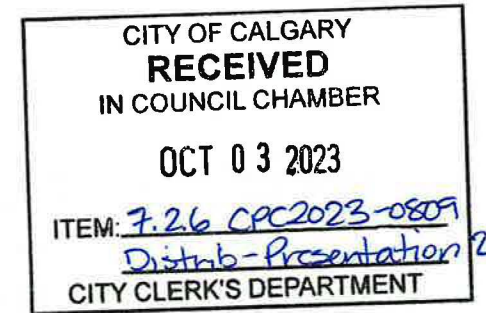
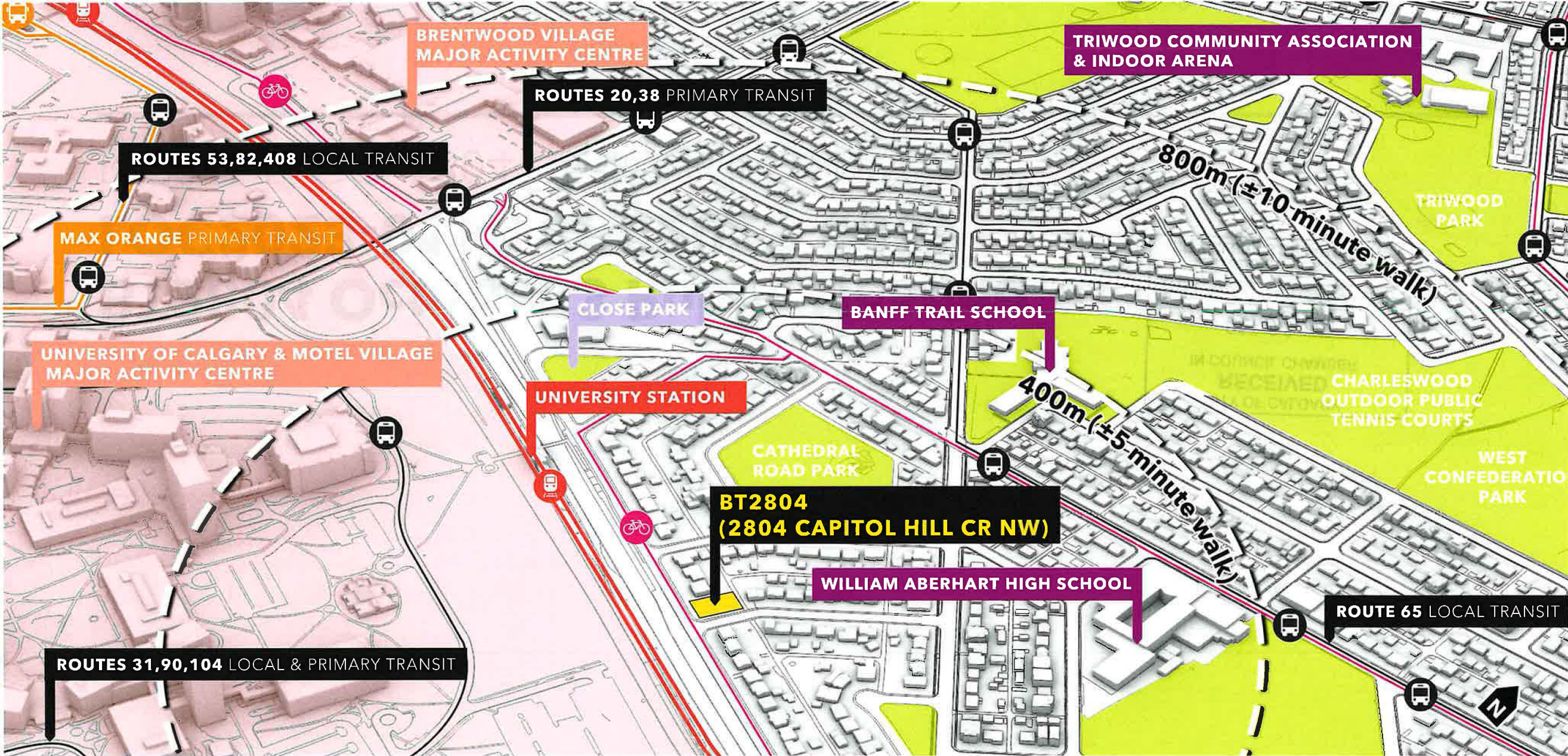


BT2804 October 3 Public Hearing LOC2023-0117, CPC2023-0809

R-C2 to H-GO: 2804 Capitol Hill CR NW



Site Context



Policy Context

BANFF TRAIL AREA REDEVELOPMENT PLAN

Figure 2
Land Use Plan

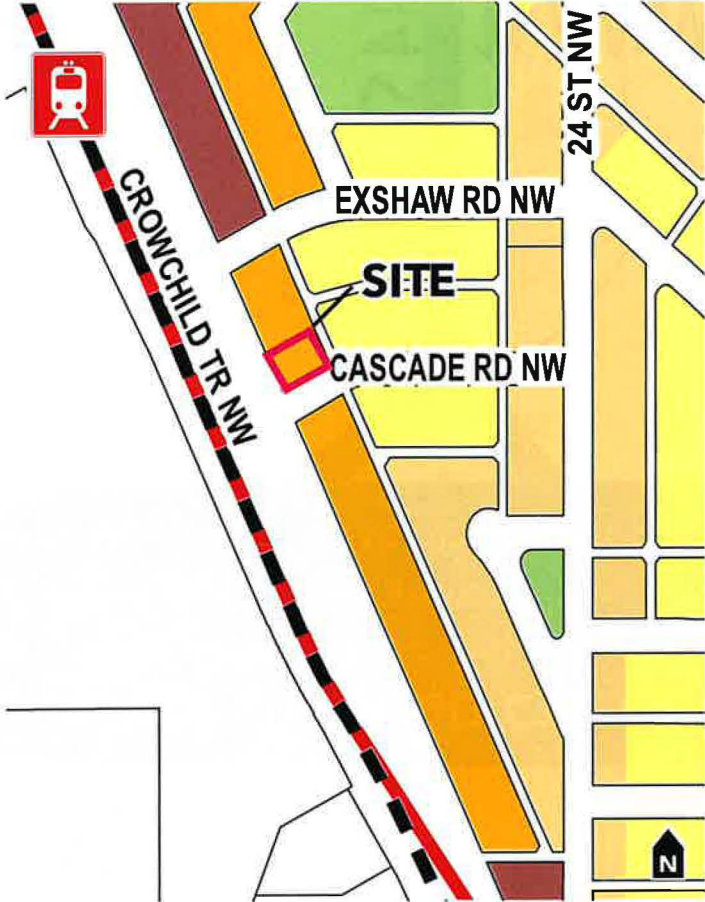
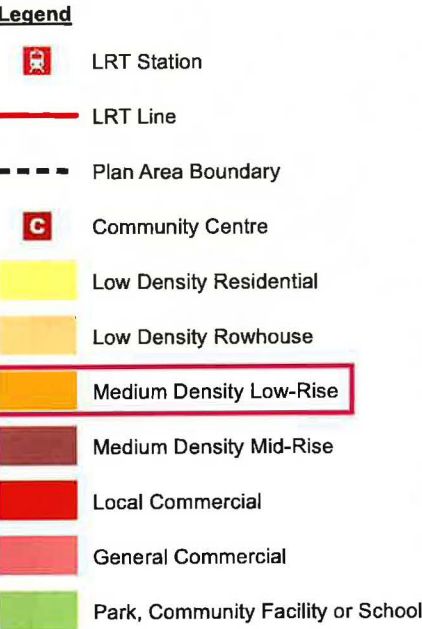
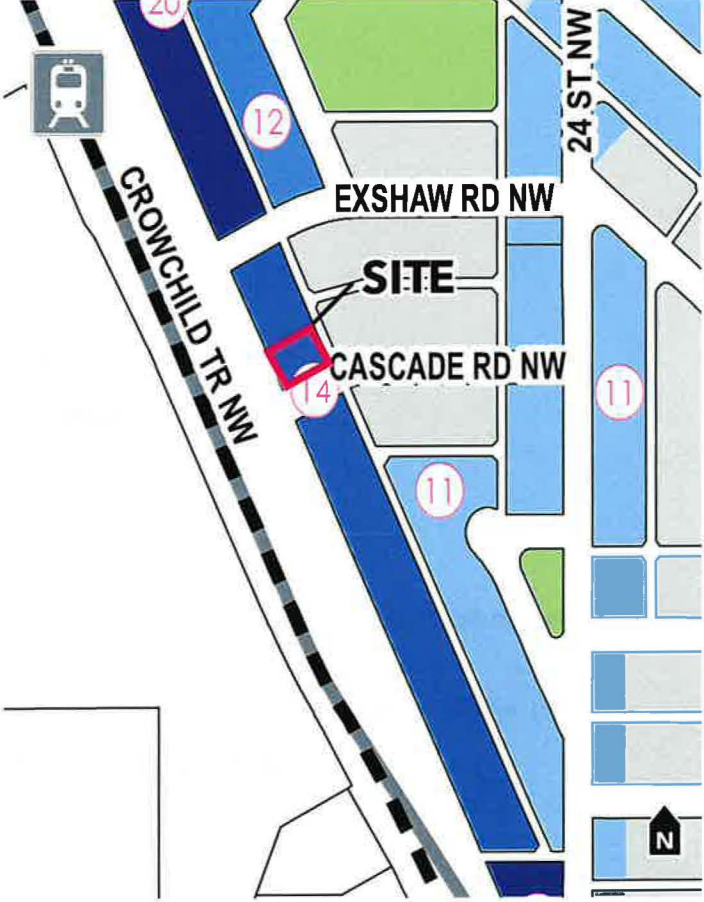


