The contemplated number of stalls is a reflection of the site’s proximity to several major employers including the University of Calgary and Motel Village, and adjacency to the Banff Trail LRT station. These amenities promote an active transportation and transit-oriented lifestyle that reduces the overall demand for parking required on the site.</p> <p>The development as proposed contemplates an appropriate number of on-site parking stalls given its site context, and will have negligible-to-no impact on perceived on-street parking congestion.</p>

Theme	What We Heard	Project Team Response
Traffic	<ul style="list-style-type: none"> <li>Traffic and congestion will increase significantly</li> <li>The proposed changes to 24 Avenue combined with this development will make traffic far worse</li> </ul>	<p>The average household in Calgary had 1.85 cars per household in 2011, and Banff Trail had 1,940 households in the 2018 municipal census. Using these rates, Banff Trail has approximately 3,600 cars. The additional 28 vehicles proposed for this development represents an increase of 0.8% in total cars, which will cause negligible traffic congestion impacts.</p> <p>The improvements to 24 Avenue discussed by the City of Calgary are in part a response to the community vision for 24 Avenue identified in the ARP. The proposed development complements these improvements by bringing the site into greater overall compliance with the ARP, contributing positively to realizing Banff Trail's vision for 24 Avenue.</p>
Neighbourhood Context	<ul style="list-style-type: none"> <li>The proposed development does not fit the neighbourhood character</li> <li>This shouldn't be happening on 24 Avenue</li> </ul>	<p>While the proposed development may not match the predominant existing built-form in Banff Trail, it is a direct reflection of the community vision established through the ARP process in 2016 and the City of Calgary's priorities for intensification in the inner-city and surrounding high-order transit.</p> <p>24 Avenue NW is specifically identified in the ARP as an intensification corridor for the Banff Trail community.</p>
Rental Apartments	<ul style="list-style-type: none"> <li>The market can't support additional rental units</li> <li>Rental units might attract undesirable tenants and associated land uses</li> </ul>	<p>This is not a land use planning consideration. Regardless, the developer has completed their due diligence and is confident the market demand for this type of residential dwelling exists.</p> <p>Apartment units are specifically identified in the ARP as a desirable addition to the Banff Trail community.</p>
Construction Impacts	<ul style="list-style-type: none"> <li>Adjacent properties might be negatively impacted by excavation and construction</li> </ul>	<p>As the development moves forward the project team will engage structural and geotechnical engineers to ensure construction and excavation will not negatively impact surrounding properties.</p>



What We Heard | Community Outreach & Engagement Overview

# Appendix A

## June 11 Information Panels

2504 22 St. NW & 2240 24 Ave. NW

## Site Context



Distance to:

- |                                       |                                 |   |
|---------------------------------------|---------------------------------|---|
| » University of Calgary<br>800 metres | » Banff Trail LRT<br>425 metres | » Foothills Athletic Park<br>500 metres |
| » McMahon Stadium<br>650 metres       | » University LRT<br>950 metres  | » Banff Trail Park<br>475 metres        |

## Policy Context

### Banff Trail Area Redevelopment Plan (ARP)

- » Approved in 1986 and revised in 2016 to accommodate intensification consistent with the City's Municipal Development Plan and Transportation Plan.
- » 24 Avenue NW and Capitol Hill Crescent are designated as the two primary intensification corridors under the 2016 revisions.
- » The ARP promotes the development of a variety of housing types, including townhomes and multi-family residential apartments.

### Municipal Development Plan (MDP)

- » The proposed development borders the University of Calgary, Motel Village, and Foothills Athletic Park "Major Activity Centres".
- » The MDP encourages intensification in and around these areas.
- » The proposed development is also located in close proximity to the City's "Primary Transit Network"
- » The MDP encourages transit-supportive land uses around these areas.

### Calgary Transportation Plan, Route Ahead + Connectivity

- » The proposed development has rapid transit connectivity through the LRT Red Line and MAX BRT Orange Line.
- » These policies and plans identify residential and employment intensification around the "Primary Transit Network" as a strategic priority.

2504 22 St. NW & 2240 24 Ave. NW

02

## Proposed Land Use (DC)



### Direct Control (based on M-H1)

A Direct Control (DC) district is proposed for this site so that the development and architectural vision can be realised. The proposed development concept has been prepared to respond to specific site conditions with a focus on ensuring compatibility with neighbouring properties. Particular attention has been given to minimizing the shadowing impacts on properties to the north and transitioning to the lower density homes to the east.

The direct control district will be based on the M-H1 land use district but will include rules to ensure site specific design responses are required and delivered while still facilitating Banff Trail's transition towards a more walkable, transit-oriented community centred on 24 Avenue.

