

Applicant Outreach Summary



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2023.04.14

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The City of Calgary
Development Applications
Review Team (DART)
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ATTN:

Jennifer Duff | Senior Planner, Community Planning - North Area
Email Delivery: Jennifer.Duff@calgary.ca

RE:

Detailed Team Review (DTR1) | LOC2023-0045 (2236 24 AV NW) | R-C2 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, Banff Trail 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 include:

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 within a ±200 metre radius at application submission*

Paired with on-site signage, neighbour postcards were hand delivered to local area residents (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 team 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:

<https://www.ecliving.ca/bt2236-2236-24-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 16 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.

Banff Trail Community Association

An information rich project summary memo was shared with the Banff Trail 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 Banff Trail Community Association 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.

Community Feedback

The City of Calgary received separate feedback as part of its standard outreach notification process for the LOC2023-0045 proposal. At the DTR1 stage, City Administration notified the project team that they had received one written letter and two phone calls from citizens with objections to the proposal. Feedback received from the City-Led Outreach process is categorized into three themes - Proposed Land Use and Density, Building Height, and Parking. Responses to City-Led Outreach feedback themes are provided below.

Proposed Land Use and Density

It is the professional opinion of the project team that the proposed land use and density makes sense considering applicable local policy and strong locational adjacencies that support growth and density on this site. Most notably, the Banff Trail Area Redevelopment Plan (1986) designates the site as "Medium Density Low-Rise", which encourages low-scale, multi-residential development along the 24 AV NW corridor. The proposed land use change and development vision are fully aligned with local area policy and City-led direction on growth.

Building Height

The proposed building height of 3 storeys (12 metres) aligns with the rules of the H-GO District and local policy within the Banff Trail Area Redevelopment Plan (1986). As part of a forthcoming Development Permit application for the site, project architect FAAS will design the building within the H-GO District bylaw envelope, which by design provides contextually sensitive transitions to adjacent residences, reduces shadowing impacts on nearby properties, and will orient windows in the design exercise to mitigate privacy concerns.



Parking

There are 5 vehicle parking stalls proposed within a covered carport located on the rear lane. Vehicle parking is proposed at a rate of 0.5 stalls per larger townhouse unit, as required by The City of Calgary's Land Use Bylaw 1P2007. To supplement vehicle parking requirements, a total of 5 Class 1 bike stalls are also proposed in mobility storage lockers for smaller basement secondary suite units without an assigned parking stall.

The accessibility of local transit and cycling routes supports a reduction of vehicle dependence for new residents. The project site is located within walking distance to Banff Trail Red Line LRT Station and local transit routes 65, 105, 404 and 415. It is also close to cycling infrastructure along 24 AV NW and 22 ST NW. The provision of on-site parking and alternative transportation options will sufficiently address City Bylaw requirements, accommodate demand for the proposed development, and minimize impact to on-street parking conditions in the area.



OUTREACH MATERIALS

Custom On-Site Signage



ec living

Proposed Land Use Change

2236 24 AV NW
R-C2 to Housing - Grade Oriented (H-GO) District

Hello Neighbour

We are proposing a land use change at 2236 24 AV NW from the existing Residential - Contextual One / Two Dwelling (R-C2) 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 full-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 like this one, 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/housinginfo

Get In Touch

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


ecliving.ca/engage
engage@civicworks.ca
587.747.0317
Reference: B12236 - 2236 24 AV NW

City of Calgary Application Information Portal: dmap.calgary.ca
Application Reference: **LOC2023-0045**



OUTREACH MATERIALS

Neighbour Postcards



Proposed Land Use Change

2236 24 AV NW
R-C2 to Housing - Grade Oriented (H-GO) District
City of Calgary Application Reference: LOC2023-0045

Hello Neighbour

We are proposing a land use change at **2236 24 AV NW** from the existing **Residential - Contextual One / Two Dwelling (R-C2) 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.

