

WHAT WE HEARD REPORT – SPRING 2018



Banff Trail / Capitol Hill City Initiated Land Use Redesignations

Stakeholder Report Back: Phase One
What We Heard Report – Spring 2018

Project overview

Amendments to the Banff Trail Area Redevelopment Plan (ARP) and Capitol Hill portion of the North Hill ARP were adopted by City Council in 2016.

Following these changes and after consultation with the community Council redesignated several parcels in the Community to reflect the ARPs. These changes were to allow for the rowhousing (R-CG) land use in strategic locations.

Council directed Administration to investigate whether the community would like The City to redesignate more parcels to align with the multi-residential areas of the ARPs.

Engagement overview

The Engage Spectrum level for this project was 'Listen & Learn' which is defined as "which is defined as 'We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas.'" Feedback collected through the City-led engagement program will be used to help inform the report to the Special Policy Committee on Planning and Urban Development, on whether City – initiated land use redesignations should take place.

The City-led engagement strategy was developed to facilitate multiple touch points and ensure inclusivity for all who wanted to provide input and learn about the project. Both in-person and online opportunities were offered for those who were interested in participating.

In-person engagement

An in-person open house was held on Wednesday, April 18 at the Capitol Hill Community Association. At this session, we had project information and City staff on hand to introduce the speak to the project and answer questions about the planning process.

Citizens were also given an opportunity to provide feedback on the potential land use redesignations. We had 138 people attend this session and received 23 completed comment forms for Capitol Hill and 27 completed comment forms for Banff Trail.

Online engagement

An online survey was made available from April 16 – May 6, 2018 on the project website, calgary.ca/banffcapitol. Citizens were provided with the information shared at the in-person open house and were able to provide feedback. We received 47 responses for Banff Trail and 47 responses for Capitol Hill.

calgary.ca/banffcapitol

How did people hear about engagement?

A communications plan was developed to inform the community about the project and all of our engagement opportunities. Ongoing tactics employed throughout the life of the project have included:

- Project specific website (calgary.ca/Banffcapitol) that shares information about the project and engagement opportunities.
- A project email newsletter, where interested parties can subscribe for project updates. An email is sent out about key project milestones, timelines and upcoming engagement activities. There are currently 249 subscribers.

The following communications tactics were employed to promote participation in our various engagement opportunities:

- Facebook advertisement to area residents
- Postcard mail outs to 2449 surrounding area residents and landowners
- Road signs located at high-traffic intersections sharing event details

What did we ask?

We asked citizens to answer the following questions to gain a understanding of their ideas and concerns related to further city initiated land use redesignations. We had two separate comment forms for each of the two communities.

- Do you want The City to explore more land use redesignations in the community? If yes, please tell us why? If no, please tell us why not?
- Referencing the map on the back of this page, are there any specific locations for medium density low-rise and/or medium density mid-rise that you feel should be redesignated or any locations you feel should not?
- Do you want The City to explore more land use redesignations for all land uses reflected in the current ARP Land Use Plan above? (i.e. more than just medium low-rise/ mid-rise and land uses such as local commercial)
 - Do you want us to consider only Medium Density Low-Rise (M-CG) redesignation?
 - Do you want us to consider only Medium Density Mid-Rise (M-C1, M-C2) redesignation?
- Are there any other ideas or concerns that you would like to share with The City about this project?

What did we hear?

Overall, there was a high level of interest in the project and we received a wide range of input.

Banff Trail

Some of the main themes that emerged through all of the comments were:

- Citizens stated they were generally unsupportive of the idea of more City-initiated land use redesignations for both Medium Density Low-Rise and Mid-Rise.

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- Citizens shared concerns about the impact density has on existing infrastructure and parking.
- Citizens stated that they were unclear on the planning process and shared concerns that this process would change the existing community plan.
- Citizens shared concerns around an existing caveat and/or restrictive covenant that exists on some homes in the area,
- Citizens that were generally supportive of City-initiated land use redesignations stated preference towards specific locations
- Citizens that were generally supportive shared preference for this work to be completed in a timelier manner.

Capitol Hill

Some of the main themes that emerged through all of the comments were:

- Citizens stated they were generally unsupportive of the idea of more City-initiated land use redesignations for both Medium Density Low-Rise and Mid-Rise.
- Citizens stated that their community is feeling overwhelmed by the current amount of redevelopment happening.
- Citizens shared concerns about the impact density has on existing infrastructure and parking.
- Some citizens were generally supportive of City-initiated land use redesignations

For a verbatim listing of all the input that was provided, please see the [Verbatim Responses section](#).