The Direct Control district provides flexibility for considerations such as:

- » Townhomes at grade, maintaining the lower density community character;
- » Setting back the fourth to sixth storeys, resulting in "invisible density";
- » Minimizing shadowing and visual impact of the proposed development; and
- » Providing certainty to the public regarding built form.

## Proposed ARP Amendment

The current Banff Trail ARP permits a maximum building height of 12 metres and 4 storeys on the subject property. The proposed development seeks redesignation from Medium Density Low Rise to Medium Density Mid Rise to permit a maximum height of 20 metres and 6 storeys.

The redesignation allows for the development to incorporate additional "invisible density" on the stepped back 5th and 6th storeys while still maintaining the spirit of the Medium Density Low Rise designation. The proposal steps back at 4 storeys and provides townhouses at-grade to reflect the predominant built form of the area.

★ = Subject Property



The Banff Trail ARP Building Height Schedule permits a 12 metre height on the Subject Property.



The Banff Trail ARP Land Use Schedule identifies the Subject Property as Medium Density Low Rise.

2504 22 St. NW & 2240 24 Ave. NW

02

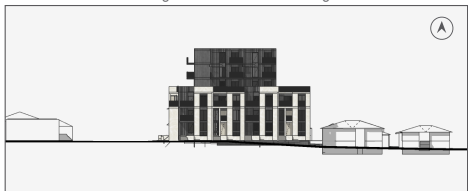


## Development Principles

- 

**Affordable Multi-Family Rentals**
- 
**Walkable Housing Options**  
 for future residents near transit, employment, entertainment, and green spaces.
- 
**Supports The City's Primary Transit Network**  
 and facilitates Banff Trail's ongoing evolution into a transit-oriented complete community.
- 
**Infill Residential Growth**  
 that supports the efficient and economic use of existing City infrastructure.
- 
**Creates A Respectful Transition**  
 from the 24 Avenue corridor that considers the neighbourhood character of the Banff Trail community.

A view to the north showing the relative elevation along 24 Avenue NW.



A view of the development facing east from 22 St. NW.

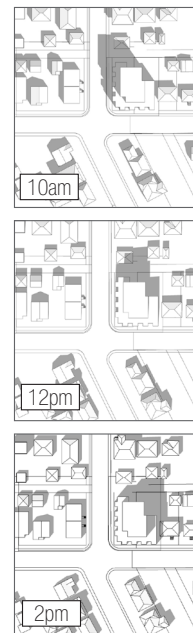


A view north from the corner of 22 St. NW and 24 Ave. NW.



### Shadowing Analysis

March 21 + Sept. 21 Equinoxes



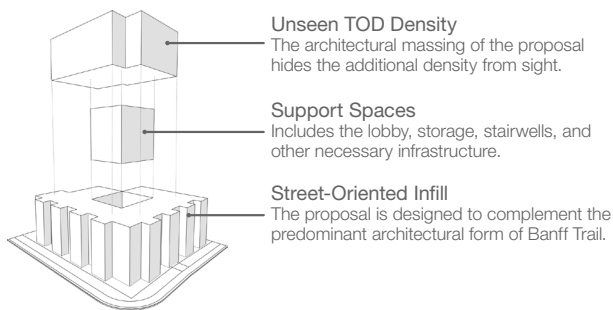
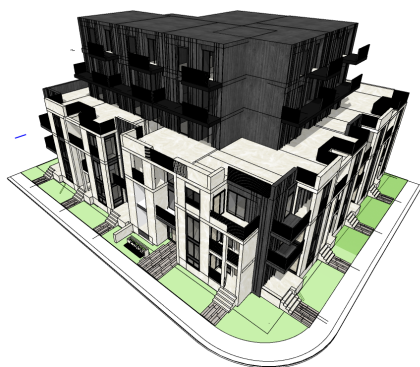
2504 22 St. NW & 2240 24 Ave. NW

O2

## Development Concept

Apaar Homes, O2, and Davignon Martin Architecture + Interior Design are collaborating to create a well-designed development that is compatible with the existing neighbourhood context. The architectural vision for the site respects and enhances the street face while accentuating the site's location on a collector street corner near the City's primary transit network.

Designed to complement the existing built-form in Banff Trail, intensification on the neighbourhood's main collector street is balanced with sensitivity to the lower density vernacular on internal streets.



Apaar Homes proposes to develop the site with a new 38 unit, six-storey rental apartment building. With a proposed height of 20 metres and a FAR of 3, the development provides below-grade and surface parking from the laneway and a mix of exterior landscaped areas.

The proposed development steps back from neighbouring single-detached dwellings at the fourth storey and maintains the desired transition zone between the larger-scale development applications on 24th Avenue NW and lower densities to the north.



2504 22 St. NW & 2240 24 Ave. NW

O2

## Share Your Thoughts



Thank you for attending!  
If you have any additional comments or ideas, please take a sticky note and post your thoughts below. Your feedback is important to us.

