

# Applicant Outreach Summary



460 - 5119 Elbow Drive SW P 403 201 5305  
Calgary, Alberta T2V 1H2 F 403 201 5344

2023.10.30

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

**ATTN:**

Setara Zafar | Planner 1, Community Planning - North Area  
Email Delivery: Setara.Zafar@calgary.ca

**RE:**

Detailed Team Review (DTR1) | LOC2023-0234 (1914 17 AV NW, "BT1914"): R-C2 to H-GO

**APPLICANT-LED OUTREACH SUMMARY**

CivicWorks submitted an application in August 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 carport off the lane and 5 active modes storage units.

CivicWorks and landowner Marc Tews 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 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:

**OUTREACH STRATEGIES**

**Custom On-site Signage (right):** 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 August 14, 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 (below):** 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 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.

<p><b>Notice</b></p> <p>Notice is hereby given that the City of Banff is proposing to amend the existing Municipal Development Bylaw (MDL) to allow for the proposed land use change at the subject site.</p> <p>The proposed land use change is to allow for the construction of a new building with a maximum height of 10 storeys and a maximum area of 10,000 square metres. The proposed building will be used for residential purposes and will include a mix of housing units, including a mix of single and double detached units, townhouses, and multi-unit residential buildings.</p> <p>The proposed building will be located on the east side of the subject site, adjacent to the existing building. The proposed building will be constructed in accordance with the requirements of the MDL and will be subject to the same zoning and development requirements as other buildings in the area.</p> <p>The proposed building will be subject to the same zoning and development requirements as other buildings in the area. The proposed building will be subject to the same zoning and development requirements as other buildings in the area.</p> <p><b>Find Out More</b></p> <p>For more information, please contact the City of Banff at 403-762-2222 or visit our website at <a href="http://www.cityofbanff.ca">www.cityofbanff.ca</a>.</p> <p><b>Contact Us</b></p> <p>City of Banff Planning Department 403-762-2222 400-1000-1000</p>	<p><b>Proposed Land Use Change</b></p> <p>R-C2 to M-GG 1814 17 Avenue SW (B17114, LDC2623-0236)</p> <p><b>Conceptual Site Massing</b></p>  <p>Notes: This is a conceptual site massing diagram. It is not a final design. The building height and massing are subject to change. The building will be subject to the same zoning and development requirements as other buildings in the area.</p>
<p><b>Site Adjacency Figure</b></p>  <p><b>Land Use Change</b></p> <p>The proposed land use change is to allow for the construction of a new building with a maximum height of 10 storeys and a maximum area of 10,000 square metres. The proposed building will be used for residential purposes and will include a mix of housing units, including a mix of single and double detached units, townhouses, and multi-unit residential buildings.</p> <p><b>Planning Rationale</b></p> <p>The proposed land use change is consistent with the City of Banff's vision for the area and will help to create a more vibrant and diverse community. The proposed building will be subject to the same zoning and development requirements as other buildings in the area.</p> <p><b>Policy Alignment</b></p> <p>The proposed land use change is consistent with the City of Banff's policies and will help to create a more vibrant and diverse community. The proposed building will be subject to the same zoning and development requirements as other buildings in the area.</p>	<p><b>Conceptual Site Plan</b></p>  <p><b>Track Progress &amp; Share Feedback</b></p> <p>For more information, please contact the City of Banff at 403-762-2222 or visit our website at <a href="http://www.cityofbanff.ca">www.cityofbanff.ca</a>.</p> <p><b>Building Housing Choice</b></p> <p>The proposed building will be subject to the same zoning and development requirements as other buildings in the area. The proposed building will be subject to the same zoning and development requirements as other buildings in the area.</p>

**Community Group Information Sharing**

An information rich project summary memo and plans were shared with the Banff Trail Community Association (BTCA) and Ward 7 Councillor's Office on August 14, 2023 at the outset of the application, along with invitations to meet and discuss the proposed redesignation. A project update and second meeting invitation was provided on September 11, 2023. The project team will provide a copy of this Outreach Summary that will double as closure messaging to these groups.



### WHAT WE HEARD

In response to the outreach strategies undertaken in support of the redesignation application, the project team received feedback from one neighbour. City of Calgary Administration received community feedback as part of its own separate outreach process for the LOC2023-0234 proposal. At the Detailed Team Review (DTR) stage, City Administration notified the applicant team of one comment received from a citizen in opposition of this proposal.

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, Height, Shadowing, & Privacy**
- **Tree Canopy & Parcel Coverage**
- **Parking**

### DENSITY, HEIGHT, SHADOWING, & PRIVACY

The project team and City Administration received feedback related to the proposed density, building height, and potential impacts to shadowing and privacy associated with the BT1914 proposal.