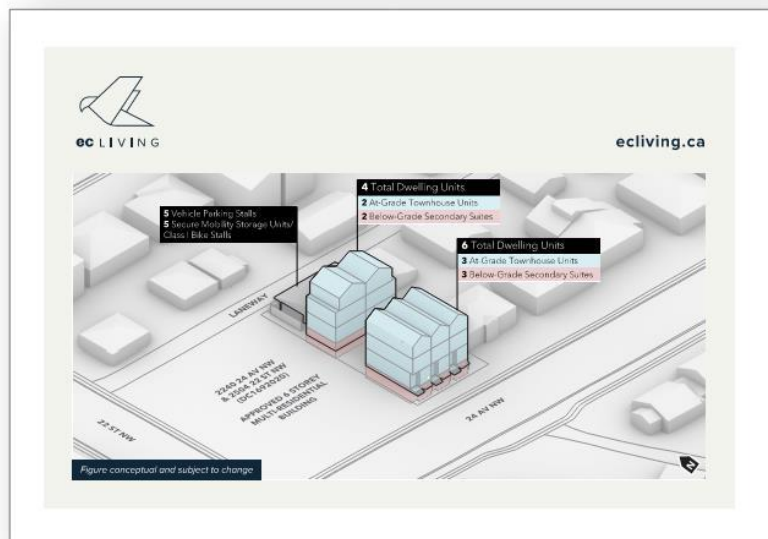
More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice

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
engage@civicworks.ca
587.747.0317
Reference: BT2236
2236 24 AV NW

City of Calgary Application Info:
dmap.calgary.ca





OUTREACH MATERIALS
Project Engagement Website

RESIDENTIAL COMMERCIAL ENGAGE ABOUT CONTACT TENANTS TENANT LOG IN

BT2236 – 2236 24 AV NW (LOC2023-0045)

Proposed Land Use Change

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning, LOC2023-0045) application to transition the property at 2236 24 AV NW from the existing Residential – Conventional One/Two Dwelling (R-C2) District to the Housing – Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed “Missing Middle” rental housing options in Brent Trail. EC Living will develop the proposed project using the Canada Housing & Mortgage Corporation’s Rental Construction Financing Program, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

Why Here?

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

1. An area within an approved Local Area Plan (eg. North Hill Communities Local Area Plan) identified as a “Neighbourhood Connector” or “Neighbourhood Flex” Urban Form; or
2. If not within an approved Local Area Plan, an area within the “Centre City” or “Inner 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 LRT station;
 - c. 400m of an existing or capital-funded BRT station; or
 - d. 200m of a roadway that hosts Primary Transit Service.

Project Visuals

Downloadable Documents

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

Applicant Statement

Site Plan



OUTREACH MATERIALS

Project Engagement Website (cont'd)

Project details

Community	Barff Trail
Current Land Use	Residential – Contoured One / Two Dwelling (R-C2) District
Proposed Land Use	Housing – Grade-Oriented (H-GO) District
Local Area Plan Amendment	The project site is located within the boundary of the Barff Trail Area Redevelopment Plan (R596) and falls within the "Medium Density Low-Rise" policy area, allowing for future multi-residential development of up to 12m in height. The proposed land use change and development vision are fully aligned with local area policy and no amendments to the plan are required.
Development Permit	Forthcoming from project team Architect PAAS
Building Height	3 storeys (12m maximum building height)
Residential Buildings	2 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)
Residential Units	10 (5 larger 2-3 bedroom upper townhomes and 5 smaller 1-2 bedroom secondary suites)
Vehicle Parking Stalls	5, contained within a carport (0.5 parking stalls per unit/suite)
Secure Bike / Scooter / Stroller Storage Units	5, including Class 1 bike stalls (1 per unit/suite without an assigned vehicle parking stall)
Resident Amenity Space	6.5m wide interior common courtyard

Share Your Thoughts

Contact the City of Calgary

File Address: [LOCE 2023-0045](#)
 Visit: [dmop.calgary.ca](#)

Contact the Project Team

Reference: [BT2236](#)
 Email: enqage@civicworks.ca
 Phone: [5877470937](tel:5877470937)

Name*

First Name Last Name

Email*

File Reference*

Message*

[Submit](#)