



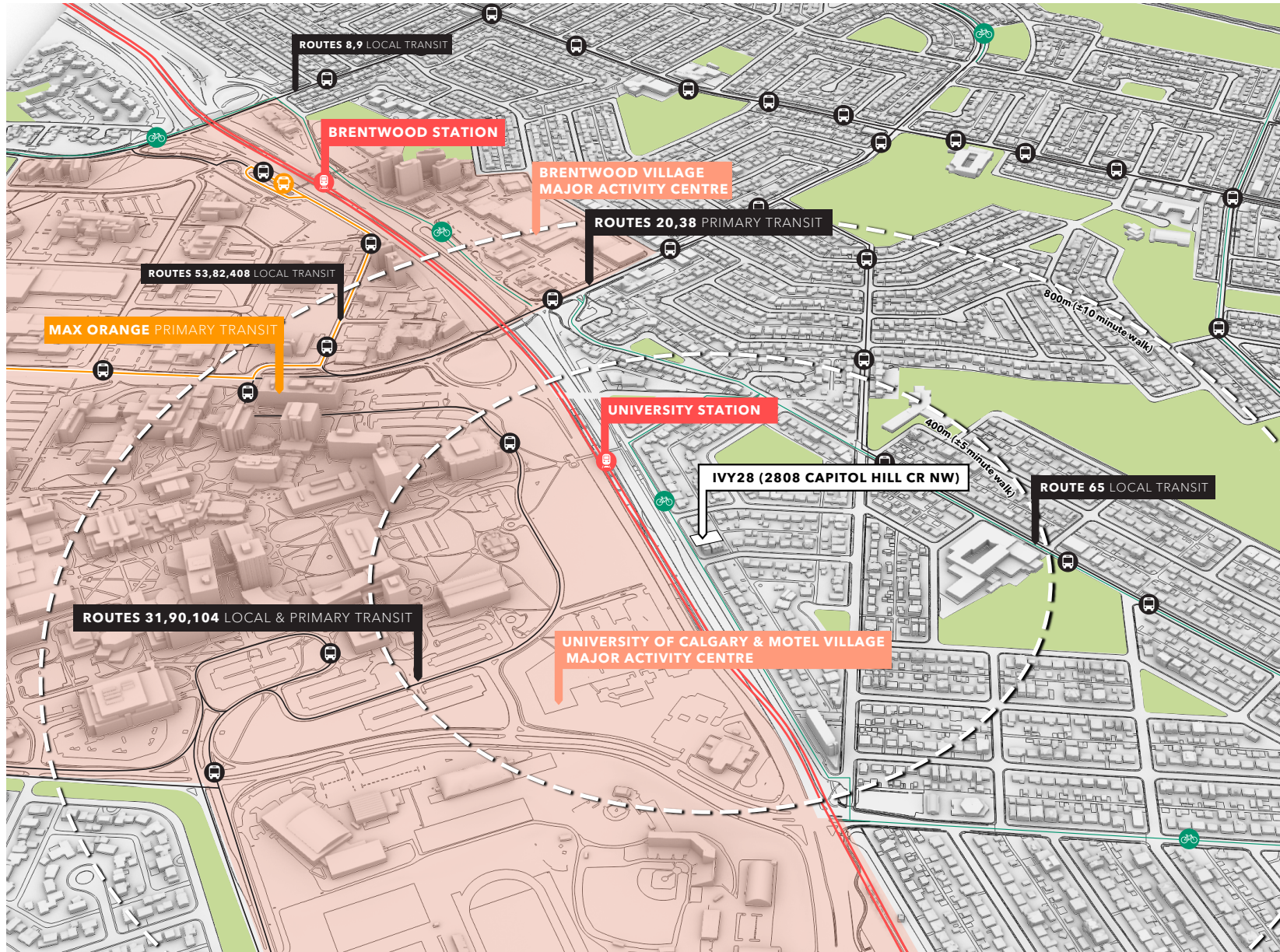
IVY 28
2808 Capitol Hill CR NW

Item 7.2.3 | LOC2024-0129 | CPC2024-0862

October 8, 2024



FAAS



Planning Considerations

- **Within ±5 minute walk** of University Station Red Line LRT
- **Within ±10 minute walk** of Brentwood Village and University of Calgary/Motel Village Major Activity Centres
- **Easy access** to the greater cycling network
- **Nearby** to many parks and public amenities

