



St. Pius X Redevelopment Land Use Amendment

ENGAGEMENT SUMMARY

Table of CONTENTS

1.0	PROJECT OVERVIEW	01
	Background Information	02
2.0	COMMUNITY ENGAGEMENT	03
	Engagement Objectives	04
	Engagement Timeline	04
	Public Open House Attendees	05
3.0	ENGAGEMENT SUMMARY	06
4.0	SURVEY RESULTS	07
	Key Takeaways	10
5.0	NEXT STEPS	11



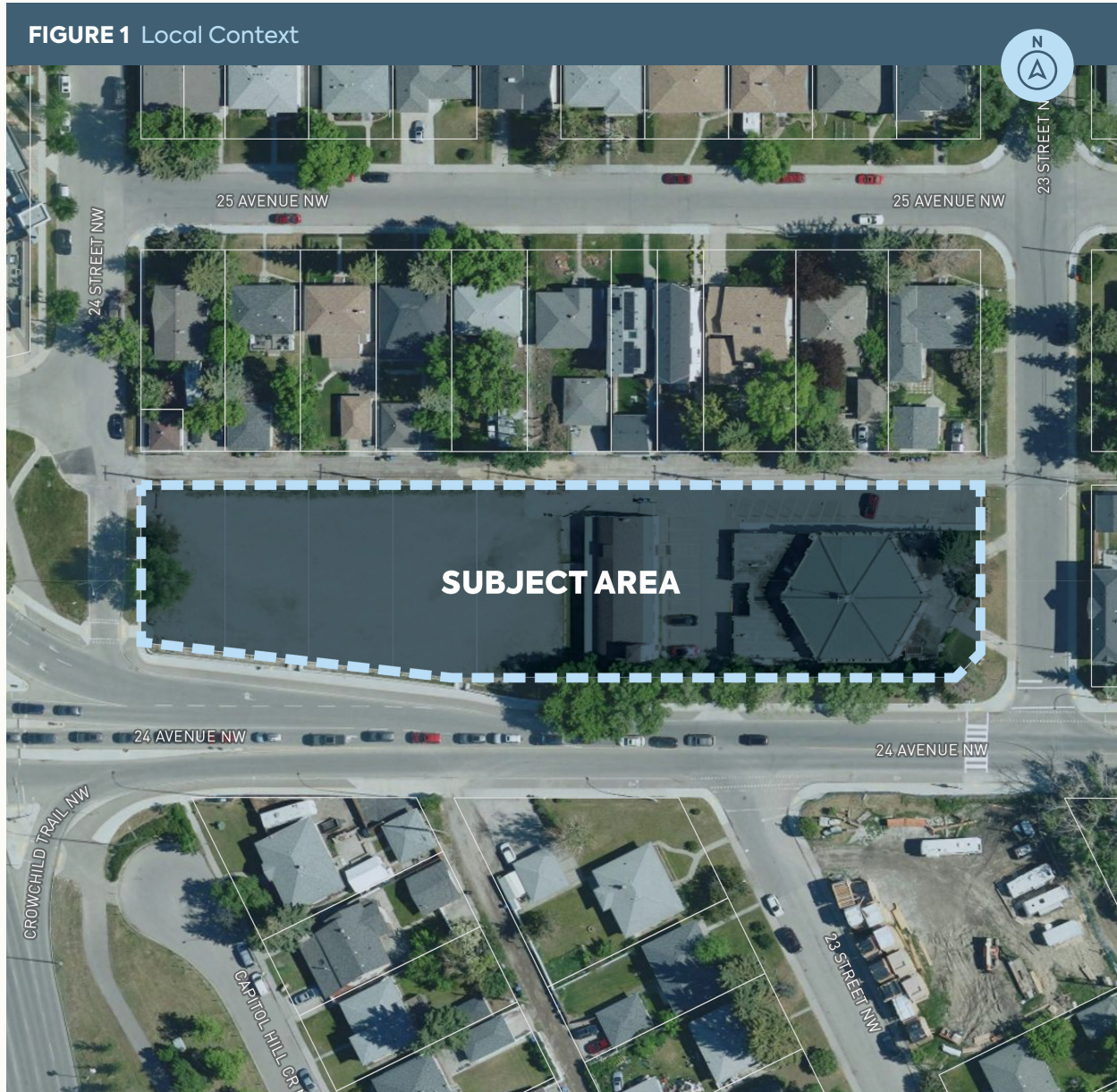
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1.0 PROJECT OVERVIEW

