

Applicant Outreach Summary



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2023.06.23

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Planning & Development
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ATTN:

Jules Hall | Senior Planner, Community Planning - North Area
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RE:

Detailed Team Review (DTR1)
LOC 2023-0117 (2804 Capitol Hill CR NW, "BT2804"): R-C2 to H-GO

APPLICANT-LED OUTREACH SUMMARY

CivicWorks submitted an application in April 2023 to redesignate the subject property from the R-C2 District to the H-GO District to facilitate a 2 building, 3 storey, grade-oriented development vision inclusive of 6 dwelling units, 6 basement suites, 6 vehicle parking stalls in a garage off the lane and 6 active modes storage units.



Conceptual project visualization, looking north across Cascade RD NW toward side yard, subject to change based on municipal review of forthcoming BT2804 Development Permit submission.

CivicWorks and Stone West Homes 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 stakeholders. As part of our process, we contacted the local Ward 7 Councillor's Office, Banff Trail Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions or concerns. Additional elements of our outreach process also include:

Custom On-site Signage: *Installed on-site at application submission, updated at outreach closure*

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



WHAT WE HEARD

Density, Traffic, Parking, Noise

City Administration received feedback related to the community fit of the proposal. Concerns focused on the proposed density, traffic, on-street parking, and noise. The proposed parking supply of 6 stalls for 6 dwelling units and 6 secondary suites was perceived as too low, leading to concerns of added congestion along Cascade RD NW and a lack of available on-street parking in the area.

Applicant Response - Density:

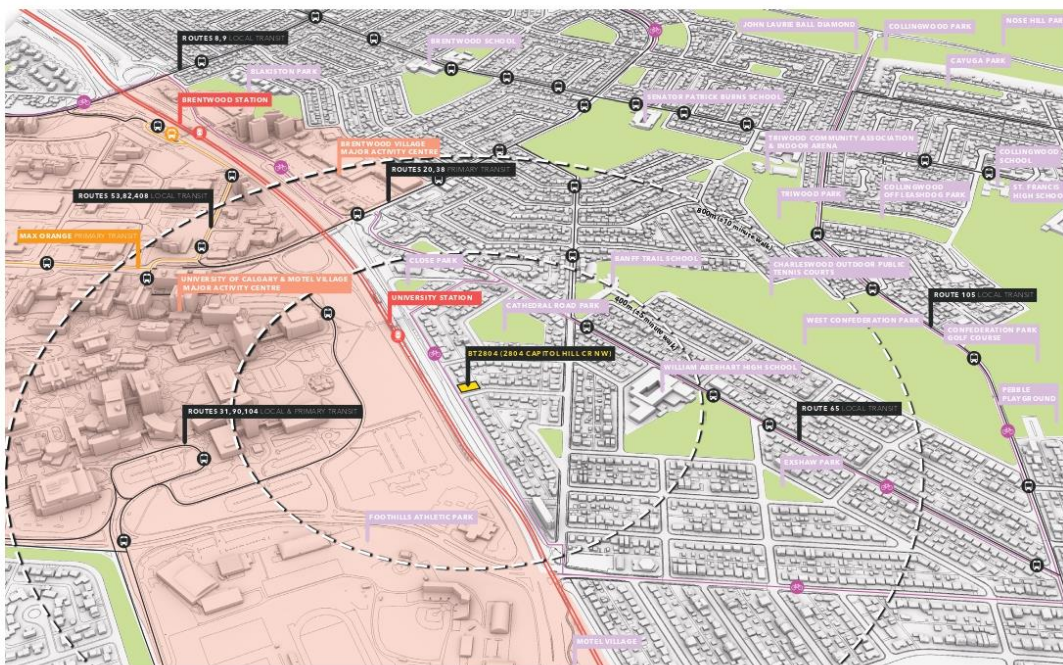
- The project team stands by the proposed land use and density considering applicable local policy and access to nearby services/amenities. The Land Use Bylaw requires that specific locational criteria be met in order for the H-GO District to be proposed. The subject site meets two of four locational criteria, including being within 200m of a Main Street or Activity Centre (Brentwood Village, University of Calgary, and Motel Village Activity Centre) and within 600m of an existing or capital-funded LRT station (Red Line LRT University Station), though only meeting one of the four criteria is the minimum required for eligibility. The proposed land use and development vision is also aligned with the existing Banff Trail Area Redevelopment Plan (ARP) falling within the 'Medium Density Low-Rise' policy area, allowing for future multi-residential development of up to 3-4 storeys. The proposed land use change does not require an amendment of the ARP.
- There are a number of key locational adjacencies that help to support a modest increase in density. The site is located within an amenity-rich area that features walking access to public transit, including the Red Line LRT at University Station, alternative transportation options, the University of Calgary Campus, Foothills Athletic Park, McMahon Stadium, Motel Village, Brentwood Village, Cathedral Road Park, William Aberhart High School, West Confederation Park, and numerous other parks, employment opportunities, and every day amenities.
- The low density residential character of the community is preserved through alignment with rules from the proposed H-GO District, which is intended to accommodate grade-oriented development in a range of housing forms. The development vision seeks to achieve a more contextually-sensitive three-storey built form to minimize impacts to surrounding residents while providing housing options for people of all ages, incomes and lifestyles to access Banff Trail.