Figure 2
Land Use Plan

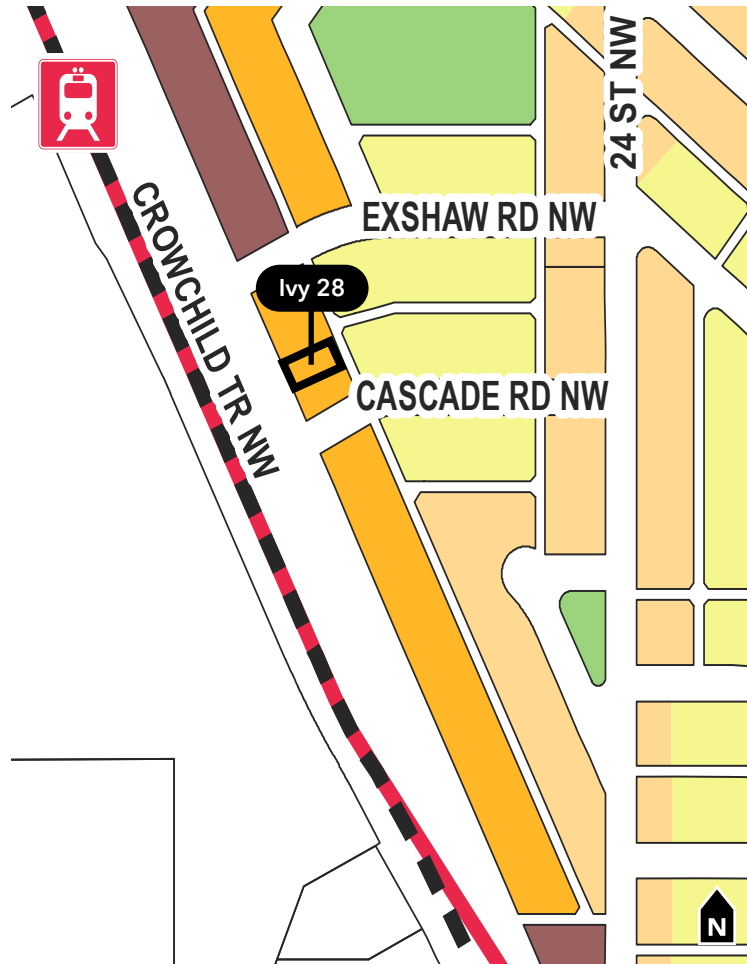
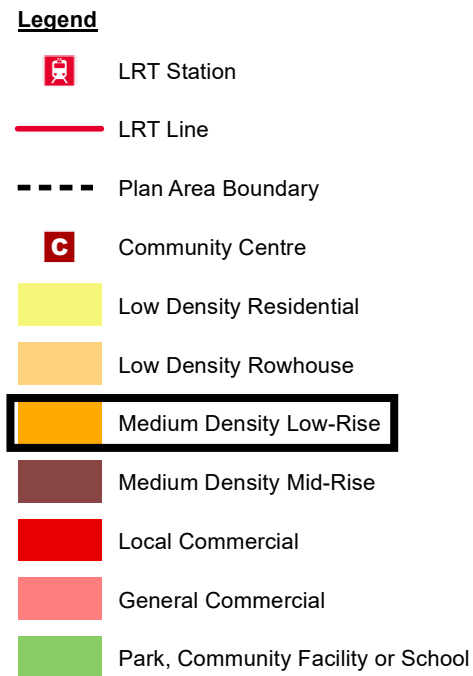