Homes by Avi Group of Companies (Homes by Avi) has submitted a land use amendment (LUA) proposal for five parcels located at 2424, 2428, 2432, 2436 and 2440 24 Ave NW (subject site). The LUA is in pursuit of a partial redevelopment that will allow for the retention of the existing church, as well as a new church hall built within a six-storey residential building.

FIGURE 1 Local Context



 Subject Site  Parcel

Background Information

Homes by Avi has partnered with the Roman Catholic Diocese of Calgary which represents St. Pius X, the existing Catholic church situated on the east end of the subject site. B&A Studios, a planning, design and engagement firm, is supporting the project in its technical preparation of the LUA.

The Diocese and Homes by Avi have been working together to find a solution for the church's aging hall. The New Hall Committee is a group of St. Pius X parishioners dedicated to determining the best path forward for the redevelopment of the parish hall. B&A was consulted by the Diocese to support the New Hall Committee and facilitate engagement with parishioners to uncover comfort levels and desires of varying levels of redevelopment. An extensive engagement process was undertaken from November 2024 through May 2025. B&A engaged with over 200 parishioners through various methods, including:

- **Three Town Halls**
- **Focused Group Conversations**
- **An Open House**
- **An Option Evaluation Scorecard**

At the end of the six-month engagement process, most parishioners of St. Pius X were aligned with the proposal to preserve the church and partially redevelop the site which would provide a new hall within a six-storey residential building. Additionally, the larger redevelopment vision includes renovations to the church's annex, which includes the parish's office space and meeting areas, and upgrades to make washrooms accessible.

The following report summarizes the public engagement conducted in support of the LUA that was submitted in Fall of 2025.



2.0 COMMUNITY ENGAGEMENT

A public Open House was held on October 7, 2025, co-hosted by Homes by Avi and B&A (the project team) who welcomed neighbours in proximity to the subject site and parishioners of St. Pius X. The Open House invited interested parties to drop-in and read project information boards, ask questions and share their feedback.

B&A adheres to the City of Calgary's Engage Policy as part of the Land Use Amendment application. Additionally, B&A's engagement approach is informed by the International Association for Public Participation (IAP2) Spectrum. The community engagement approach is in concert with the 'Inform' and 'Consult' levels which aligns with the project's engagement objectives.

TABLE 1 IAP2 Spectrum of Public Participation

INCREASING IMPACT ON THE DECISION

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Engagement Objectives

The objectives of the engagement process are to:



Share accessible, accurate information about the proposed land use amendment.



Provide an opportunity for two-way communication with interested parties.



Gather input from community members and interest holders to help inform the application.

Engagement Timeline



Public Open House Attendees



40 attendees in total
(8 neighbours, 32 parishioners)



14 feedback
forms completed



Representation from the Banff Trail
Community Association

Ahead of the Open House, B&A received one project subscriber from the website. No direct communications or enquiries were received by interested parties.



3.0 ENGAGEMENT SUMMARY

The following themes reflect the most common feedback received during the public open house and from the feedback survey.

