

Applicant Outreach Summary



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The City of Calgary
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ATTN:

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RE:

Detailed Team Review (DTR1) | LOC 2023-0088 (1926 17 AV NW, "BT1926"): 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 5 dwelling units, 5 basement suites, 5 vehicle parking stalls in a garage off the lane and 5 active modes storage units.



Conceptual project visualization, looking east across 19 ST SW toward side yard, subject to change based on municipal review of forthcoming BT1926 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 land use change (installed April 14, 2023). The signage outlined the proposed change and

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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 April 14, 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.

WHAT WE HEARD

Community Feedback

The project team received one inquiry from a community member about the project location.

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 met with the BTCA Planning & Development committee on April 26, 2023 to provide a short presentation, after which a conversation focused on the appropriateness of a rowhouse-style proposal considering nearby adjacencies and right-sizing of parking supply so close to transit. 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 noting that the proposal is policy-aligned and that they looked forward to receiving an update once feedback was collected. The project team will provide closure messaging to the Ward 7 team shortly, which will include a copy of this Outreach Summary.

OUTREACH MATERIALS

Custom On-Site Signage



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Neighbour Brochures

Hello!

We are proposing a Land Use Change for an 1926 17 A/V NW residential building and we would like to invite you to the meeting at Community Dev / Two Dwyer Blvd, Denver (303-554-49 49 NW) in the new housing - Grand Densities (GDC) District.

The proposed change and development vision will include new and existing "Midrise Middle" multi housing options in Barff Trail. The proposed land use change will include a mixed-use development that includes a total of 6 two-story units and 1 one-bedroom apartment in a building. It also includes a new building with 2 parking stalls in a garage, and 5 two-level / wooden 10' high balconies.

A supporting concept development plan (CDP) application will be submitted in the coming weeks by the project team, reviewed for completeness by The City of Calgary, and available to our building 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 community 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 here.

Contact Us:
Email: enquiry@stonewesthomes.com
Phone: 403-242-0227
Address: 801 1924

Proposed Land Use Change
R-C2 to H-GO: 1926 17 A/V NW (B11926)




Land Use Change

A Land Use Change application is required to change the zoning of a property. It is required to be approved by the City of Calgary to change the zoning of a property. The application is required to be approved by the City of Calgary to change the zoning of a property. The application is required to be approved by the City of Calgary to change the zoning of a property.


The proposed H-GO District offers for a new residential development in a new area of building forms, including townhomes. The Midrise Middle development seeks to provide a diversity of housing types within a building footprint that meets the needs of the community and provides a high-quality residential experience. This land use change is required to enable the proposed development vision outlined in this brochure.

Planning Rationale

The project is located within the boundary of the Barff Trail Area Development Plan (ADP), and falls within the Midrise Middle development area. The project is located within the boundary of the Barff Trail Area Development Plan (ADP), and falls within the Midrise Middle development area. The project is located within the boundary of the Barff Trail Area Development Plan (ADP), and falls within the Midrise Middle development area.



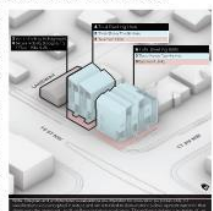
Conceptual Site Plan



Policy Alignment

The project is located within the boundary of the Barff Trail Area Development Plan (ADP), and falls within the Midrise Middle development area. The project is located within the boundary of the Barff Trail Area Development Plan (ADP), and falls within the Midrise Middle development area. The project is located within the boundary of the Barff Trail Area Development Plan (ADP), and falls within the Midrise Middle development area.

Conceptual Architectural Visualization



Track Progress & Share Feedback

You should be able to follow the application and application progress online by visiting the City of Calgary's online portal at www.calgary.ca/citydevelopment or by visiting the City of Calgary's Development Hub at www.calgary.ca/citydevelopment in the coming weeks. You should be able to follow the application and application progress online by visiting the City of Calgary's online portal at www.calgary.ca/citydevelopment or by visiting the City of Calgary's Development Hub at www.calgary.ca/citydevelopment in the coming weeks.

Building Housing Choice

There are a number of options for the H-GO District and other residents and land use changes related to the proposed building in our city. The City of Calgary has created an online portal to provide more information at www.calgary.ca/citydevelopment.