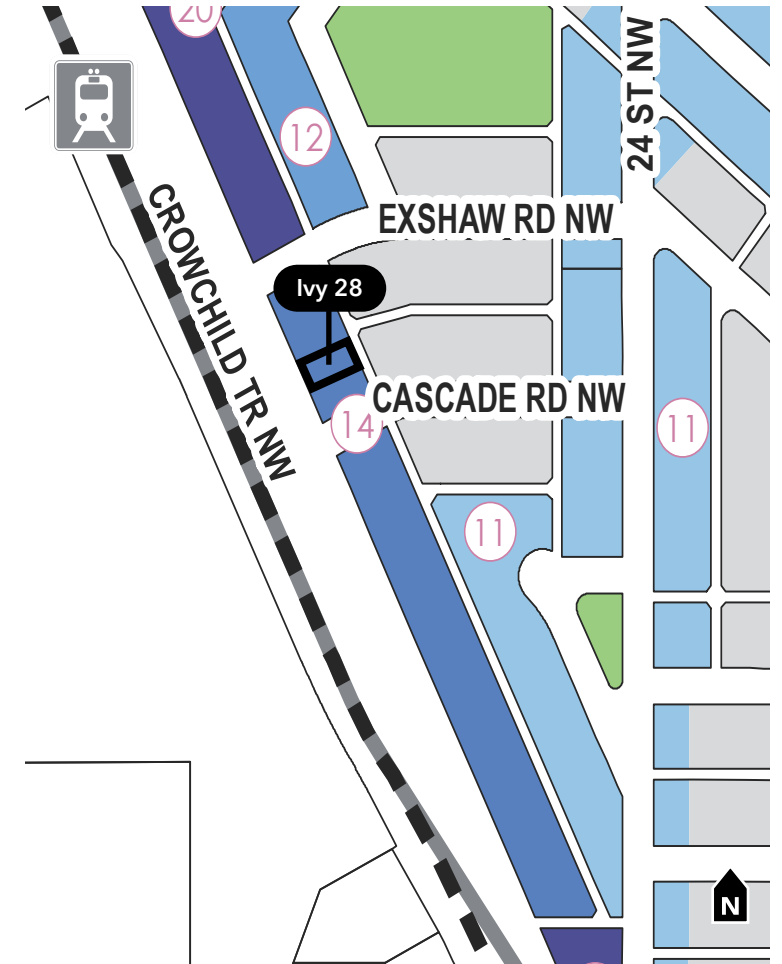
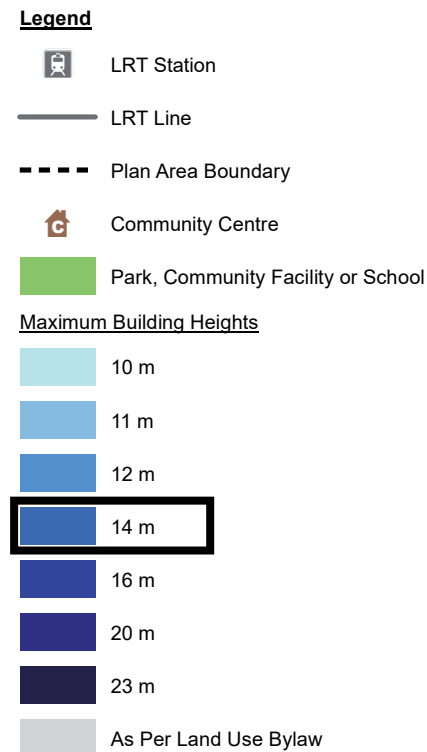
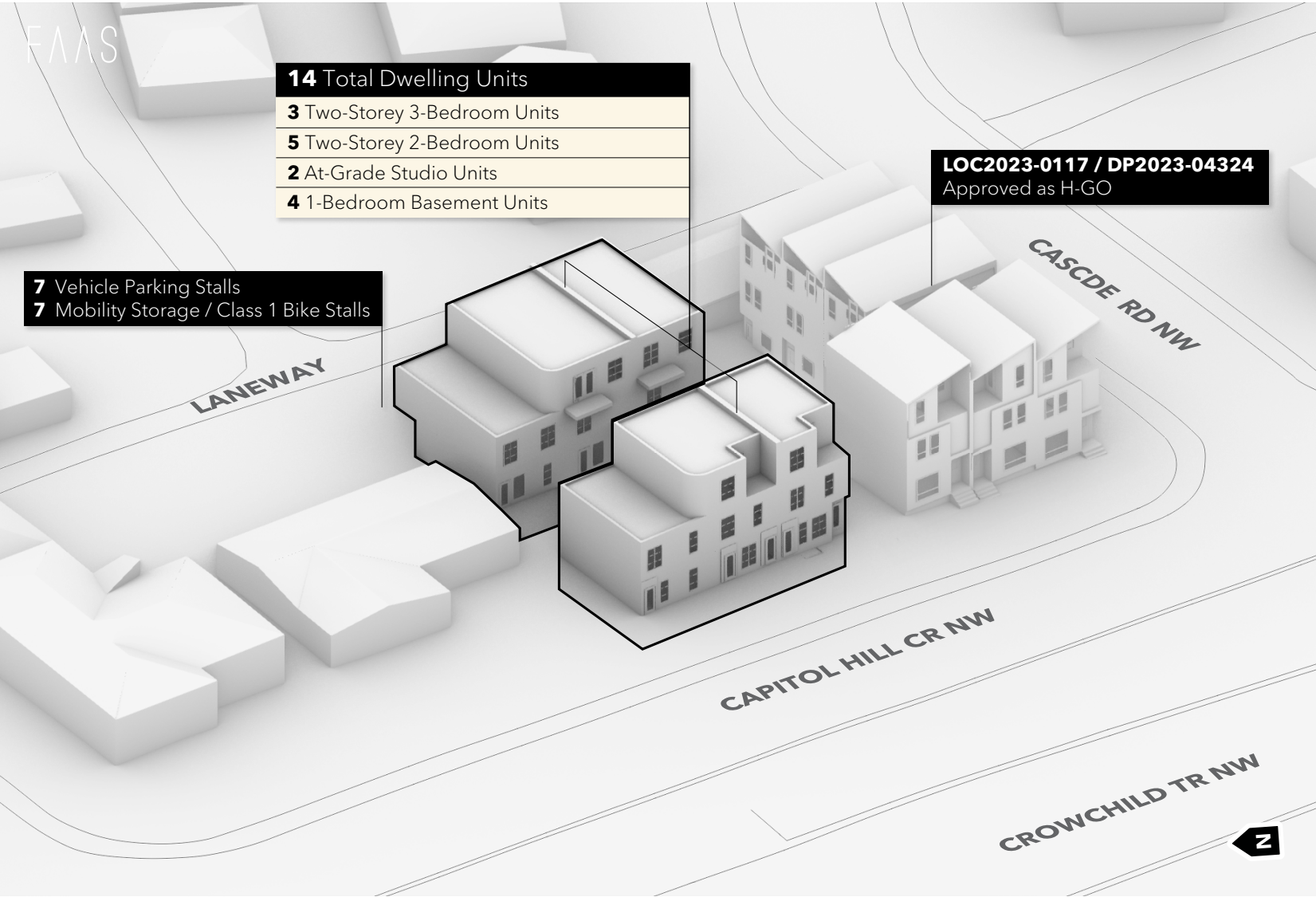