TABLE 2 Feedback Received		
Theme		Response
Traffic, Parking and Access	Shared concerns for the potential for increased congestion at 24 Ave and Crowchild Trail, and some concerns related to on-site parking.	The City's Mobility Engineering team has reviewed the land use amendment and has no concerns with the proposed. They will also review the Development Permit and may require additional studies to support that phase of the project.
Shadowing	A few attendees shared concerns about the impacts of shadowing; overcast onto the church or neighbours' backyards directly adjacent to the subject site.	Shadowing will be reviewed at the development permit stage and ways to mitigate these concerns will be explored during the detailed design.

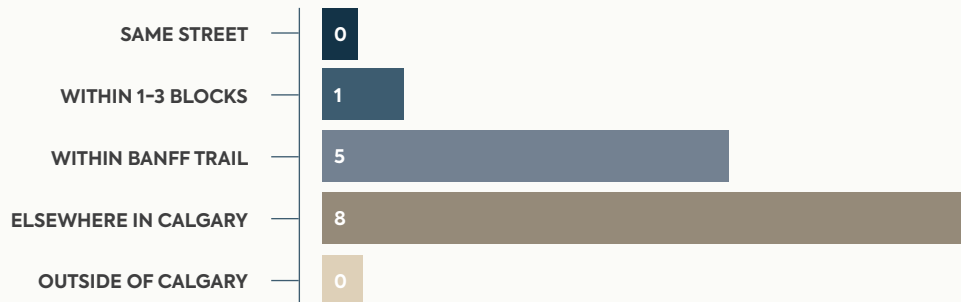
Most of the representation of parishioners who attended were eager to see more detailed architectural drawings and design elements of the new hall space, the residential building and its integration into the existing church structure. Most expressed their notion of support for the project, with optimistic caution for the potential of change.

Neighbourhood attendees were primarily concerned about traffic impacts and mitigation measures to manage growing commuter volumes linked to the ongoing redevelopment in the Banff Trail community.

4.0 SURVEY RESULTS

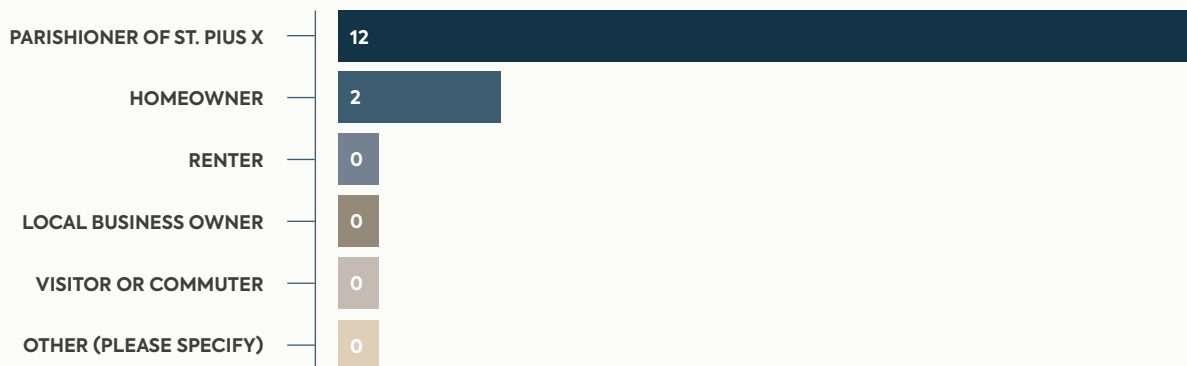
Question 01

Where do you live relative to 2424 24 Ave NW?



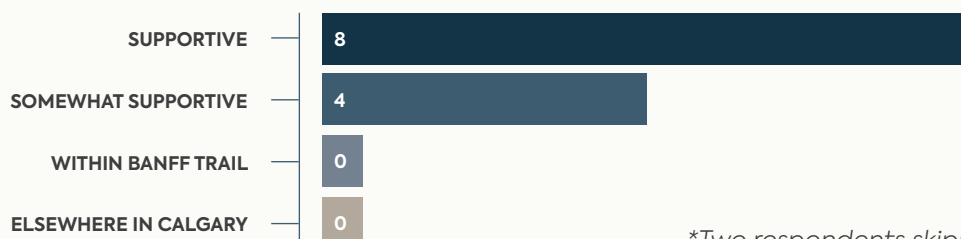
Question 02

What is your relationship to the area?



