

Applicant Outreach Summary

O2

Updated Outreach Summary – LOC2024-0033

April 26, 2024

O2 is committed to meaningful engagement, engaging with the community, and interested stakeholders through a variety of tactics. The following engagement strategies were implemented:

- Project Website
- Meeting with the Banff Trail Community Association
- Postcard Mailer
- On-site signage
- Public Open House (in-person)

Project Website

A Project Website www.engagecapitolhill.ca was prepared to communicate the Land Use and Area Redevelopment Plan Amendment application to the public. The website included a form through which members of the public could provide direct feedback to the project team. This allowed residents to provide feedback on the project from the comfort of their own home, and at their convenience. Overall, the project website created a greater opportunity for a variety of public opinions to be heard. To date, no comments have been received through the project website.

On-site signage

On-site signage (public notice) was posted on the subject site on March 18th, 2024, in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant or file manager.

Postcard Mailers

Approximately 105 postcard mailers were distributed in advance of the in-person public open house to notify neighbours of the upcoming engagement and direct them to the project website for additional information.

Discussion with the Banff Trail Community Association

The applicant team met with the Banff Trail Community Association Planning and Development Committee on February 28th, 2024 to present the proposed application, request feedback and answer questions regarding the application. Following the meeting, a copy of the Community Associations Draft Principles was circulated with the applicant team to provide context for the review and consideration of the Planning and Development Committee.

Key comments included:

- General support for the project's location.
- Recognition of the site's appropriateness for intensification within the community.
- Acknowledgment of potential parking and traffic concerns from community members.
- Questions regarding the use of MU-1 as the designated land use district.
- Inquiry about the development's ability to provide community amenity space in the future.
- Awareness of existing mixed-use development on Capitol Hill Crescent selling parking spots due to lack of usage by residents.
- Request for an in-person community engagement event.

In-Person Open House

Members of the public were invited to attend an in-person open house held at the Banff Trail Community Association on March 28th, 2024, to learn about the proposed application and provide feedback. Approximately 31 residents attended to review the open house boards, provide feedback, and ask questions. The City of Calgary file manager for the application was present during the meeting to answer questions related to City process.

Key comments/concerns included:

O2

- Concerns about building scale and its contextual appropriateness relative to surrounding single detached housing.
- Concerns about increased traffic, questions regarding parking, and the number of proposed stalls.
- Concerns about shadowing and the reduction of natural light for adjacent properties.
- Questions regarding the Restrictive Covenant and the process to remove it from the land title.
- Concerns about privacy due to the proposed development scale overlooking adjacent homes.
- Questions regarding construction timeline, the number of units, garbage/recycling pick-up, and parking access.
- Support for more similar developments in the community.

Responses to Outreach Feedback

The formal application responds to feedback received through discussions with the Community Association, Area Residents, and Administration.

First and foremost, the application achieves the two general principles of the Banff Trail Community Association Planning and Development Committee which considers how our application aligns with the spirit and intent of the Banff Trail Area Redevelopment Plan and Draft South Shaganappi Local Area Plan. The second principle requires community outreach with area residents to communicate the proposed application and request feedback. The applicant team has actively engaged with various community stakeholders, including hosting an in-person meeting with the Community Association, posting on-site notice signs and hosting an in-person open house to present the application and request feedback.

Most comments focused on the existing building scale and density permitted under the Banff Trail ARP, and the requested minor policy amendment to increase the building height from 20 metres to 23 metres. Many residents were unaware the site was already permitted up to 20 metres in height. Most discussions focused on the existing policy of the Banff Trail ARP, and the applicant rationale for the requested amendment from 20-23 metres in building height. Key concerns focused on traffic, shadowing and overall height and density on the site. Additional comments related to detailed design will be reviewed through a future development permit process.

The rationale for the proposed building height and density was presented to stakeholders during the open house. We believe that the proposed building height and density are appropriate, aligning the site with the "Medium Density Mid-Rise" designation of the Banff Trail ARP. The proposed building height and density will allow the development to accommodate a significant number of residents living directly adjacent to an LRT station, supporting transit-oriented development. Furthermore, the proposed height provides the opportunity for a commercial space on the ground floor, increasing neighbourhood amenities for the immediate area.

Many comments received through engagement related to detailed design feedback which have been collected and recorded. These will be addressed during detailed design, at the development permit stage. A comment board was available at the open house to collect feedback focused on a future development permit application. This allowed stakeholders to share feedback on the redevelopment of the site while all comments were top of mind. Detailed comments such as exact building scale, parking access, garbage/recycling will be considered at the development permit stage and did not result in changes to the land use application.

Shadow concerns were discussed during the open house and identified as a comment in the City of Calgary's Detailed Team Review of the application. A shadow study was prepared which compared the shadow impacts of a future development at 20 metres, the existing approved building height on the site, and compared them to the requested 23 metre building height of the application. Overall, shadow impacts were similar, resulting in early evening shadows (6pm) on parcels to the east of the site. A review of the future context of the area based on the approved building heights of surrounding properties, demonstrated the shadow impacts to the surrounding parcels will be impacted as and when landowners sell and properties are consolidated and redeveloped. At the development permit stage, design considerations can be reviewed to mitigate overlook and massing appearance for adjacent properties.