Figure 3
Maximum Building Heights



Application Summary



12m/4 Storeys
Maximum Building Height



14
New Homes

- 3** Two-Storey 3-Bedroom Units
- 5** Two-Storey 2-Bedroom Units
- 2** At-Grade Studio Units
- 4** One-Bedroom Basement Units



7
On-Site Parking Stalls



7
Class 1 Bicycle stalls /
Alternative Mobility Storage Units

Custom On-Site Signage

Proposed Land Use Change
2808 Capitol Hill CR NW (Ivy 28)
R-C2 to Housing - Grade Oriented Infill (H-GO) District

We are proposing a land use change at 2804 Capitol Hill CR NW from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Housing - Grade Oriented Infill (H-GO) District.

The proposed development vision is well suited to the site's location and surrounding context. The H-GO District is intended to facilitate grade-oriented development that is compatible with other low-density building forms.


A supporting Concurrent Development Permit (CDP) application will be submitted in the following weeks by the project team, reviewed for compliance by The City of Calgary, and available to surrounding area residents and broader public for additional review and comment.

Find Out More

Oldman is committed to being a good neighbour and working with the communities 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 below.

Contact Us
 Email: engage@cityworks.ca
 Phone: 587.747.0317



Postcards to Neighbours

Proposed Land Use Change
R-C2 to H-GO, 2808 Capitol Hill CR NW

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Land Use Change

A Land Use Bylaw Amendment (also referred to as "rezoning") application has been submitted to the City of Calgary to change the land use that applies to the property. If approved, the proposed land use change will be subject to the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Housing - Grade Oriented Infill (H-GO) District.

Development Vision

The proposed land use change would enable a multi-use development that includes a total of three 3-bedroom units, two 2-bedroom units, four 1-bedroom units, and two smaller studio units, with 7 parking stalls on a parking pad and 7 secure bike / scooter / stroller storage units.

Policy Alignment

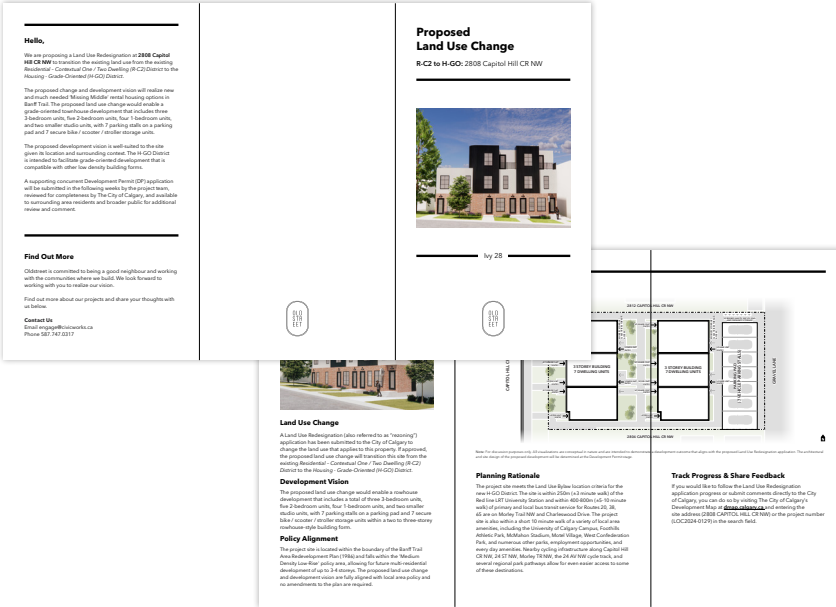
The project is located within the boundary of the Barlt Trail Area Development Plan (ADP) and falls within the Medium Density Use (M) zoning area, allowing for higher density and development uses as they align with local area zoning and no amendments to the plan are required.