Question 03

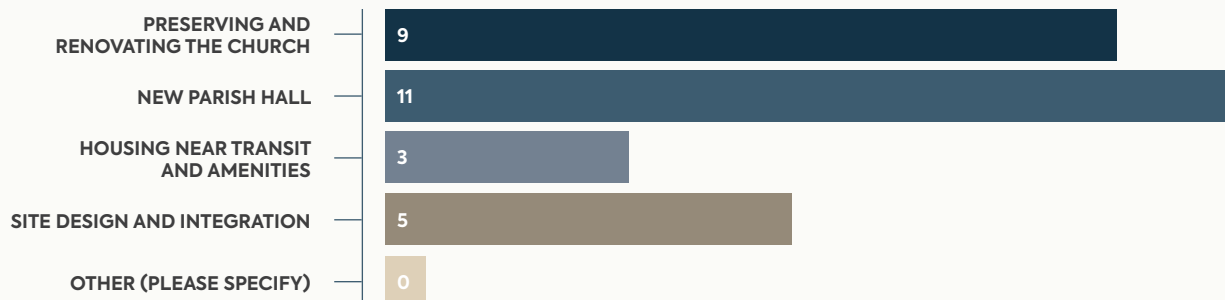
What is your overall impression of the proposal?



**Two respondents skipped this question.*

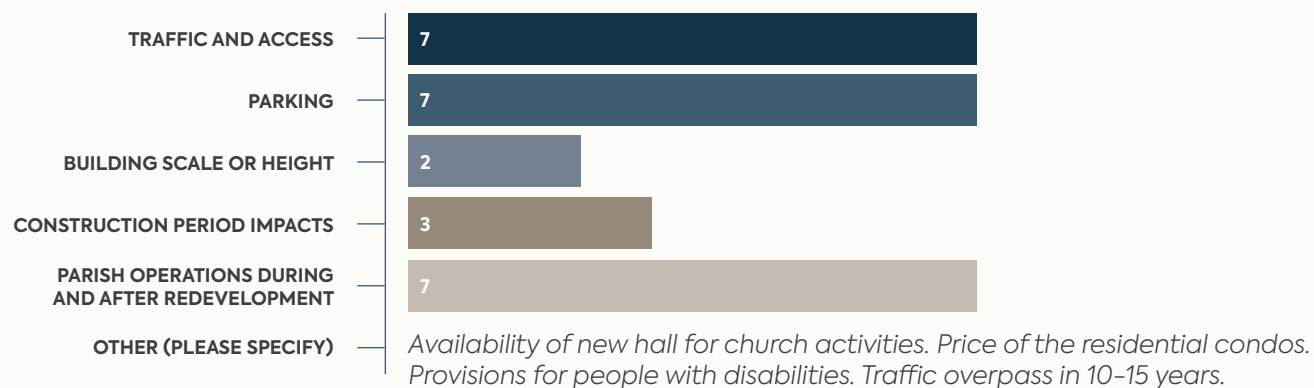
Question 04 – Multiple selection permitted

Which elements do you see as positive?



Question 05 – Multiple selection permitted

Which topics are you most concerned about?



Question 06 – Multiple selection permitted

Community fit: how well does the proposal align with the area?



**One respondent skipped this question.*

Question 07 – *Open-ended responses are reproduced verbatim, including original spelling, punctuation and grammar. Personal information has been removed where appropriate.*

Please explain why the proposal does (or does not) align with the area.