Figure 3
Maximum Building Heights



H-GO Eligibility



LEGEND

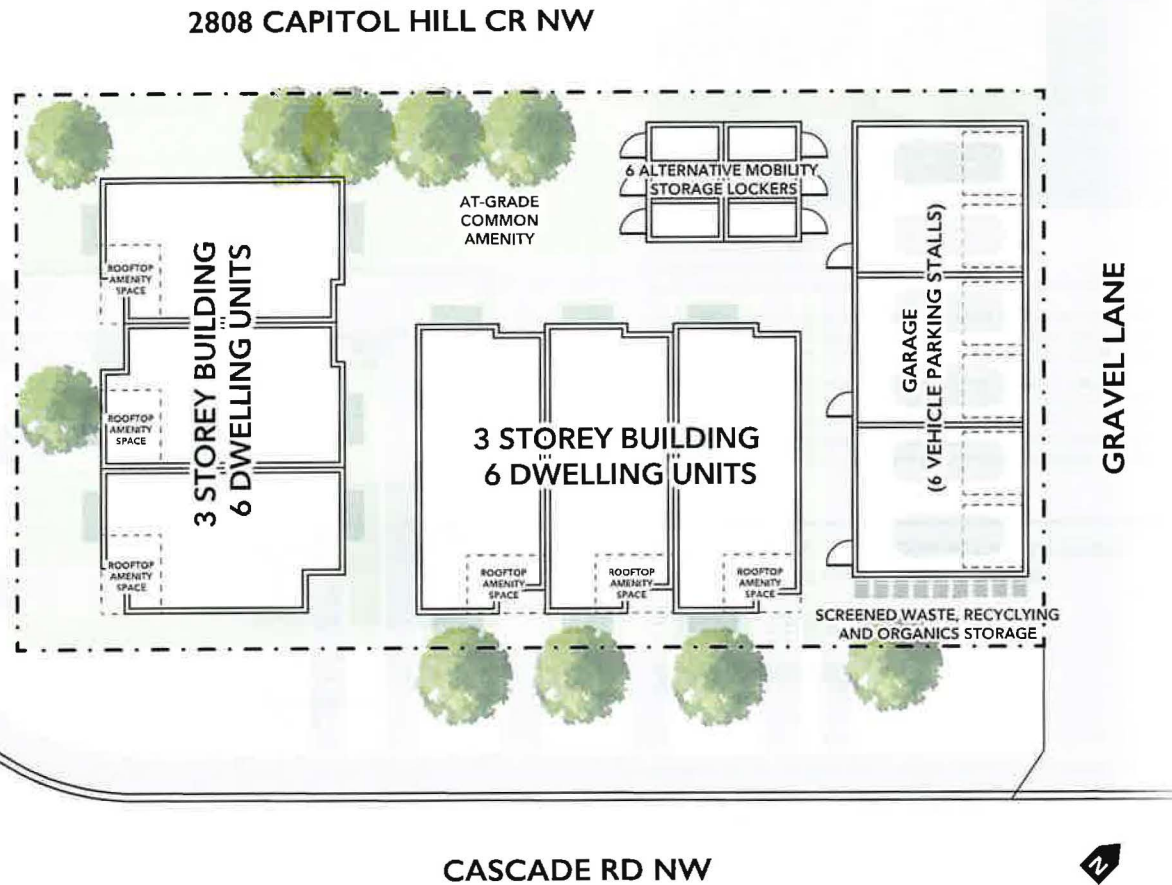
PRIMARY TRANSIT NETWORK

<10 min. Frequency, 15 hours/day, 7 days/week (Frequent, Fast, Reliable, Connected)

- Primary Transit Network (mode to be determined by corridor development)
- Primary Transit Hub
- Transit Centre
- Red Line LRT Line

URBAN STRUCTURE

- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbour Main Street
- Industrial - Employee Intensive



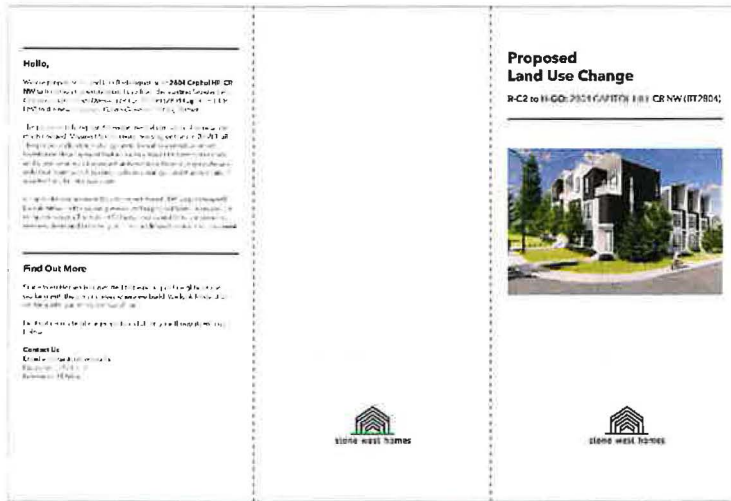
Proposed H-GO District

PROPOSED LAND USE REDESIGNATION FROM R-C2 TO H-GO

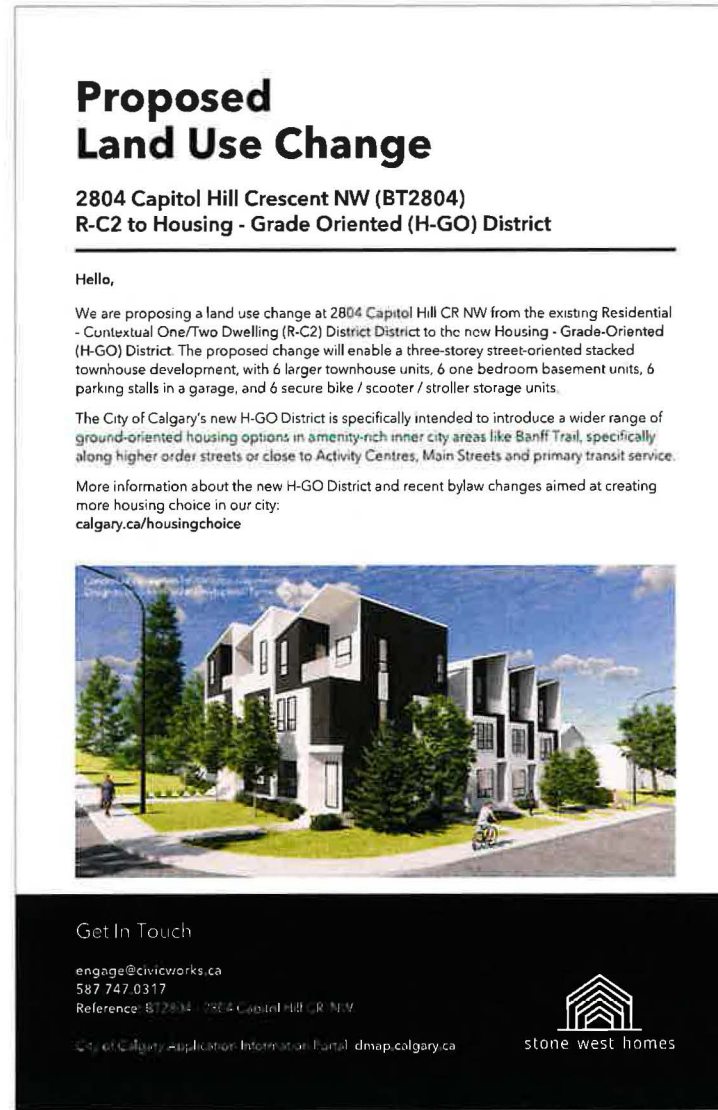
FUTURE DEVELOPMENT VISION:

- 2 Building Street-oriented Stacked Townhouse Development
- Maximum 3 Storey / 12 m
- 6 Townhouse Units (3 Bedrooms)
- 6 Secondary Suites (1 Bedroom)
- 6 Parking Stalls (Detached Garage with lane access)
- 6 Alternative Mobility Storage Units (For Units without assigned parking)
- Private and common amenity space provided at grade or within balconies