Planning Rationale

The project aligns with the land use bylaw framework for the new H-GO District. The site is within 250m (1.6 statute miles) of the Red and Yellow Lines and within 400 metres (0.25 statute miles) of primary and local bus transit service for Routes 28, 38, 44 and 45. The site is also within 400 metres (0.25 statute miles) of the following services: the University of Calgary, University of Calgary, St. Elizabeth's Hospital, and the University of Calgary, St. Elizabeth's Hospital, and the University of Calgary, St. Elizabeth's Hospital.

Track Progress & Share Feedback

If you need to follow the land use bylaw amendment application progress or submit comments directly to the City of Calgary, you can do so by visiting The City of Calgary's Development Map or engage@cityworks.ca entering the site address 2808 CAPITILL, H-GO (NW) or the project number (00C2041029) in the search field.



Outreach Summary

2024.06.27

ATTN:
 Saira Zafar | Planner, Community Planning
 Email Delivery: Saira.Zafar@calgary.ca

RE:
 Detailed Team Review (DTR) | LC2024-0129 (2808 Capitol Hill CR NW) - R-C2 to H-GO

APPLICANT-LED OUTREACH SUMMARY

CityWorks 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, two 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 3030 Development Permit submission.

CityWorks 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 Councilor's Office, Barlt 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.cityworks.ca

Launch June 2024 Closure July 2024



Hand-Delivered Neighbour Letters



Custom On-Site Signage



Project Memo (BTCA + Ward 7 Office)



Outreach Email Inbox



Dedicated Outreach Phone Line



Detailed Outreach Summary

Questions?