A large rectangular area defined by a dashed border, intended for users to write their feedback or thoughts.

2504 22 St. NW & 2240 24 Ave. NW

O2

# Appendix B

October 24 Information Panels

2504 22 St. NW & 2240 24 Ave. NW



## Proposed Land Use (DC)



### Direct Control (based on M-H1)

A Direct Control (DC) district is proposed for this site so that the development and architectural vision can be realised. The proposed development concept has been prepared to respond to specific site conditions with a focus on ensuring compatibility with neighbouring properties. Particular attention has been given to minimizing the shadowing impacts on properties to the north and transitioning to the lower density homes to the east.

The direct control district will be based on the M-H1 land use district but will include rules to ensure site specific design responses are required and delivered while still facilitating Banff Trail's transition towards a more walkable, transit-oriented community centred on 24 Avenue.

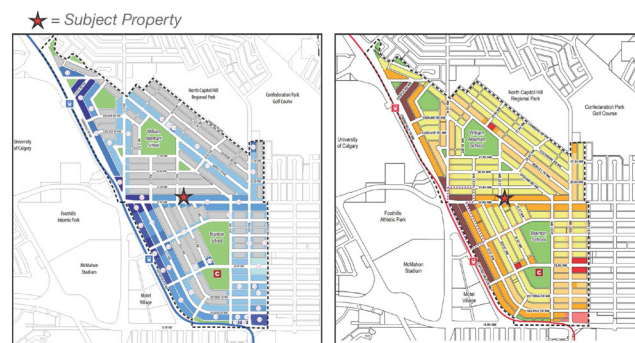
The Direct Control district provides flexibility for considerations such as:

- » Townhomes at grade, maintaining the lower density community character;
- » Stepping back the fourth to sixth storeys, resulting in "invisible density";
- » Minimizing shadowing and visual impact of the proposed development; and
- » Providing certainty to the public regarding built form.

## Proposed ARP Amendment

The current Banff Trail ARP permits a maximum building height of 12 metres and 4 storeys on the subject property. The proposed development seeks redesignation from Medium Density Low Rise to Medium Density Mid Rise to permit a maximum height of 24 metres and 6 storeys.

The redesignation allows for the development to incorporate additional "invisible density" on the stepped back 5th and 6th storeys while still maintaining the spirit of the Medium Density Low Rise designation. The proposal steps back at 4 storeys and provides townhomes at-grade to reflect the predominant built form of the area.



The Banff Trail ARP Building Height Schedule permits a 12 metre height on the Subject Property.

The Banff Trail ARP Land Use Schedule identifies the Subject Property as Medium Density Low Rise.

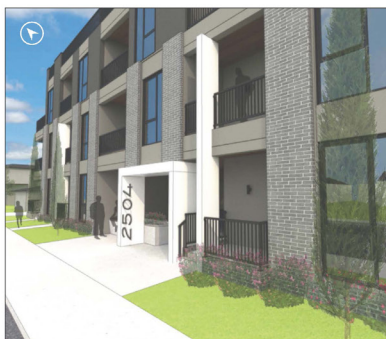
2504 22 St. NW & 2240 24 Ave. NW

O2

## Development Principles

- Multi-Family Rentals
- Walkable Housing Options for future residents near transit, employment, entertainment, and green spaces.
- Supports The City's Primary Transit Network and facilitates Banff Trail's ongoing evolution into a transit-oriented complete community.
- Infill Residential Growth that supports the efficient and economic use of existing City infrastructure.
- Creates A Respectful Transition from the 24 Avenue corridor that considers the neighbourhood character of the Banff Trail community.

A view to the north showing the relative elevation along 24 Avenue NW.



### Shadowing Analysis



2504 22 St. NW & 2240 24 Ave. NW

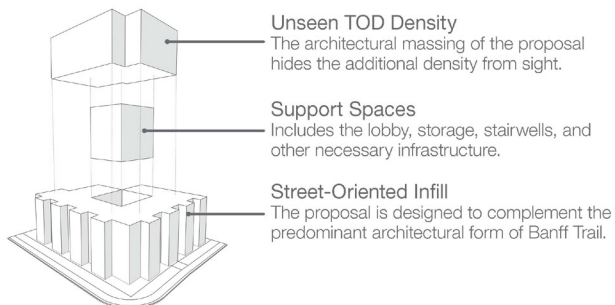
O2

Applicant Outreach Summary

## Development Concept

Apaar Homes, O2, and Davignon Martin Architecture + Interior Design are collaborating to create a well-designed development that is compatible with the existing neighbourhood context. The architectural vision for the site respects and enhances the street face while accentuating the site's location on a collector street corner near the City's primary transit network.

Designed to complement the existing built-form in Banff Trail, intensification on the neighbourhood's main collector street is balanced with sensitivity to the lower density vernacular on internal streets.



