

Applicant Outreach Summary



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2023.06.23

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The City of Calgary
Planning & Development
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

ATTN:

Jules Hall | Senior Planner, Community Planning - North Area
Email Delivery: Julian.Hall@calgary.ca

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

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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**



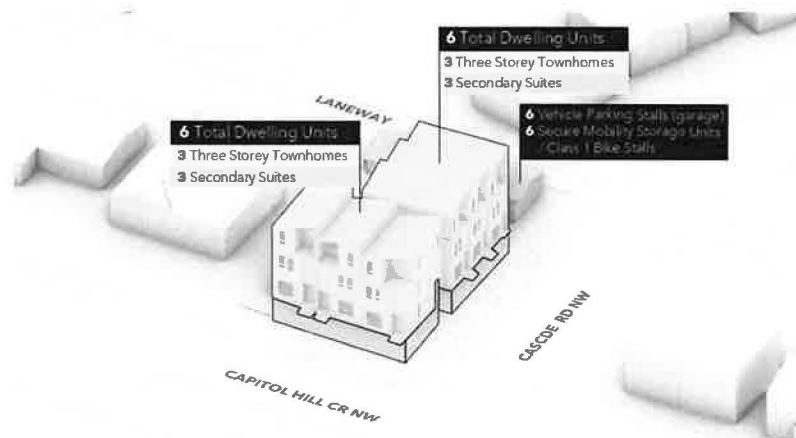
WHAT WE HEARD

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 CRNW

City of Calgary Application Information Portal dmap.calgary.ca



stone west homes



Neighbour Brochures

Hello,

As part of the City of Vancouver's 2024 Official Community Plan (OCP) process, we are seeking your input on the proposed changes to the City's zoning bylaws. This is an important opportunity for you to share your thoughts and concerns with the City and help shape the future of our community.

The proposed changes to the zoning bylaws will affect the way that land is used in the City. This includes the types of buildings that can be built, the height of buildings, and the amount of parking that must be provided. The proposed changes are intended to support the City's goals for increasing housing supply, reducing greenhouse gas emissions, and creating a more vibrant and walkable community.

If you have any questions or concerns about the proposed changes, please contact the City's Planning Department at (604) 681-3333 or visit our website at www.vancouver.ca.

Find Out More




For more information about the proposed changes to the zoning bylaws, please visit our website at www.vancouver.ca or contact the City's Planning Department at (604) 681-3333.

Contact Us

City of Vancouver
 Planning Department
 1100 Burrard Street
 Vancouver, BC V6Z 1Y1

Proposed Land Use Change

RC2 to H-GO-2804 CAPITOL HILL CR HV (BT2&M)






Land Use Change


The proposed land use change is intended to support the City's goals for increasing housing supply, reducing greenhouse gas emissions, and creating a more vibrant and walkable community. The proposed changes to the zoning bylaws will affect the way that land is used in the City. This includes the types of buildings that can be built, the height of buildings, and the amount of parking that must be provided.

Planning Rationale

The proposed changes to the zoning bylaws are intended to support the City's goals for increasing housing supply, reducing greenhouse gas emissions, and creating a more vibrant and walkable community. The proposed changes to the zoning bylaws will affect the way that land is used in the City. This includes the types of buildings that can be built, the height of buildings, and the amount of parking that must be provided.



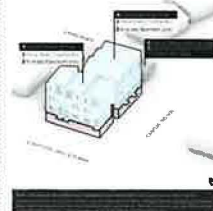
Conceptual Site Plan



Policy Alignment

The proposed site is located within the boundary of the City's Official Community Plan (OCP) and is consistent with the City's goals for increasing housing supply, reducing greenhouse gas emissions, and creating a more vibrant and walkable community.

Conceptual Architectural Visualization



Track Progress & Share Feedback

For more information about the proposed changes to the zoning bylaws, please visit our website at www.vancouver.ca or contact the City's Planning Department at (604) 681-3333.

Building Housing Choice

For more information about the proposed changes to the zoning bylaws, please visit our website at www.vancouver.ca or contact the City's Planning Department at (604) 681-3333.