HAND DELIVERED MAILERS



CUSTOM ON-SITE SIGNAGE



Applicant-Led Outreach



HAND DELIVERED MAILERS

Delivered to neighbours within ±200m (2 deliveries, at application submission & outreach closure)



EMAIL INBOX

engage@civicworks.ca



PROJECT PHONE LINE & VOICEMAIL

Shared via mailers & on-site signage



CUSTOM ON-SITE SIGNAGE

Supplemented standard City signage (Installed at application submission & updated upon outreach closure)



DIGITAL INFORMATION SESSION

Meeting offered to Ward 7 Office and Banff Trail Community Association



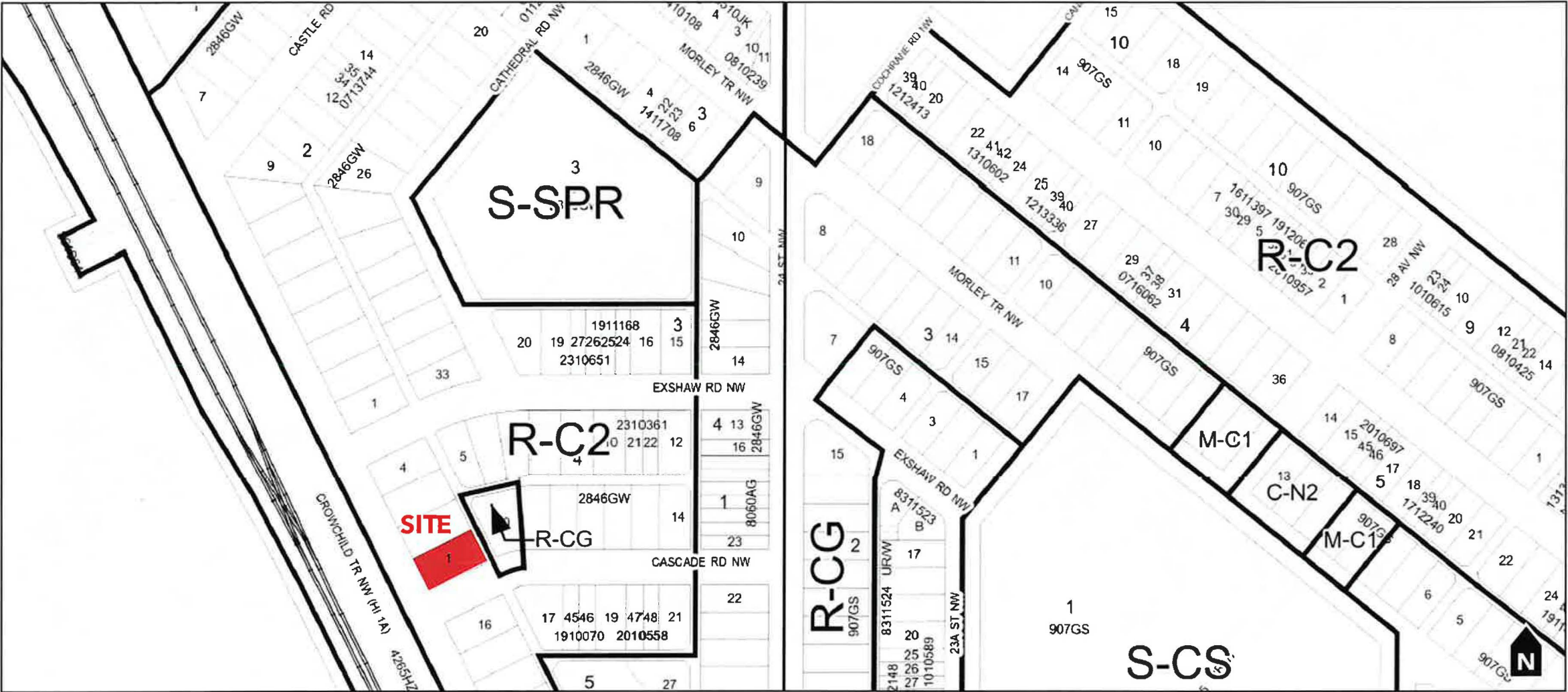
APPLICANT-LED OUTREACH SUMMARY

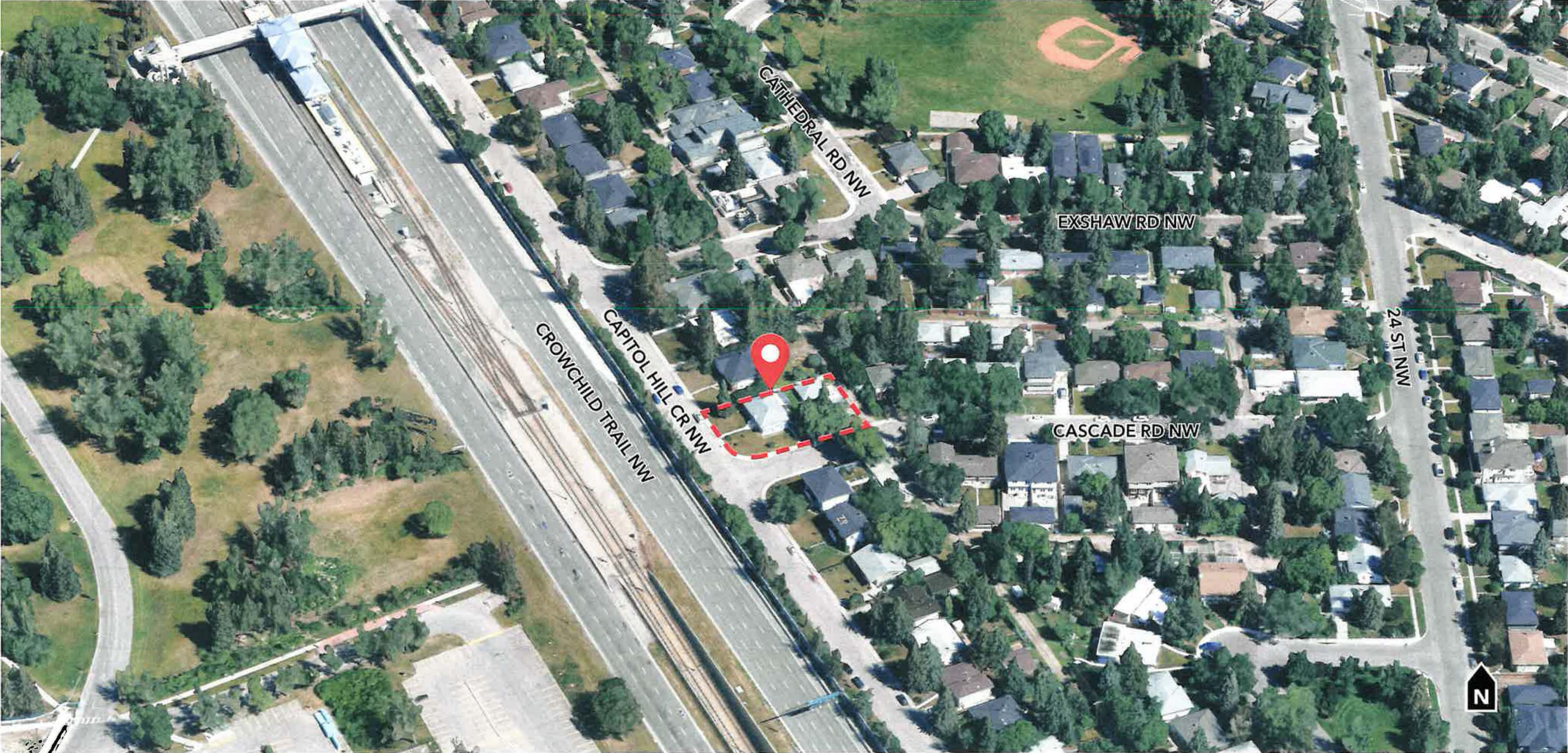
Provided to BTCA, Ward 7 Office, & anyone who requests the summary