A total of six on-site vehicle parking stalls are proposed in a garage along the rear lane. Vehicle parking is proposed at a rate of 0.5 stalls per unit, in line with requirements for H-GO Districts under Calgary's Land Use Bylaw 1P2007. To supplement vehicle parking requirements, six mobility storage lockers have been proposed for units without an assigned vehicle parking stall.

- On-street parking along Cascade RD NW, and the east side of Capitol Hill CR NW is currently restricted within the established Residential Parking Zone 'E' and requires a permit. Parking along the west side of Capitol Hill CR NW is restricted to two hours.
- The accessibility of primary transit and cycling routes supports a reduction of vehicle dependence for new residents. The project site is located within easy walking distance to University Station Red line LRT providing several options for connecting transit service, and Routes 20, 38, 65 primary and local transit service on Morley Trail NW, and Charleswood Drive NW. Nearby cycling infrastructure along Capitol Hill CR NW, 24 ST NW, Morley TR NW, the 24 AV NW cycle track, and several regional park pathways allow for even easier access to some of these destinations.
- The provision of on-site parking and alternative transportation options will sufficiently address City Bylaw requirements, accommodate demand for the proposed development, and minimize impacts to on-street parking conditions in the area.



Applicant Response - Noise:

- The subject site is located adjacent to Crowchild TR NW, which is municipally classified as a Skeletal Road (Formerly known as Expressways and Freeways) intended to promote the movement of vehicular traffic over long distances and carry over 30,000 vehicles per day.



Skeletal Roads operate at high speeds and have limited direct access and interaction with adjacent land uses. These roads also typically generate increased noise as part of their function. Beyond road and traffic noise, all residents have the responsibility not to make noise that disturbs others and adhere to all bylaws related to noise (including vehicle noise) per the Community Standards Bylaw and Traffic Bylaw.

Landscaping, Tree Canopy

One respondent provided concern to the project team regarding the existing tree canopy and replacement landscaping. The project team also heard concerns regarding parcel lot coverage.

Applicant Response:

- The H-GO District is a new land use district that includes specific rules about landscaping, such as minimum required number of trees and shrubs and their minimum size requirements, etc. As a requirement of the H-GO District the project team architects/landscape architects will complete a Landscape Plan which will add numerous new trees and shrubs to the site, replenishing the tree canopy. The Landscape Plan must include a variety of species of trees and shrubs of minimum size that are suitable to our hardiness zone, and will be thoughtful about the best locations for planting for both survival and aesthetics. All efforts to retain existing trees will be made. Additionally, there are 7 public trees/shrubs along Capitol Hill CR NW and Cascade RD NW that are on City property which are protected by the City's Tree Protection Bylaw. More information about the requirements for protecting public trees when building or developing a property can be found in the Tree Protection Plan on the City of Calgary website. The Tree Protection Plan rules are in place to protect the root beds and ensure the long-term health and survival of the trees.
- The H-GO district rules have a maximum lot coverage of 60 percent. Through a future Development Permit application (inclusive of the landscape plan) review process, The City of Calgary will ensure compliance with the Land Use Bylaw.

Project Support

- The project team and City administration received comments in support of the project. The applicant team thanks those individuals for their support for bringing additional housing options to amenity rich communities like Banff Trail.



OUTREACH MATERIALS
Custom On-Site Signage

Proposed Land Use Change Outreach Closure

2804 Capitol Hill Crescent NW (BT2804)
R-C2 to Housing - Grade Oriented (H-GO) District

Hello,

This is an update from the Stone West Homes BT2804 project team. In April 2023 a Land Use Redesignation application (LOC2023-0117) was submitted to the City. A subsequent Development Permit will be submitted to the City for municipal review in the near future. In June 2023, outreach has formally concluded for LOC2023-0117, though the project team will continue to respond to any inquiries received via our email inbox and phone line as the proposal proceeds through Administrative review, Calgary Planning Commission and Public Hearing in the coming months.

Please reach out to the project team with any questions, comments, or to request a copy of our Applicant-Led Outreach Summary, which reviews the outreach program and methods, and any feedback heard by the project team. Interested parties can also track City of Calgary updates for this proposed redesignation on the City's Development Map at dmap.calgary.ca.

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



Get In Touch

engage@civicworks.ca
587.747.0317
Reference: BT2804 - 2804 Capitol Hill CR NW

City of Calgary Application Information Portal: dmap.calgary.ca





Neighbour Brochures

Hello,

We are proposing a Land Use Redesignation at 2804 Capitol Hill CR NW on behalf of the existing land use from the existing Residential - Conventional One / Two-Dwelling (R-C2) District (2804 Capitol Hill CR NW) in the new Housing - Grade-Oriented (H-GO) District.

The proposed change and development vision will realize new and much needed Missing Middle rental housing options in Barliff Trail. These proposed land use changes would enable a three-storied townhouse development that includes a total of 11 townhome units and six one-bedroom basement units within three-story multi-unit built form with parking stalls in a garage and secure bike / scooter / in order storage units.