Supplementary Information

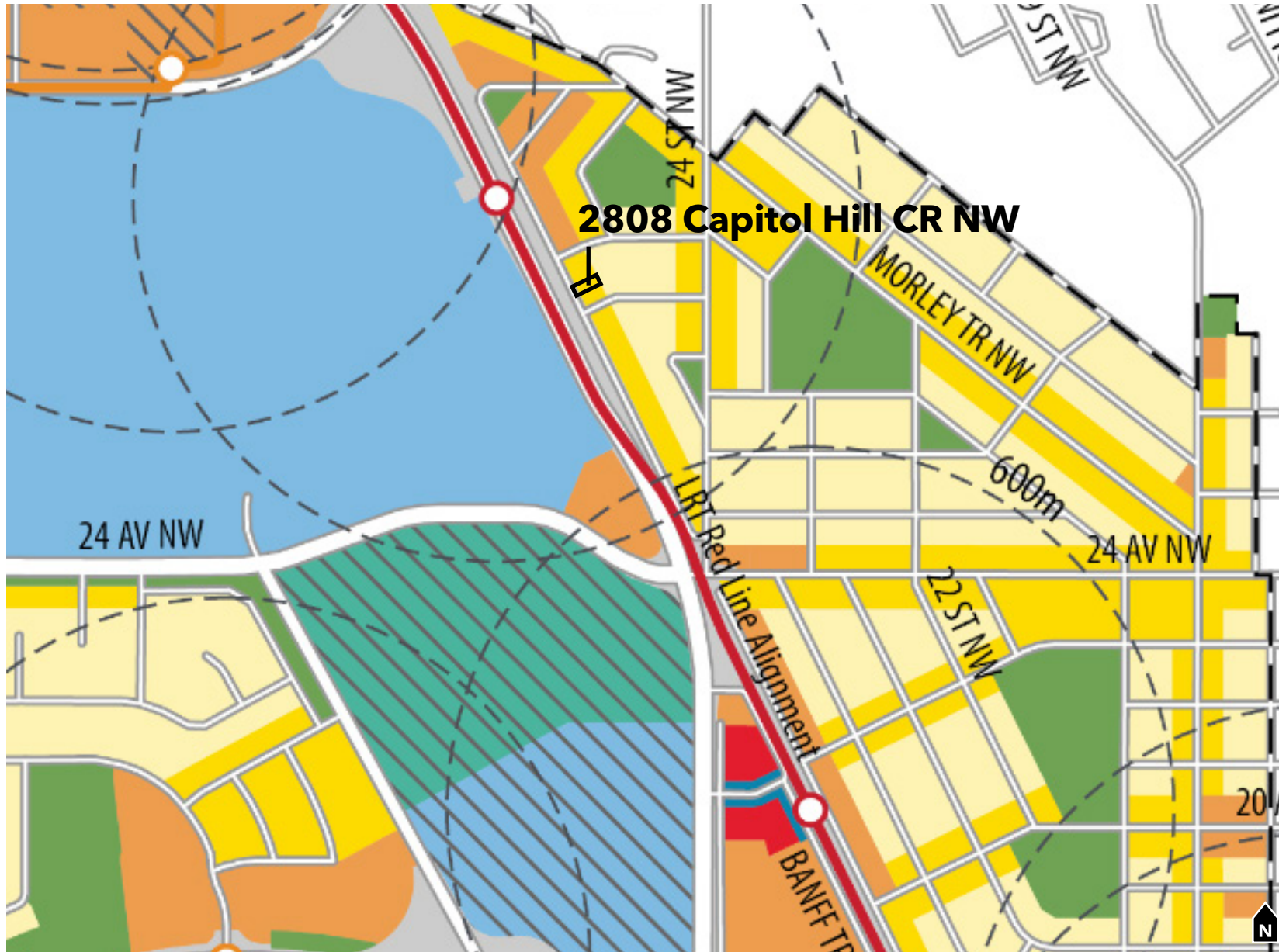
Site Context Aerial Photo



Aerial View Looking Northwest

Policy Context












South Shagannappi Communities LAP Draft Urban Form Map



***FOR DISCUSSION PURPOSES ONLY & SUBJECT TO CHANGE**

Urban Form Categories show what types of uses a future building could have.

Urban Form Categories

- | | |
|--|---|
|  Neighbourhood Commercial |  Parks and Open Space |
|  Neighbourhood Flex |  City Civic and Recreation |
|  Neighbourhood Connector |  Regional Campus |
|  Neighbourhood Local |  No Urban Form Category |
|  Commercial Corridor | |
|  Industrial General | |
|  Natural Areas | |

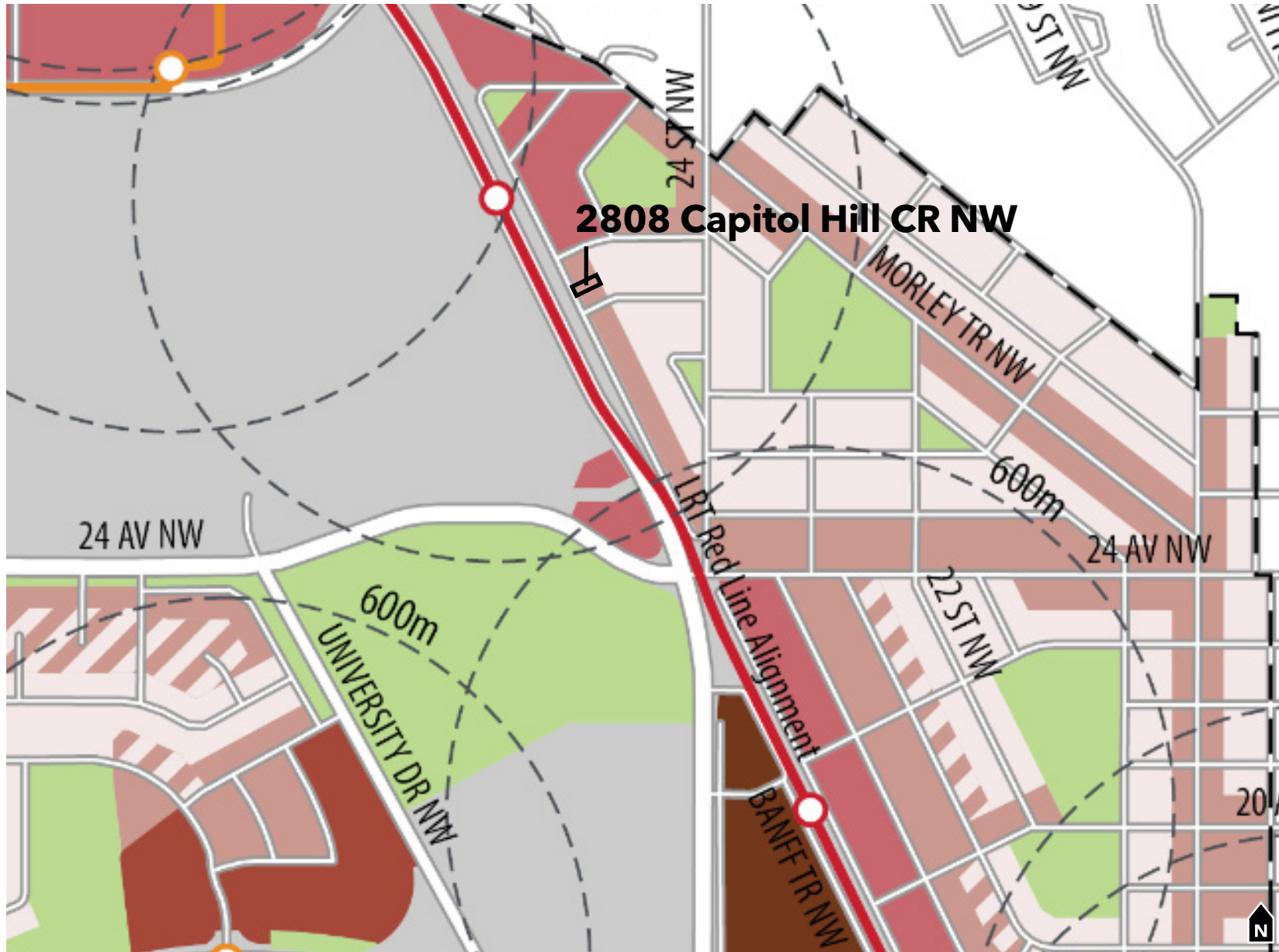
Additional Policy Guidance

-  Active Frontage

SOURCE: CITY OF CALGARY

Policy Context

South Shagannappi Communities LAP Draft Building Scale Map



***FOR DISCUSSION PURPOSES ONLY & SUBJECT TO CHANGE**

Scale shows the maximum potential height of future buildings.