Supplementary Information

Land Use Context





Site Photos



Looking North from Cascade RD NW



Looking Southeast from Capitol Hill CR NW

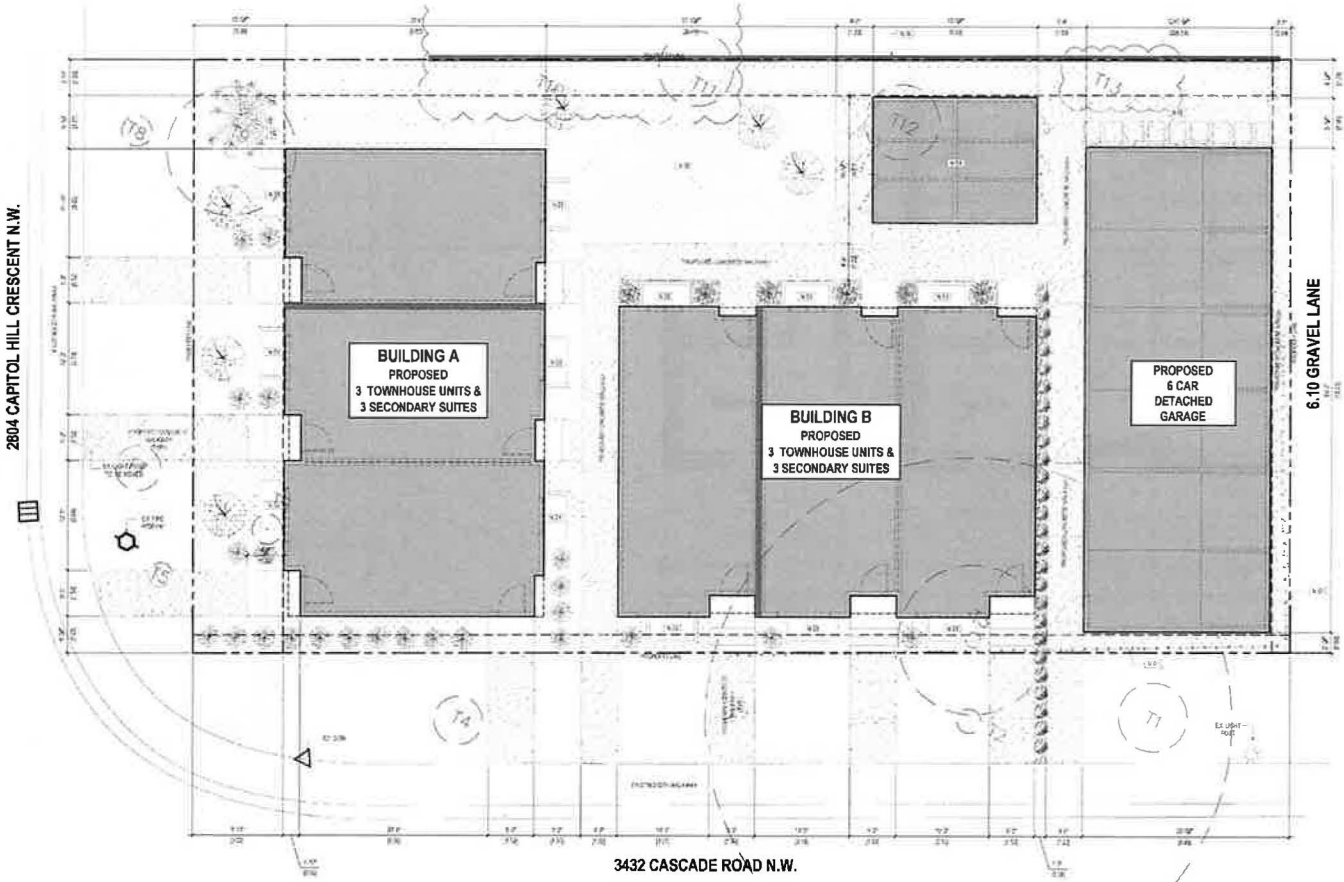


Looking Northwest along rear lane



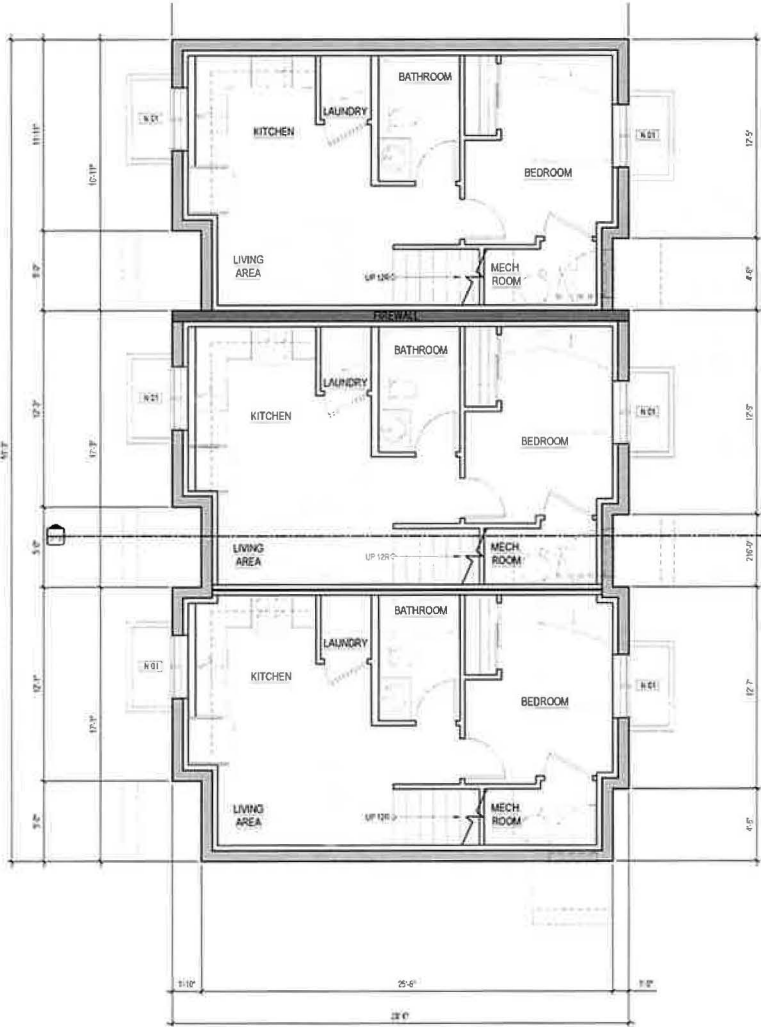
Looking Northwest along Capitol Hill CR NW

