

Applicant Outreach Summary

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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

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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 modern living building with housing options in H-CO1 TH. The proposed land use change would enable a planned mid-rise 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 / vanpool storage units.

The proposed development is well suited to the site given its location and surrounding context. The H-CO1 District is intended to facilitate planned 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 residents and/or neighbours in the additional review and comment.


Find Out More

Observers are encouraged to bring a good neighbour and working with the neighbours at an event and also would be working with you to realize our vision.



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

Contact Us
Email: info@capitolworks.ca
Phone: 507.747.2217


Proposed Land Use Change
R-C2 to H-CO1: 2808 Capital Hill SW



July 28

Conceptual Visualization



Land Use Change

An initial Redesignation (also referred to as "re-zoning") application has been submitted to the City of Calgary to change the land use that applies to this property. It is proposed the proposed land use change to H-CO1 TH. The site has the zoning Neighbourhood - Commercial One (Two-Dwelling) (N-CO) District by 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 / vanpool storage units in that include a bicycle storage facility to be added to the site.

Policy Alignment

The project site is located within the boundary of the H-CO1 TH Area Redesignation (R-1784) and fits with the Medium Density Residential parking units allowing for lower rise residential development of up to 3.0 stories. The proposed land use change and development vision and fully align with the vision and intent of the amendments to the plan that are outlined.

Conceptual Site Plan



Planning Rationale

The proposed site for Land Use Redesignation is located in the H-CO1 TH Area. The site is within 2808 Capital Hill SW, which is within the Red Line RT Community Services and other 400-8000 (L) 30 zoning with a lot primary and local bus transit service for Routes 18, 36, 47 and connecting Transit and Downtown Core. The project site is also within a short 10-minute walk of a variety of local area amenities, including the University of Calgary Campus, North Hill Athletic Park, Memorial Stadium, Mount Village, West Communities Park, and various other public, employment opportunities, and nearby services. Residents enjoy a short commute using Capital Hill (C-800) 24/7 (M), Murray 18 (M), the J-8 RTW park-and-ride, and several regional and pathways along the main transit routes to some of these amenities.

Track Progress & Share Feedback

If you wish to be notified of the Land Use Redesignation and future progress or submit comments directly to the City of Calgary, you can do so by visiting The City of Calgary's Development Map at www.calgary.ca/development-map and entering the site address 2808 CAPITAL HILL SW in the project number (LUC24-0125) in the search bar.