Legend

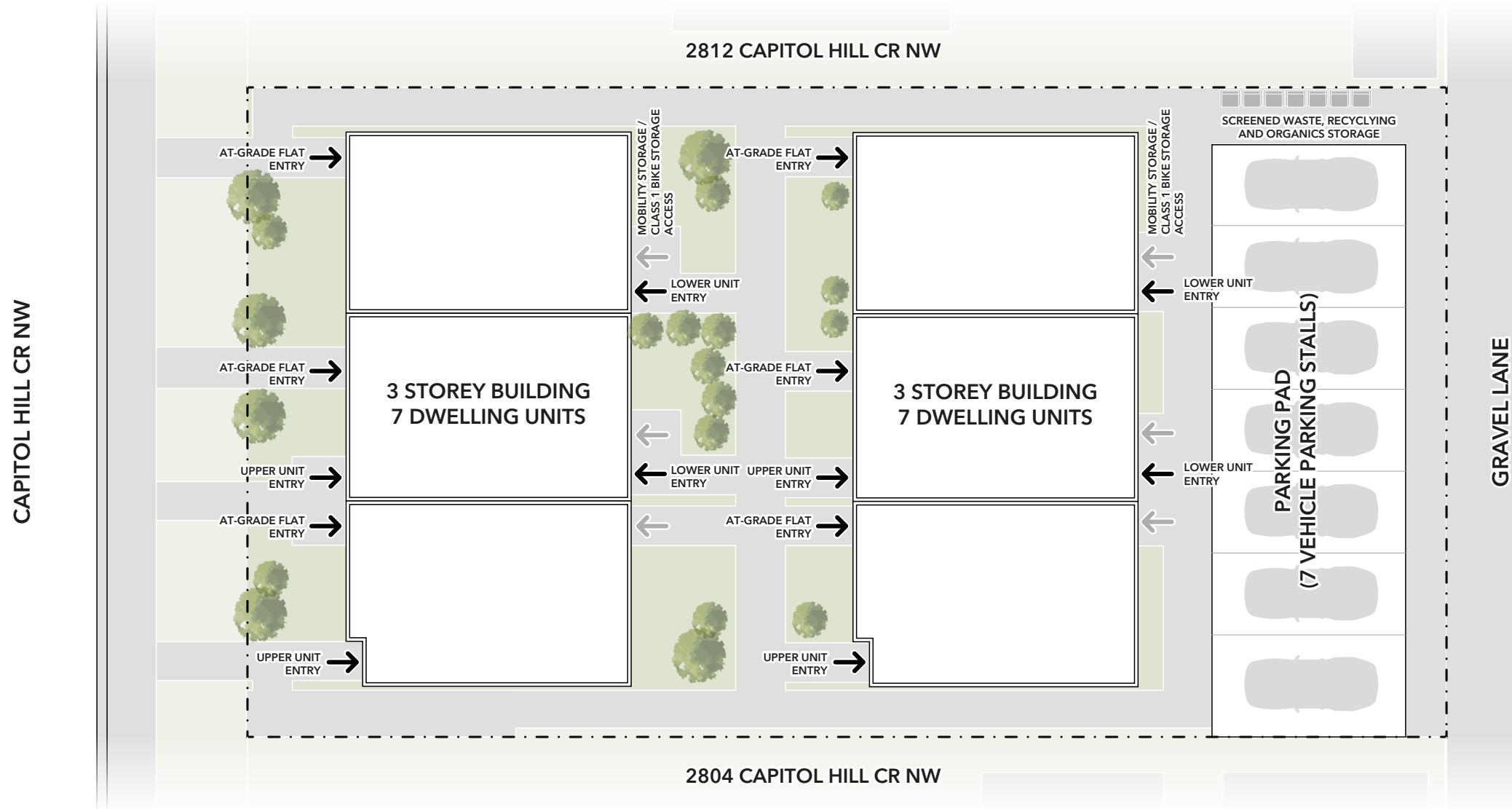
- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)**
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)