Landscape Plan DP2023-04324

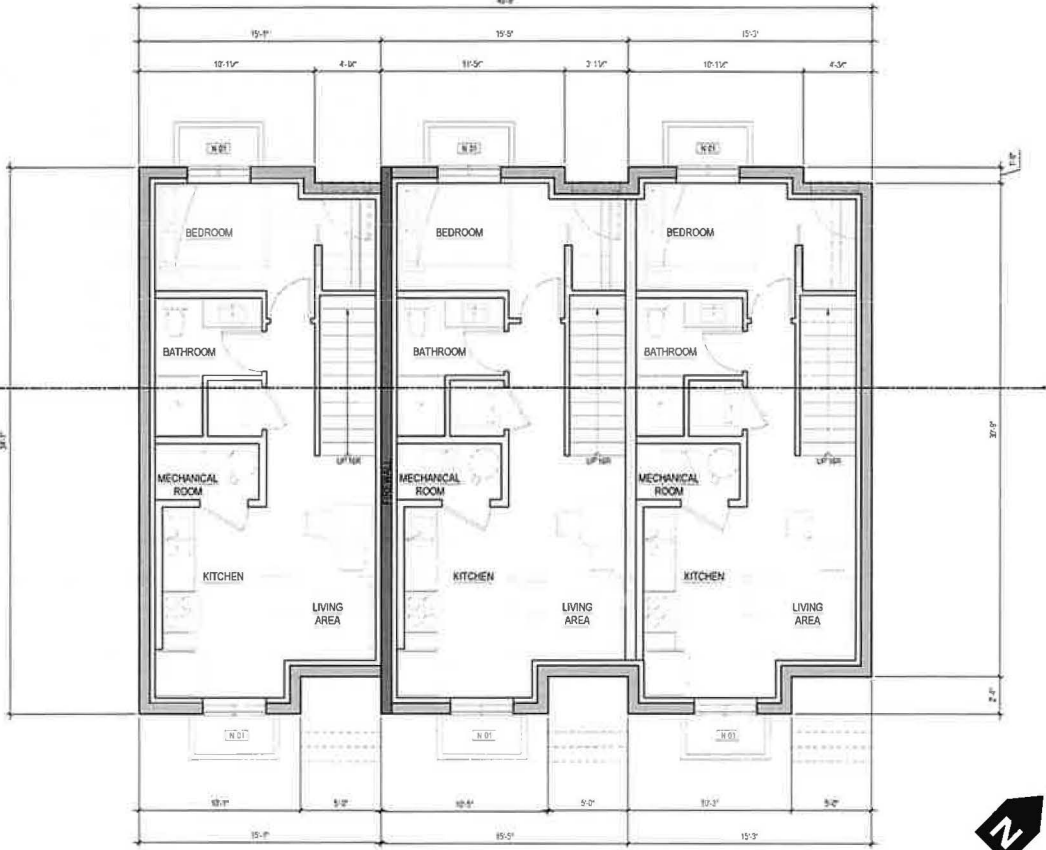


Lower Level DP2023-04324

BUILDING A

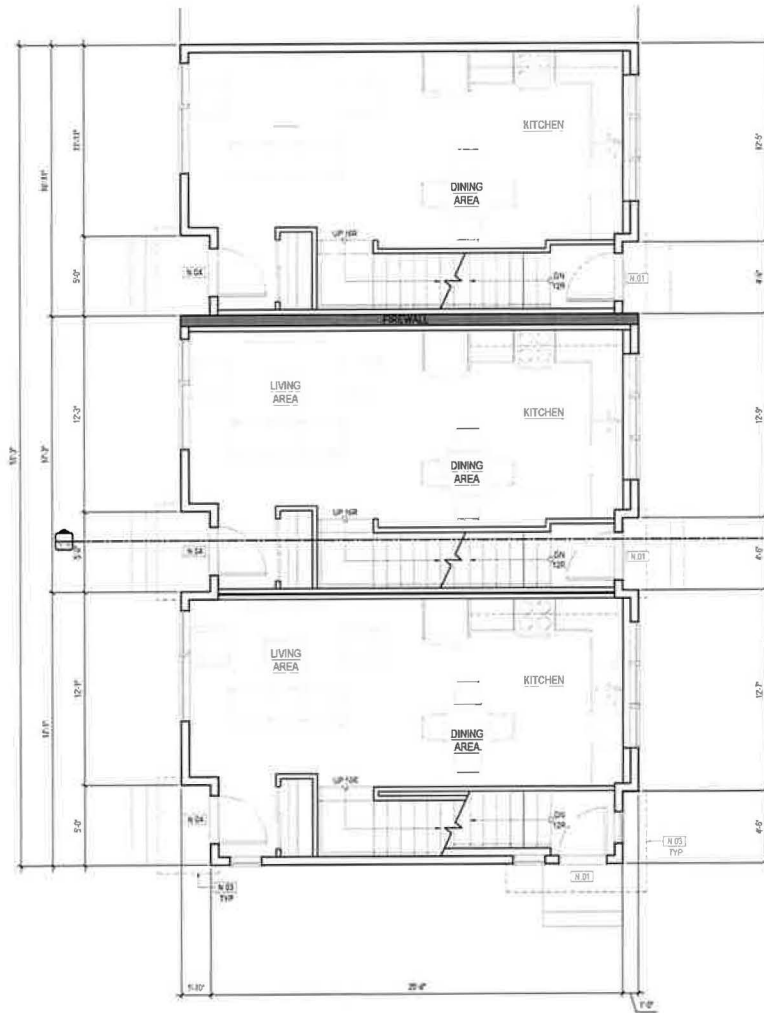


BUILDING B

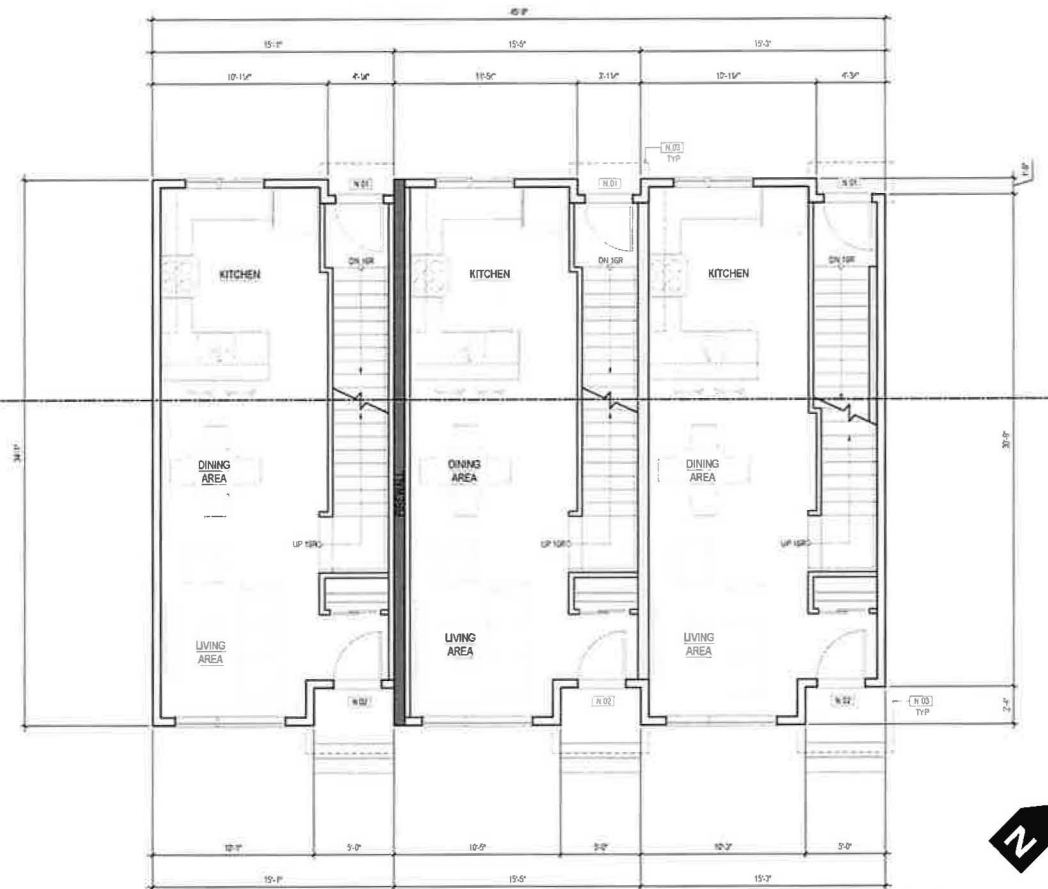


Main Level DP2023-04324

BUILDING A

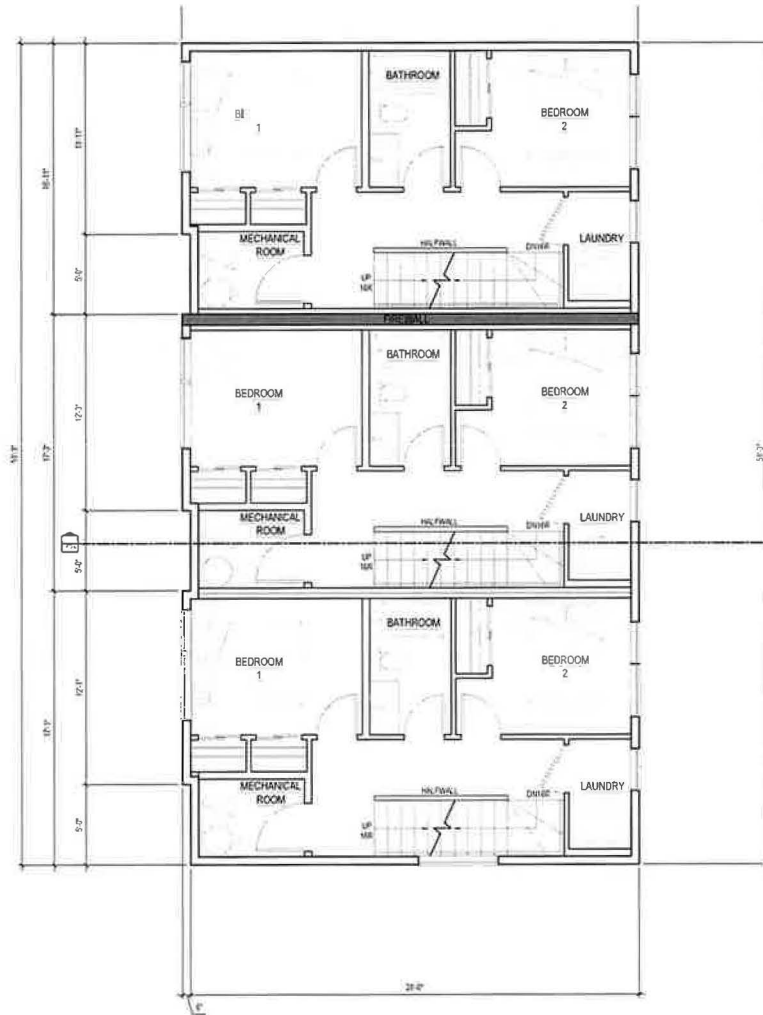


BUILDING B

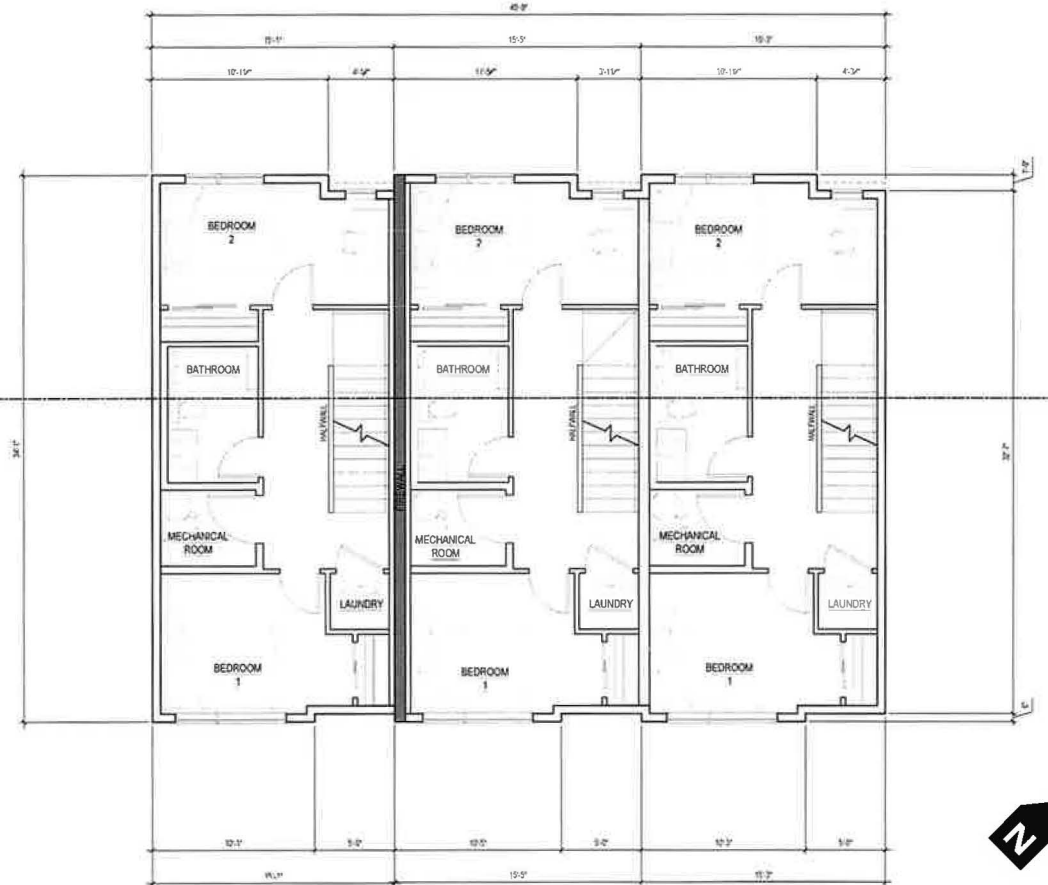