1. Close to major arteries, major transit, bike lane, university.
2. What and how is the security on the walkway to/from the church and apartment.
3. The size of the apartment building will dwarf surrounding residences.
Concern regarding impact on underground services.
4. Two other buildings in the immediate area 6 storeys or more (Capitol Hill Cres glass apartment building and 24 Ave & 22 St) so a new 6 storey building should fit in okay from my perspective.
5. The height of the building surrounded by private homes must be a concern to residents of the community. Will it lower the value of these properties? Shade their gardens and remove their privacy?
6. The price of residential condos. Will this affect the price of the constructed units?
7. Adequate parking, handicapped parking, traffic at corner of 24th & crowchild, preserving trees and beautification.
8. There are so many tall structures nearby.
9. Will fit even better as 24th Ave is redeveloped
10. In a district that is predominately one family residential, it is esthetically not pleasing to see 6 floors & higher buildings dominate this area.

Question 08 – *Open-ended responses are reproduced verbatim, including original spelling, punctuation and grammar. Personal information has been removed where appropriate.*

What is the one most important consideration for the team to keep in mind?

1. How to fix 24 Ave & Crowchild corner abomination of lights.
2. Quality of construction.
3. Not to be overshadowed by the condo development, to maintain a bright space.
4. Leave some space for parking for church people. Possibly put one level of underground parking in for apartment residents.
5. How big will the hall be? Height? How many people will it accommodate?
How many bathrooms?
6. Affordability for those people – st. pius parishioners – who would consider buying one of the units in order to live in it (not as an investment).
7. Keeping parishioners informed, cost over budget, size of parish hall? How many people?
8. Accessibility for people with disabilities
9. The diversity of people's past aims for the future of their families, their relative desire to continue to participate in a church.
10. Can we afford this? Will there be folks in the seats?
11. Hall has to be a very "welcoming space" blending in with church décor
12. That the hall has to be a welcoming space, integrating elements from the church
(e.g. incorporating wood etc.)
13. Layout of buildings, traffic, green space – especially as seniors may be in the new building.

Question 09 – *Open-ended responses are reproduced verbatim, including original spelling, punctuation and grammar. Personal information has been removed where appropriate.*

Do you have any other comments or feedback?

1. City hall cannot chew up any of the north sidewalk and bike lane of 24 Avenue.
There was talk of them doing this for the overpass over Crowchild Trail.
2. Is there going to be underground parking for the residents of the housing complex?
The congestion of traffic from 8-9am is terrible. What is this going to look like when heavy duty equipment blocks traffic – constant detours over a long-term project.
3. The condo building will be literally adjacent to Crowchild Trail – should we be concerned about air filtering units in the building? Presumably there will be a lot of car exhaust in the area during the two daily rush hours.
4. Keep the tenants out of church parking on Sundays, football parking, parking concerns, meeting places for the elderly, disliking the renovations, length of time.
5. I would like to have our residential units be rentals (parish owned – and a management company engaged to do the running of the facility).
6. It's a very exciting time but with some anxiety of course as to how everything will progress.
7. Will be interested to know if the units will be sold or rented
8. Looking forward to more definitive designs and landscapes. Nothing was confirmed today.
Thank you for your hard work!

Key Takeaways

Overall, respondents expressed a mix of support, cautious optimism, and some concern regarding the proposed project.

While most of the respondents disclosed their affiliation with the parish, they also raised concerns about scale, traffic and parking, and emphasized maintaining parish values while enhancing accessibility.

5.0 NEXT STEPS

The Land Use Amendment for the proposed project is still under review by the City of Calgary. The project team anticipates going before Council at a public hearing in 2026. If approved, Homes by Avi will also submit an application for a Development Permit which will include more details in respect to the building's design.



The project team will continue to provide updates to the community, parishioners, and interested parties throughout the LUA process.



Questions? Email Leah Thomson at
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Stay up to date on the status of the project,
register for email updates, at:
stpiusredevelopment.ca



stpiusredevelopment.ca