

# Applicant Outreach Summary



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2023.04.14

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The City of Calgary  
Development Applications  
Review Team (DART)  
800 MacLeod Trail SE  
PO Box 2100 Station M  
Calgary, AB T2P 2M5

**ATTN:**

Chad Peters | Planner 1, Community Planning - North Area  
Email Delivery: Chad.Peters@calgary.ca

**RE:**

Detailed Team Review (DTR1) | LOC2023-0046 (1224 20 AV NW) | R-CG to H-GO

**APPLICANT-LED OUTREACH SUMMARY**

CivicWorks and EC Living are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all interested parties. As part of our process, we contacted the local Ward 7 Councillor's Office, Capitol Hill Community Association, and surrounding area residents at the outset of the application process to encourage them to share questions or concerns. Additional elements of our outreach process also included:

**Custom On-site Signage:** *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed March 1, 2023). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox, phone line and project engagement website. The signage will be updated to notify residents of outreach closure, which coincides with the publishing of this report.

**Neighbour Postcards:** *Delivered to surrounding area residents and businesses within a ±200 metre radius at application submission*

Paired with on-site signage, neighbour postcards were hand delivered to local area residents and businesses (delivered March 1, 2023) to outline the proposed change and ultimate development vision for the subject site, and direct interested parties to get in touch with the project team directly via a dedicated phone line, email inbox and project engagement website. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner. A second round of mailers will be hand delivered to the same radius to notify citizens of outreach closure, and that a copy of the Outreach Summary is available for download at the project engagement website.

**Project Engagement Website:** *Launched at application submission*

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team shared project details, preliminary plans and concept drawings online at:

[www.ecliving.ca/ch1224-1224-20-av-nw](http://www.ecliving.ca/ch1224-1224-20-av-nw)



Visitors to the engagement website were encouraged to download relevant project information, including the Applicant Statement and Site Plan, and to submit any inquiries, questions or comments via an online feedback form. A total number of 20 citizens visited the website since it went live on March 1, 2023. A copy of the Applicant-Led Outreach Summary will be made available for download prior to Calgary Planning Commission and Public Hearing.

#### **WHAT WE HEARD**

##### **Community Feedback**

The project team did not receive any comments or inquiries from the public on this proposal.

##### **Capitol Hill Community Association**

An information rich project summary memo was shared with the Capitol Hill Community Association at the outset of the application, along with an invitation to discuss the proposed Land Use Change. The project team followed up in early April to provide an update on outreach and another meeting invitation. The project team did not receive any response, comments or inquiries from the Capitol Hill Community Association at the publishing of this Outreach Summary and will provide closure messaging shortly, which will include a copy of this Outreach Summary.

##### **Ward 7 Councillor's Office**

An information rich project summary memo was shared with the Ward 7 Councillor's Office at the outset of the application, along with an invitation to discuss the proposed Land Use Change. The project team followed up in early April to provide an update on outreach and another meeting invitation. The Ward 7 Councillor's Office did not have any comments regarding this proposal at the publishing of this Outreach Summary, and the project team will provide closure messaging and a copy of this report shortly.



OUTREACH MATERIALS

Custom On-Site Signage



 **Proposed Land Use Change**

**1224 20 AV NW**  
R-CG to Housing - Grade Oriented (H-GO) District

**Hello Neighbour**

We are proposing a land use change at 1224 20 AV NW from existing Residential - Grade Oriented (R-CG) District to the new Housing - Grade Oriented (H-GO) District. This proposed change will enable a 3-storey residential mixed-use development, with 6 larger market-rate units, 6 smaller flat-style units, 6 parking stalls, a carport, and 2 storage bins / bicycle / trailer storage area.



The City of Calgary's new H-GO District is specifically intended to introduce a wider range of ground-oriented housing options in areas that were previously zoned for use specifically along light rail transit or close to Activity Centres, Main Streets and Neighbourhood Centres.



More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: [calgary.ca/housingchoice](https://calgary.ca/housingchoice)

**Get in Touch**

For an overview of publicly available materials on the proposed land use change and share a version of feedback directly with the project team:


[www.civicworks.ca](https://www.civicworks.ca)  
enquiries@calgary.ca  
403.243.0267  
ext. 243.0267  
Reference: 12024 - 024 20 av nw

City of Calgary Application Information Portal: [www.calgary.ca/development-services/12024-024](https://www.calgary.ca/development-services/12024-024)



OUTREACH MATERIALS

Neighbour Postcards



**ec LIVING**

## Proposed Land Use Change

**1224 20 AV NW**  
**R-CG to Housing - Grade Oriented (H-GO) District**  
 City of Calgary Application Reference: LOC2023-0046

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**Hello Neighbour**

We are proposing a land use change at **1224 20 AV NW** from the existing Residential - Grade-Oriented Infill (R-CG) District to the new Housing - Grade-Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 5 larger townhouse units, 5 smaller flat-style units, 5 parking stalls in a carport, and 5 secure bike / scooter / stroller storage units.