Second Level DP2023-04324

BUILDING A

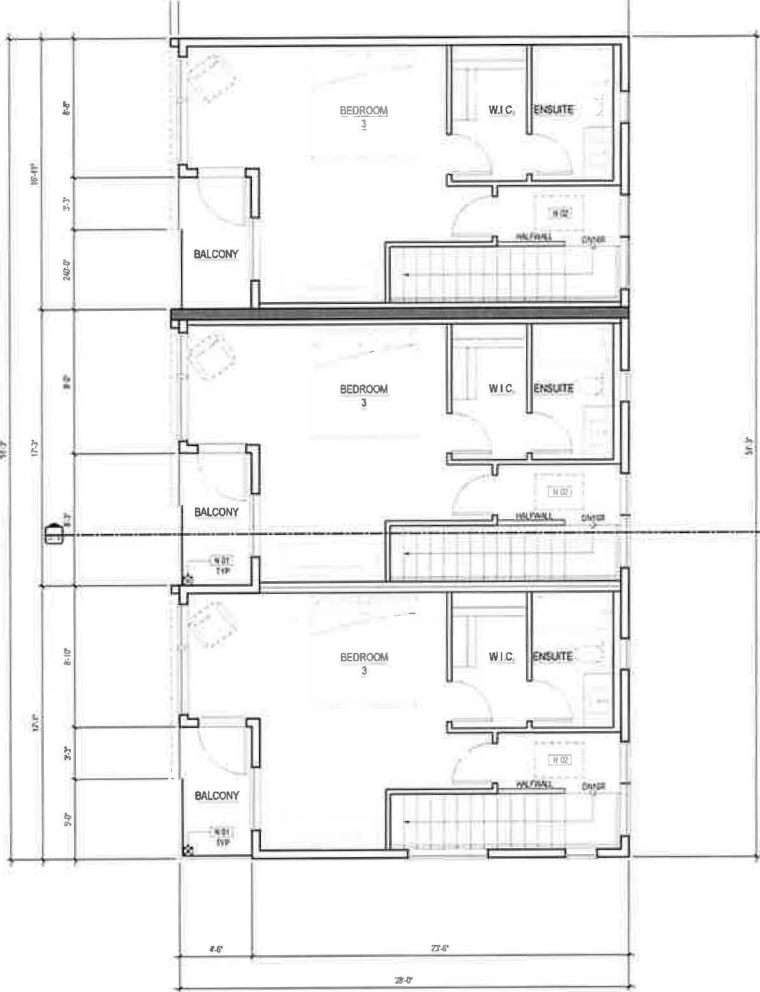


BUILDING B

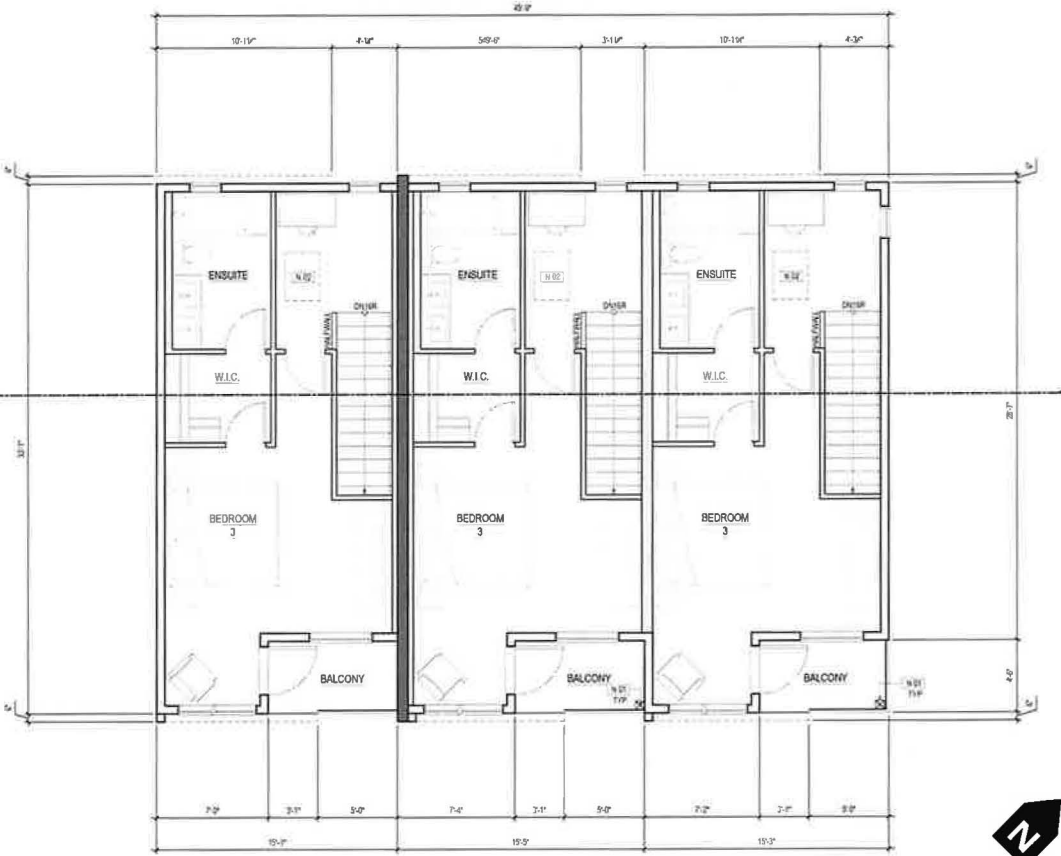


Third Level DP2023-04324

BUILDING A

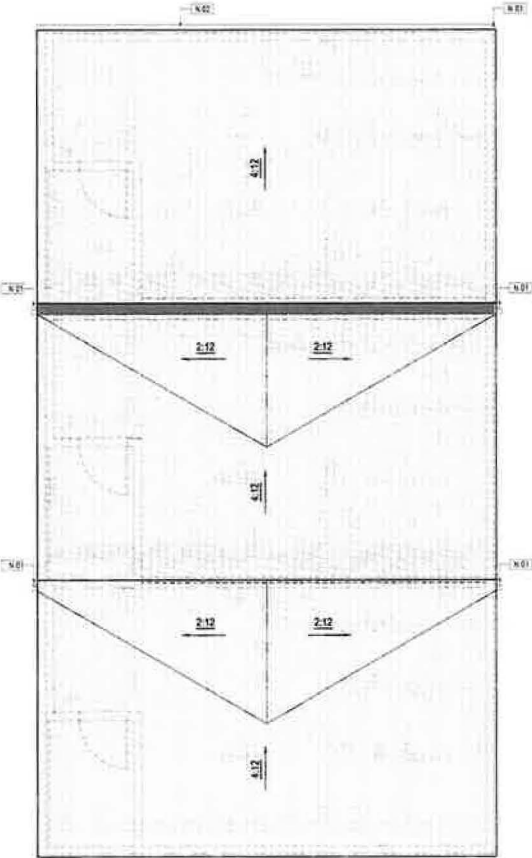


BUILDING B

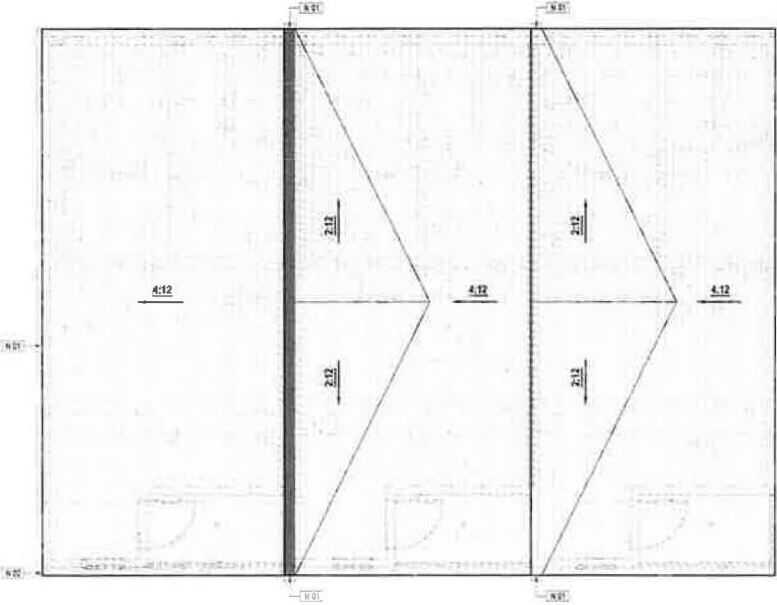


Roof Plan DP2023-04324

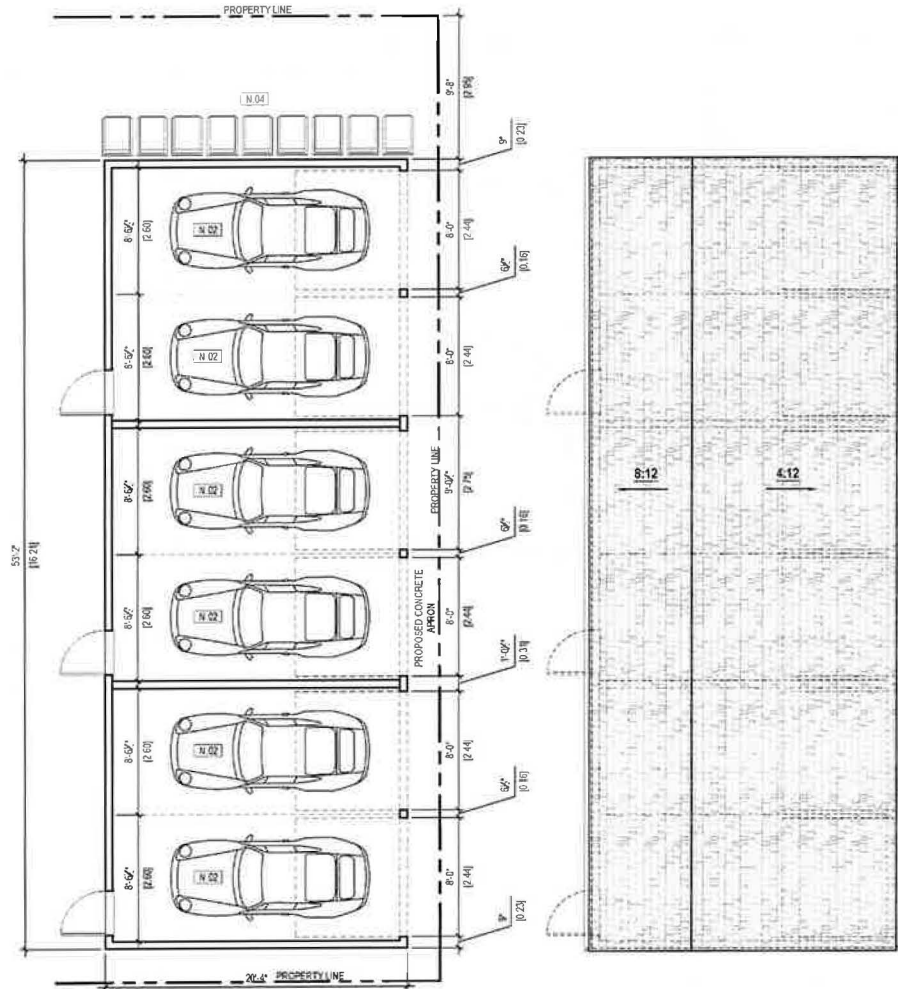