A supporting concurrent Development Permit (DP) application will be submitted in the coming weeks by the project team, reviewed for completeness by the City of Calgary, and available to surrounding area residents and broader public for additional review and comment.




Find Out More

Stone West Homes is committed to being a good neighbour and working with the communities where we build. We look forward to working with you to realize our vision.

Find out more about our projects and share your thoughts with us below.

Contact Us
Email: info@stwesthomes.ca
Phone: 587.747.0317
Reference: B72804

Proposed Land Use Change
R-C2 to H-GO: 2804 CAPITOL HILL CR NW (B72804)


Land Use Change

A Land Use Redesignation is also referred to as "re-zoning" application but is administered by the City of Calgary to change the land use that applies to the property. If approved, the proposed land use change will transition the use from the existing Residential - Conventional One / Two-Dwelling (R-C2) District to the new Housing - Grade-Oriented (H-GO) District.

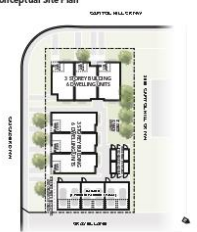
The proposed H-GO District allows for grade-oriented developments within a range of building forms, including townhomes. This Missing Middle typology seeks to provide a diversity of housing types within a low-scale built form that transitions well to adjacent low-density residential properties. This land use change is required to enable the proposed development vision outlined in this brochure.

Planning Rationale

The project meets the Land Use Allocation criteria for the new H-GO District. The site is within 250m (~3 min. walk) of the Red Line LRT University Station and Bus Stop 20, 34, 65 primary and local transit service, are within 400-800m (~5-10 minute walk) on Marley Trail NW, Charwood Drive. The project site is within a short 5-minute walk of a variety of local amenities, including the University of Calgary Campus, South's Athletic Field, McKean Stadium, Marley Village West Confederation Park, and numerous other parks, employment opportunities, and everyday amenities. Near by cycling infrastructure along Capitol Hill CR NW, 24th St NW, Marley Rd NW, the 24th Ave NW cycle track, and several regional park pathways allow for even easier access to some of these destinations.



Conceptual Site Plan




Policy Alignment

The project site is located within the boundary of the Barliff Trail Area Redesignation Plan (1786), and falls within the Medium Density Use Re-use policy area, allowing for future multi-residential development of up to 3-4 stories. The proposed land use change and development vision are fully aligned with local area policy and no amendments to the plan are required.

This proposed land use change and development vision also complies with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage the development of innovative and varied housing options in mid-level communities, more efficient use of infill culture, and more compact built forms in locations with transit and easy access to transit, shopping, schools and other community services.

Conceptual Architectural Visualization



Track Progress & Share Feedback

If you would like to follow the Land Use Redesignation application process or submit comments directly to the City of Calgary, you can do so by visiting the City of Calgary Development Map at open.calgary.ca and entering the site address (2804 Capitol Hill CR NW) in the search field.

Building Housing Choice

For more information about the H-GO District and other recent Land Use changes related to greater housing choice in our city, The City of Calgary has created an information and online resource available at: www.calgary.ca/DevelopChoice



land use change (installed April 28, 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 and phone line. The signage will be updated to notify residents of outreach closure and that this Outreach Summary is available by request.

Neighbour Brochures: *Delivered to surrounding area residents within a 200m radius at application submission and at outreach closure*

Paired with on-site signage, information-rich neighbour brochures were hand delivered to local area residents (delivered May 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 and email inbox. 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 this Outreach Summary is available for anyone requesting a copy.

APPLICANT-LED OUTREACH FEEDBACK

Community Feedback

The project team received one inquiry from a community member supportive of the density and building form with questions about landscaping and tree canopy.

Banff Trail Community Association

An information rich project summary memo and plans were shared with the Banff Trail Community Association (BTCA) at the outset of the application, along with an invitation to meet and discuss the proposed redesignation. The project team did not hear a response back from the BTCA Planning & Development committee on this application. The project team will provide closure messaging to the BTCA shortly, which will include a copy of this Outreach Summary.

Ward 7 Councillor's Office

An information rich project summary memo and plans were shared with the Ward 7 Councillor's Office at the outset of the application, along with an invitation to meet and discuss the proposed redesignation. The Ward 7 Community Liaison provided response with some additional questions on unit sizing. The project team will provide closure messaging to the Ward 7 team shortly, which will include a copy of this Outreach Summary.

CITY OF CALGARY OUTREACH FEEDBACK NOT RECEIVED BY PROJECT TEAM

Community Feedback

City of Calgary Administration received community feedback as part of its own separate outreach process for the LOC2023-0117 proposal. At the Detailed Team Review (DTR) stage, City Administration notified the applicant team of two comments received from citizens in opposition of this proposal and one in support.

Between the feedback received in the Applicant-led and City of Calgary outreach processes, key feedback themes emerged that will be responded to in the "What We Heard" section of the report:

- **Density, Traffic, Parking, Noise**
- **Landscaping, Tree canopy**
- **Project Support**