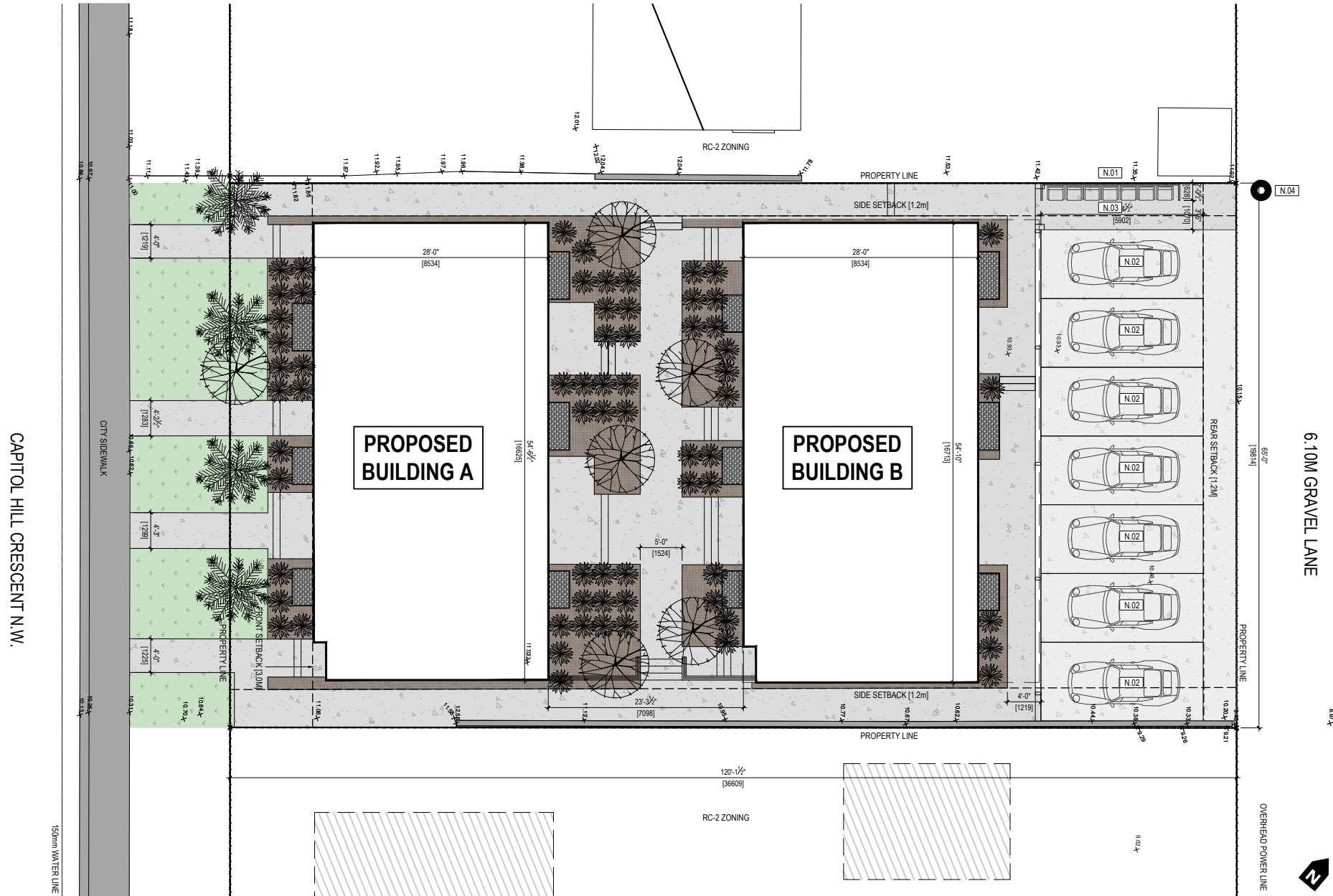
Low

- Buildings of up to six storeys.
- Examples include apartments, stacked townhouses or mixed-use buildings.

SOURCE: CITY OF CALGARY



Landscape Plan DP2024-04559



PROPOSED PLANTINGS							
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	TYP. SPREAD	TYP. HEIGHT	REQ.	TOTAL PROVIDED
CONIFEROUS TREES							
	BLUE SPRUCE	<i>PICEA PUNGENS</i>	3 m HIGH	10'-20"	50'-75'	LOW WATER	4
DECIDUOUS TREES							
	AMUR MAPLE	<i>ACER GINNALA</i>	75 mm CALLIPER			LOW WATER	6
SHRUBS							
	SAVIN JUNIPER	<i>JUNIPERUS SABINA</i>	0.60 m SPREAD	4'-0"	3' TO 6'	LOW WATER	66

LEGEND

- SOD
- MULCH
- SANDBLASTED CONCRETE [WALKWAY]
- CONCRETE [APRON]
- EXISTING GEODETIC ELEVATION
- PROPOSED GEODETIC ELEVATION

6.10M GRAVEL LANE



Elevations DP2024-04559





Oldstreet Past & Current Projects