BUILDING A



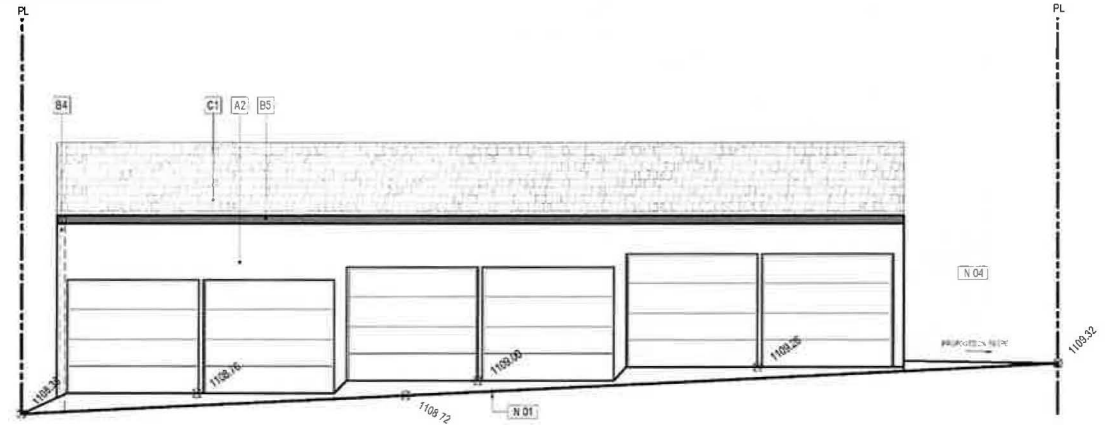
BUILDING B



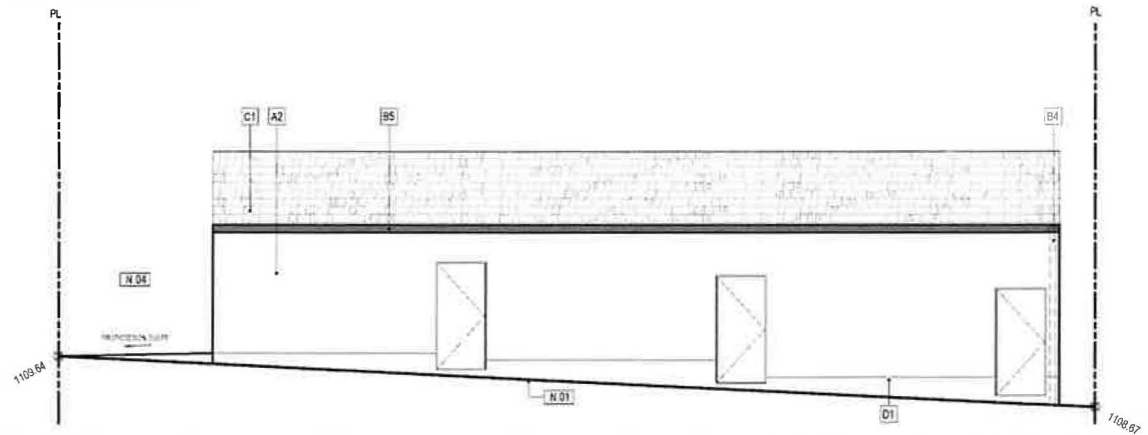
Garage Plan + Elevation DP2023-04324



NORTH ELEVATION



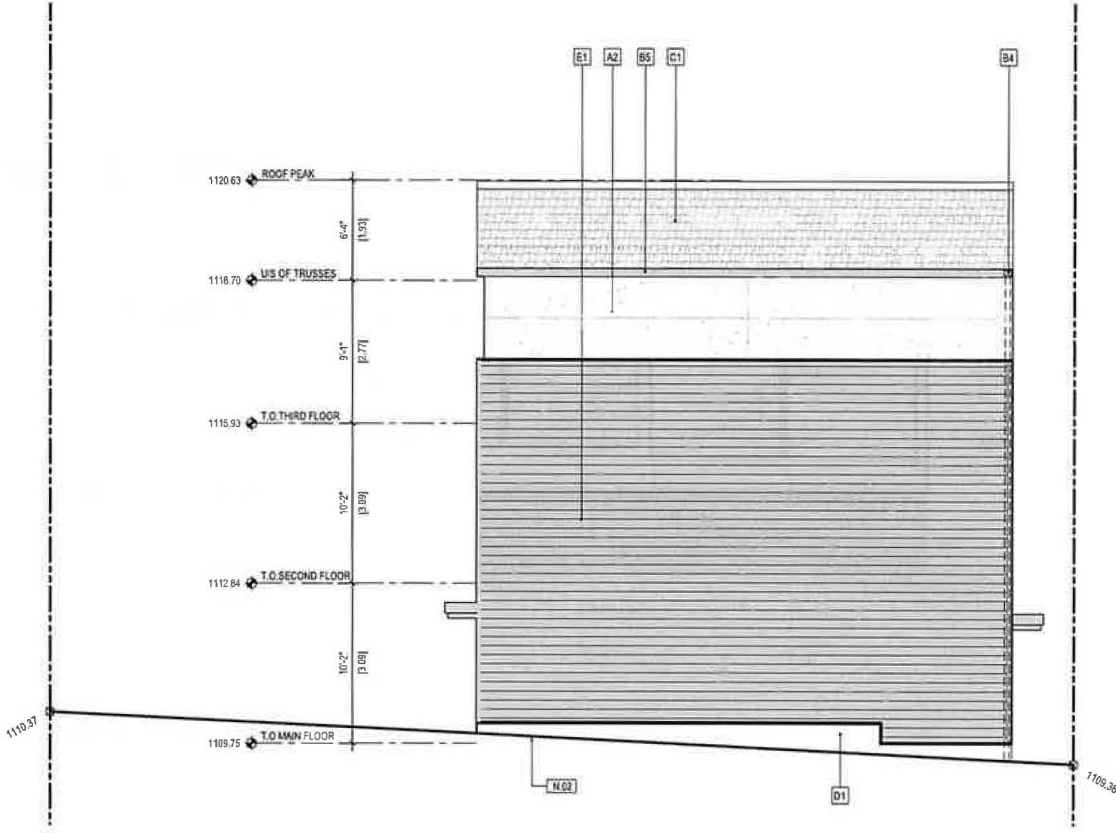
SOUTH ELEVATION



West Elevations DP2023-04324

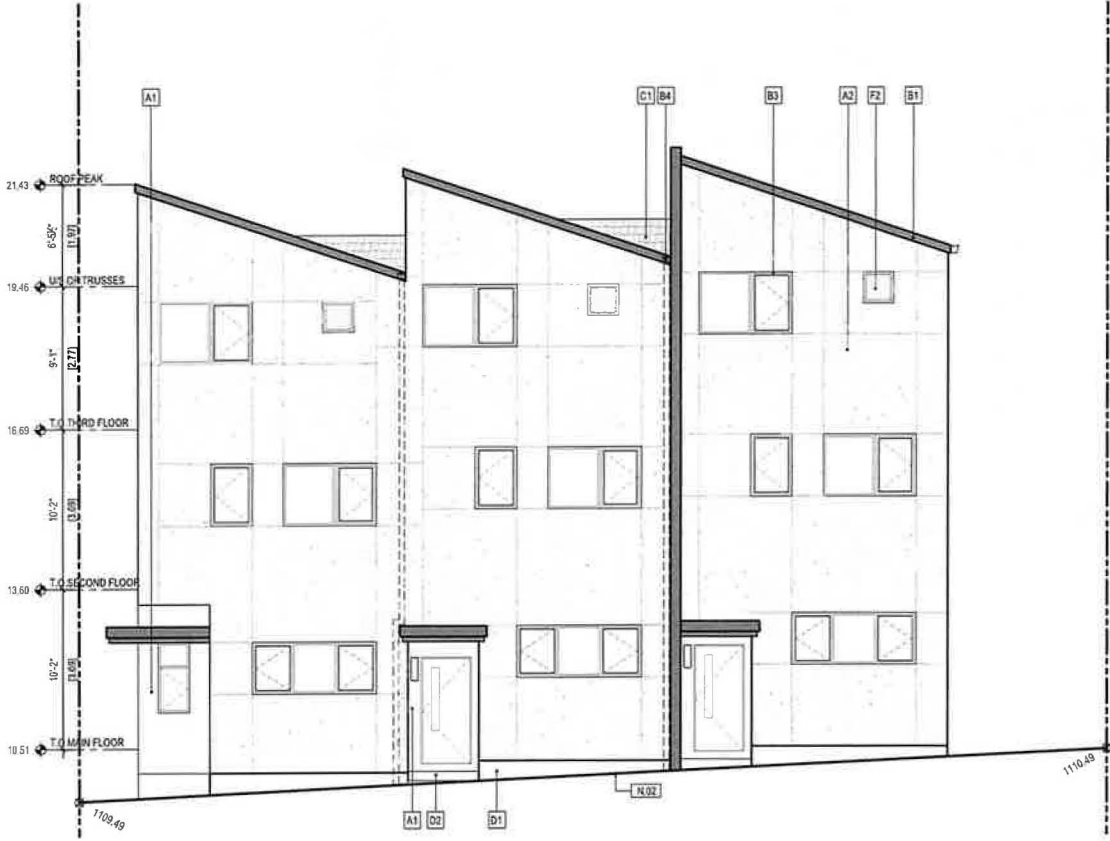


1 WEST ELEVATION - BDG A
