

# Applicant Outreach Summary

2024.06.27

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The City of Calgary  
Planning & Development  
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**ATTN:**

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**RE:**

Detailed Team Review (DTR1) | LOC2024-0129 (2808 Capitol Hill CR NW): R-C2 to H-GO

**APPLICANT-LED OUTREACH SUMMARY**

CivicWorks submitted an application in May 2024 to redesignate the subject property from the R-C2 District to the H-GO District to facilitate 14 homes of varying unit sizes including three 2-storey 3-bedroom units, five 2-storey 2-bedroom units, two at-grade studio units, and four 1-bedroom basement units within a courtyard-oriented rowhouse-style development.



*Conceptual project visualization, looking east across Capitol Hill CR NW toward site. Subject to change based on municipal review of Ivy28 Development Permit submission.*

CivicWorks and Old Street 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 interested parties. 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 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 May 31, 2024). The signage outlined the proposed change and directed interested citizens 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.

[www.civicworks.ca](http://www.civicworks.ca)

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**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 June 4, 2024) 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 did not receive any feedback through the outreach process. The City of Calgary also did not receive any comments through a separate outreach process.

##### Banff Trail Community Association

An information rich project summary memo and materials 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 has provided the BTCA 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 project team has provided closure messaging to the Ward 7 team, including a copy of this Outreach Summary.

#### OUTREACH MATERIALS

##### Custom On-Site Signage





Neighbour Brochures

**Hello,**

We are proposing a Land Use Redesignation at 2808 Capital Hill SW to increase the existing land use from Neighbourhood Residential - Commercial One (Two-Dwelling) (N-CO) District to the Housing - One-Dwelling (H-CO) District.

The proposed change and development vision will result in a mid-rise residential building, similar to those seen in the area. This proposed land use change would enable a high-density residential development that includes three 2-bedroom units, two 1-bedroom units, four 1-bedroom units, and two smaller studio units with 7 parking stalls on a parking pad and 2 on-site bike / storage / waste / storage units.

The proposed development is well suited to the site given its location and surrounding context. The H-CO District is intended to facilitate high-density development that is compatible with other low-density, built-up forms.

A supporting companion Development Permit (DP) application will be submitted in the following weeks by the project team, in accordance with the City of Calgary, and available for consultation by the City of Calgary, and available for reviewing any concerns and feedback prior to the additional review and approval.

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**Find Out More**

Observers are encouraged to bring a good neighbour and working with the neighbours at an early stage to help ensure the working with you to realize our vision.



Find out more about our projects and share your thoughts with us below.

**Contact Us**  
Email: [info@cityofcalgary.ca](mailto:info@cityofcalgary.ca)  
Phone: 507.347.2277

**Proposed Land Use Change**  
R-C2 to H-CO: 2808 Capital Hill SW



July 28

**Conceptual Visualization**



**Land Use Change**

An initial Redesignation application to "reopen" a application has been submitted to the City of Calgary to change the land use that applies to this property. If approved, the proposed land use change will increase the site from the existing Neighbourhood Residential - Commercial One (Two-Dwelling) (N-CO) District to the Housing - One-Dwelling (H-CO) District.

**Development Vision**

The proposed land use change would enable a mid-rise development that includes a total of three 2-bedroom units, two 1-bedroom units, four 1-bedroom units, and two smaller studio units with 7 parking stalls on a parking pad and 2 on-site bike / storage / waste / storage units in that order. Knowledgeable feedback is encouraged.

**Policy Alignment**

The project site is located within the boundary of the Capital Hill Area Redevelopment Plan (ARP) and fits with the Medium-Density Residential policy objectives. The proposed land use change and development vision and fully align with the vision and objectives of the ARP.

**Conceptual Site Plan**



**Planning Rationale**

The proposed site for Land Use Redesignation is located within the H-CO District. The site is within 200m of the Red Line RT Community Station and within 400m of the RT Community Station. The site is also within 100m of the RT Community Station. The site is also within 100m of the RT Community Station. The site is also within 100m of the RT Community Station.

**Track Progress & Share Feedback**

If you wish to track the progress of the Land Use Redesignation application, please visit the City of Calgary's Development Map at [www.cityofcalgary.ca/development-map](https://www.cityofcalgary.ca/development-map) and enter the site address 2808 Capital Hill SW in the project number (LUC24-0125) in the search bar.