The City of Calgary's new H-GO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas, specifically along higher order streets or close to Activity Centres, Main Streets and frequent transit service.

More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: [calgary.ca/housingchoice](http://calgary.ca/housingchoice)

**Find Out More**

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:

[ecliving.ca/engage](http://ecliving.ca/engage)  
[engage@civicworks.ca](mailto:engage@civicworks.ca)  
**587.747.0317**  
**Reference:** CH1224  
 1224 20 AV NW

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City of Calgary Application Info:  
[dmap.calgary.ca](http://dmap.calgary.ca)





OUTREACH MATERIALS

Project Engagement Website

HOME | COMMERCIAL | RESIDENTIAL | ABOUT | CONTACT | TEAM'S | REQUEST A TOUR

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## CH1224 – 1224 20 AV NW (LOC2023-0046)

### Proposed Land Use Change

On behalf of City Living, CivicWorks has made a Land Use Rezonation (proposing LOC2023-0046) application to rezone the property at 1224 20th Ave NW from the existing Residential – Single-Detached (RS) District to the Planning – Single-Detached (S1) District. The proposed land use change and development uses will address new and much-needed housing needs and housing options in Capital Hill. City Living will develop the proposed project using the Canada Housing & Mortgage Corporation's Rental Construction Financing Program which enables the delivery of affordable, high-quality, and affordable rental housing options for Canadians of all ages, incomes and stages.

### Why Here?

The RS1 District is only appropriate in inner-city areas along higher order streets or close to Activity Centres, Main Streets and Transit Transit services, as well as within the specific policy boundaries of contemporary Local Area Plans. The specific policy location criteria for the RS1 District, including criteria met by the project site, are listed below:

1. An area within an approved Local Area Plan (eg. North Hill Community Local Area Plan) identified as a "Neighbourhood Connector" or "Neighbourhood Plan" Urban Form, or
2. If not within an approved Local Area Plan, an area within the "Centre City" or "Town City" as identified in the Municipal Development Plan Urban Structure Map, that is also within one or more of the following:
  - a. 200m of a Main Street or Activity Centre,
  - b. 600m of an existing or capital-funded BRT station,
  - c. 400m of an existing or capital-funded BRT station, or
  - d. 200m of a station that hosts Primary Transit Service.

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### Project Visuals

#### Downloadable Documents

Full details currently available for this proposal rezoning can be downloaded below.

Application Statement

Site Plan



OUTREACH MATERIALS

Project Engagement Website (cont'd)

### Project Details

Community	Center Hill
Current Land Use	Residential - Single Detached (R1C3) District
Proposed Land Use	Flexing - Single Detached (H4C3) District
Local Area Plan Amendment	The project site is located within the boundaries of the North Hill Community Local Area Plan (LAP) and falls within the "Neighborhood Livability" Urban Form and "Live/Work/Play" code reference, allowing for future multi-residential development of up to 4 stories. The proposed land use change and development plan are fully aligned with local area policy, zoning, and standards, as the plan is required.
Development Purpose	Pursuing a plan project team business plan
Building Height	3 stories (32m maximum building height)
Residential Buildings	2-40% maximum lot coverage, 10 maximum Floor Area Ratio
Residential Units	10.0 target, 2-12 maximum upper floor units and 5 under 12 maximum secondary units
Vehicle Parking Ratio	6.0 maximum with a target of 5 parking ratio per unit/bed
Service Bikes / Scooters / Service Storage Units	6.0 including One Way Bikes, Park and Ride, without an assigned vehicle parking ratio
Resident Amenity Space	6.0 for suite where common courtyard

### Share Your Thoughts

**Contact the City of Calgary**

The Address: [1000 100 Street SW](#)  
 Web: [https://www.calgary.ca](#)

**Contact the Project Team**

Reference: CH224

Email: [engagement@calgary.ca](mailto:engagement@calgary.ca)  
 Phone: +1 403 243 2200

Name\*

First Name  Last Name

Street\*

City/Reference\*

Message\*