DP.203 3/16" = 1'-0"

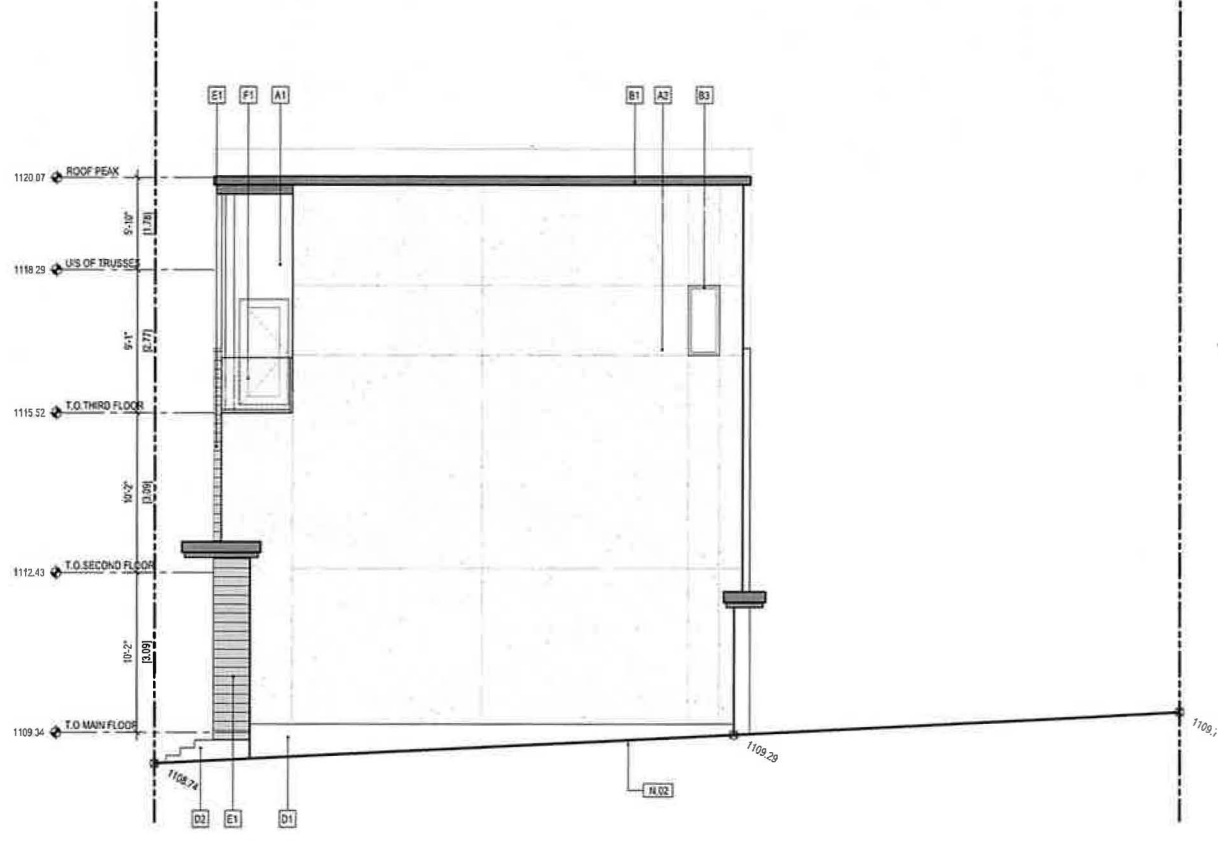


2 WEST ELEVATION - BDG B
DP.203 3/16" = 1'-0"

East Elevations DP2023-04324



3 EAST ELEVATION - BDG A
DP.200 3/16" - 1/4"



4 EAST ELEVATION - BDG B
DP.200 3/16" - 1/4"

South Elevations DP2023-04324



North Elevations DP2023-04324



Building Section DP2023-04324