Apaar Homes proposes to develop the site with a new 39 unit, six-storey rental apartment building. With a proposed height of 24 metres and a FAR of 3.1, the development provides below-grade vehicle and bike parking from the laneway and a mix of exterior landscaped areas.

The proposed development steps back from neighbouring single-detached dwellings at the fourth storey and maintains the desired transition zone between the larger-scale development applications on 24th Avenue NW and lower densities to the north.



2504 22 St. NW & 2240 24 Ave. NW

O2

## Share Your Thoughts



Thank you for attending!

If you have any additional comments or ideas, please take a sticky note and post your thoughts below. Your feedback is important to us.

2504 22 St. NW & 2240 24 Ave. NW

O2

What We Heard | Community Outreach & Engagement Overview



# Appendix C

Everything We Heard

2504 22 St. NW & 2240 24 Ave. NW

## COMMUNITY INFORMATION SESSIONS COMMENTS

Below are the verbatim written comments received at the Community Information Sessions by general theme.

---

### ***Parking***

- Not enough parking
- Will park on streets major issue already
- Not enough parking for an already parking congested area
- Traffic and parking will be a major concern with 38 units and only 28 stalls. There will be lots of congest parking as it is now.
- Not enough parking!
- Idea of mixing light retail + residential is great - should carry this over to Capitol Hill sect. of 24th Ave. But provide parking!
- Parking?

### ***Traffic***

- Traffic and parking will be a major concern with 38 units and only 28 stalls. There will be lots of congest parking as it is now.
- No provision or protection for streets “downstream” (E. of 19 Street) for increase of population + traffic.
- Volume of people and cars will increase dramatically.

### ***Height***

- Too tall of building
- Do not like the 6 storey proposal

### ***Density***

- Too high density
- As part of increase density please help advocate for bike lane on 24 Ave + better marked pedestrian crossings

### ***Neighbourhood Context***

- Changes nature of the neighbourhood
- I don't see this as being compatible with neighbouring properties
- Proposed architecture is too modern for neighbourhood

### ***Other / Additional Comments***

- Nowhere for kids to play/hang?
- Too much development
- Too fast
- Like the look
- Plan looks great
- Design is naked
- What are the plans to upgrade water and power lines in this older community?
- Would love to see garden space on roof/upper balconies to support growing food + community space

- Facetime isn't consultation recall act needed
- Need a crosswalk with LED lights if one is to go to the Ctrain
- Why isn't there photos of what all of the proposed developments would look like once built? It's not really accurate to show only one building at a time
- Idea of mixing light retail + residential is great - should carry this over to Capitol Hill sect. of 24th Ave. But provide parking!
- Low-income rental units?
- I wonder how much did the city councillors gain from this? [+1 comment agreeing with this]

## NEIGHBOURS MEETING COMMENTS

Below are the verbatim written comments received at the Neighbours Meeting by general theme.

---

### ***Parking***

- What is the cars to unit ratio based upon?
- Students have more cars nowadays
- Not enough parking
- This is one development out of many that doesn't have enough parking
- Parking is not sufficient for the # of units. This area is already constrained!

### ***Traffic***

- Traffic will be bad
- The road is a fixed width, how will we fit bikes, walking, and cars once they redo it?

### ***Height***

- Too tall of building
- 6 storeys is too much. 4 is already a stretch for this area.
- 24 Avenue NW is not 10 Street NW. It is the middle of our community! 6 story is too high.

### ***Neighbourhood Context***

- Why was 24 Avenue chosen for all this development?
- Who allowed you to do this here?
- The problem with this development is that it sets a precedent for the entire neighbourhood
- 24 Avenue is not a major corridor
- The impact of this development is community-wide
- Why should one developer get to decide the future of the neighbourhood?
- What if the uses we get on 24 Avenue are only those appealing to high-density people?
- We don't want to become 33 Avenue SW
- Development is out of context with character of the neighbourhood



**Rental Market**

- Is the City aware of the vacant houses all around the neighbourhood?
- There isn't market demand for this development
- We don't want subsidized housing in our community

**Plans**

- Why break the ARP?
- Why not build as-of-right?

**Studies**

- I don't believe the shadow studies
- Why haven't you done a geotechnical study yet?
- Are you aware that there is bedrock under your site?
- Are sightlines being studied?

**Application Process**

- Are the Land Use and Development Permit applications combined?
- Is there a mechanism for the Land Use to revert if the Development Permit fails?
- Will the building permit application and land use change application go to the City for consideration together?
- Will there be a reversal of the land use change if the building permit is denied?

**Other / Additional Comments**

- Are you aware of the caveats?
- What happens if your construction destroys our foundations?
- Will the development impact access to the lanes?
- Will the alleys stay public?
- Where is our councillor?
- Nicest proposal out of all so far

O2

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