#### Applicant Response - Density:

The proposed land use and associated density are based on local policy and context of nearby services/amenities (see below map) and the project team feels strongly that the H-GO land use and 5 unit, 5 suite density makes strong planning sense in this location. The Land Use Bylaw requires that specific locational criteria be met for a proposal to be eligible for the H-GO District. The subject site meets all four of the four proximity-based criteria (only one is required), including being within 200m of a Main Street or Activity Centre (16 AV NW Main Street), 600m of an LRT station (Lions Park Red Line LRT Station), 400m of a BRT station (MAX Orange), and within 200m of the Primary Transit Network (16 AV NW).







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.

Additionally, 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, neighbourhood commercial nodes, 16 AV NW Main Street, alternative transportation options, parks, and schools.

#### **Applicant Response - Height, Shadowing, & Privacy:**

The R-C2 District currently applying to the subject site and surrounding properties has a maximum building height of 10m, or 3 storeys. The maximum building height of the H-GO District is 12m (a difference of 2 metres or approximately 6.5 feet). The H-GO District is intended to accommodate built forms at a scale that is consistent with low density residential districts. Through a future development permit application submitted by project team architect FAAS, a building design that details the specific form of the proposal will be submitted to the City for review.

In response to specific feedback from a neighbour across the lane concerned about overlooking onto their property and shadow cast on their one storey garage where they plan to install solar panels, FAAS spent some extra time designing the building in advance of submitting a Development Permit. FAAS prepared a sun-shadow study (at City-mandated dates and times of 9:00am, 1:00pm, and 4:00pm on the solstices and equinox) using three different development scenarios: the initial 3 storey front yard and 3 storey rear yard building; a revised 3 storey front yard and 2 storey rear yard building; and finally a 3 storey semi-detached building allowable under the current R-C2 District. The results highlight that none of the three developable options will have an adverse impact to the proposed solar panels from a shade perspective. The study is appended to this Applicant-led Outreach Summary for reference.

The project team also took the feedback from this neighbour on the proposed three storey rear building height related to overlooking and privacy into consideration and ultimately decided the revised 3 storey front yard building and 2 storey rear yard building proposal represent a good compromise. Below is a preliminary visualization of what the BT1914 development could look like when submitted, subject to design revision through client direction and City of Calgary review.





Beyond this significant measure of reducing the rear yard building to two storeys, FAAS will design with privacy or overlooking mitigation for neighbours as a top of mind consideration. Where possible, they reduce the number, size, and location of windows on the elevations that interface with neighbouring properties to reduce privacy and overlooking concerns. Windows that service the most heavily used rooms through the day (kitchen and living room) on the ground floor, while less frequently used rooms such as bedrooms and bathrooms are located on the upper floors.

#### **TREE CANOPY & PARCEL COVERAGE**

Feedback was received regarding loss of the existing tree canopy and quality of the replacement landscaping. The project team also heard concerns regarding parcel lot coverage.

##### **Applicant Response:**

The proposed H-GO District includes specific rules on landscaping, including minimum required number of trees and shrubs and minimum size requirements. As a requirement of the H-GO District, FAAS will prepare a Landscape Plan as part of their Development Permit submission which will add 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 the Calgary hardiness zone. All efforts to retain existing trees will be made where possible and reasonable in the context of the design.

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 rules of the Land Use Bylaw.

#### **PARKING + TRAFFIC**

Feedback related to potential impacts on parking and traffic was received by the project team. The proposed parking supply of 5 stalls for 5 dwelling units and 5 secondary suites was perceived as too low, leading to concerns of added congestion along 17 AV NW and a lack of available on-street parking in the area.

##### **Applicant Response:**

The H-GO District and its associated 0.5 stall/unit or suite vehicle parking stall (with 1 active modes storage unit for bikes or strollers for any unit or suite not receiving a vehicle parking stall) is only allowed in locations identified by The City of Calgary as being the best served by existing infrastructure and amenities. The BT1914 site is located within an amenity-rich area that features walking access to public transit including LRT and BRT service, the 16 AV NW Urban Main Street, North Hill Shopping Centre, SAIT/AUArts, Louise Riley Park and Library, and numerous other parks and open spaces, employment opportunities, amenities and infrastructure. Nearby cycling infrastructure along 19 ST NW, 24 AV NW, and several regional park pathways allow for even easier access to some of these destinations.

These adjacencies allow future residents to lead vehicle reduced or vehicle free lifestyles. The right sizing of the parking supply in response to these adjacencies also means there will be less traffic impact associated with this proposed development.