

Applicant Outreach Summary



APPLICANT-LED OUTREACH SUMMARY

7820 Elbow DR SW
LOC2023-0246



Issued:
2023.11.09

SUMMARY

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 7820 Elbow DR SW (KL7820) from the Multi-Residential - Contextual Grade-Oriented (M-CGd50) District to the Housing - Grade-Oriented (H-GO) District to accommodate 7 upper townhouse units and 7 below grade secondary suites with 7 parking stalls in a two building, three-storey, rowhouse-style development. The development concept places 4 townhouse units and 4 suites along Elbow DR SW, and 3 townhouse units and 3 suites fronting an internal courtyard. Project team architect FAAS submitted a concurrent Development Permit (DP2023-06550) in support of the LOC in August 2023 that is currently under municipal review.

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented between August 2023 - November 2023 and are further detailed below. Interested parties including the Kingsland Communication Association (KCA), Chinook Park, Kelvin Grove, Eagle Ridge Community Association (CKECA), and Ward 11 Office were invited to participate in our process, which has focused on informative and fact-based engagement and communications.

HOW WE ENGAGED

AUGUST 2023 - APPLICATION SUBMISSION

- Hand delivered mailers to neighbours within ±200m of the subject site, providing proposal details, contact information, and web address;
- Displayed sandwich board on the site, providing proposal details, contact information, and web address (ongoing);
- Activated and monitored a variety of feedback portals, including a dedicated engagement email, phone line, website (ongoing);
- Shared project overview letter and site plans with the KCA, CKECA, and Ward 11 Councillor's Office, offering virtual meetings.

SEPTEMBER - NOVEMBER 2023

- September 14, 2023 Digital Meeting with KCA Planning Committee;
- September 18, 2023 Digital Meeting with Ward 11 Office;
- Ongoing correspondence with citizens and community groups, including KCA, CKECA, and Ward 11 Office.

NOVEMBER 2023 - OUTREACH CLOSURE

- Hand delivered letters to neighbours within ±200m of the subject site, providing outreach closure notification and project updates;
- Updated on-site signage with notice of outreach closure;
- Published Outreach Summary to project website for citizen download and review;
- Shared Outreach Summary Letter with City Administration, KCA, CKECA, and Ward 11 Office;
- Continued monitoring dedicated engagement email, phone line, and website feedback portal for any additional feedback or comments.

INTERESTED PARTY FEEDBACK

Over the outreach timeline, the project team received direct feedback from 6 individual community members by phone, email, or through the online website feedback form. The project team shared Land Use Redesignation information packages with the KCA, CKECA, and the Ward 11 Office, offering meetings to discuss the application. The project team corresponded with both Community Associations, which led to a meeting and a feedback letter from the KCA. The Ward 11 Office also met with the project team to ask questions and provide feedback on the KL7820 proposal.

Project feedback has been categorized into 6 themes. Each begins with an outline of what the project team has heard and then provides a project team response.

FEEDBACK THEMES

1. Parking + Traffic
2. Community Character, Proposed Density, + Design Considerations
3. Landscaping + Tree Canopy
4. Construction Distributions
5. Support
6. Property Value

OUTREACH STRATEGY MATERIALS



Proposed Land Use Change

7820 Elbow DR SW
M-CGd50 to Housing - Grade Oriented (H-GO) District
City of Calgary Application Reference: LOC2023-0246

Hello Neighbour

We are proposing a land use change at 7820 Elbow DR SW from the existing Multi-Residential - Contextual Grade-Oriented (M-CGd50) District to the new Housing - Grade Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 7 larger townhouse units, 7 smaller flat-style units, 7 parking stalls on a parking pad, and 7 secure bike / scooter / stroller storage units.

The City of Calgary's new H-GO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas, specifically along higher order streets or close to Activity Centres, Main Streets and frequent transit service.


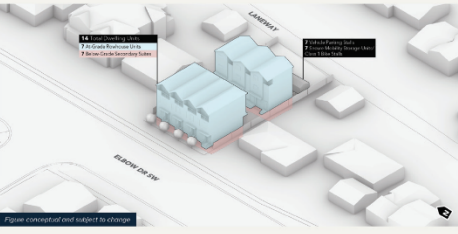
More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice

Find Out More

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:

ecliving.ca/engage
engage@ecivicworks.ca
587.747.0317
Reference: KL7820
7820 Elbow DR SW

City of Calgary Application Info: dmap.calgary.ca

ecliving.ca

Figure conceptual and subject to change.

Neighbour Mailer (Front and Back)



Proposed Land Use Change

7820 Elbow DR SW (LOC2023-0246)
M-CGd50 to Housing - Grade Oriented (H-GO) District

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The City of Calgary's new H-GO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas like this one, specifically along higher order streets or close to Activity Centres, Main Streets and frequent transit service.

More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice





Get In Touch

You can review all publicly available materials for the proposed land use change and share questions or feedback directly with the project team:

ecliving.ca/engage
engage@ecivicworks.ca
587.747.0317
Reference: KL7820 - 7820 Elbow DR SW (LOC2023-0246)

City of Calgary Application Information Portal: dmap.calgary.ca

On-site Signage



RESIDENTIAL | COMMERCIAL | ENGAGE | ABOUT | CONTACT | TENANTS | TENANT LOGIN

KL7820 – 7820 Elbow DR SW (LOC2023-0246)

Project Update (September 26, 2023)

The project team would like to inform residents that a concurrent Development Permit has now been submitted in support of this Land Use Redesignation application. Drawings can be downloaded with other applicant materials below.

Proposed Land Use Change

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning, LOC2023-0246) application to transition the property at 7820 Elbow DR SW from the existing Multi-Residential - Contextual Grade-Oriented (M-CGd50) District to the Housing - Grade Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Kingsland. EC Living will develop the proposed project using the Canada Housing & Mortgage Corporation's Rental Construction Financing Program, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and

Why Here?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit services, as well as within the specific policy boundaries of contemporary Local Area Plans. The specific bylaw location criteria for the H-GO District, including criteria met by the project site, are listed below:

1. An area within an approved Local Area Plan (*Heritage Communities Local Area Plan, approved September 19, 2023*) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or

Dedicated Project Website

WHAT WE HEARD

PARKING + TRAFFIC

WHAT WE HEARD

The most common feedback the project team received related to parking and traffic; we heard from 4 respondents and from City Administration through their City-led outreach. Respondents were concerned the proposed 7 stall vehicle parking supply was too little, that it was unrealistic to expect vehicle free tenancies in this location, and that there would be overflow onto adjacent streets and the lane if the KL7820 proposal were to be constructed. The project team also heard folks were concerned about post-development traffic generation and associated pedestrian safety risks. Feedback also focused on the laneway being in a poor state of repair, difficult to navigate, and without access to Heritage DR SW.

RESPONSE

On-Site Parking Supply

There are 7 vehicle parking stalls proposed for KL7820 in a detached garage accessed via the rear lane. The proposed supply aligns with the Council approved Land Use Bylaw rules of the H-GO District with a minimum ratio of 0.5 vehicle parking stalls for units and secondary suites. Units or suites not assigned a vehicle parking stall are provided with an active modes storage locker or enclosed bike parking large enough to fit a cargo/e-bike or stroller.

The KL7820 site parking supply is supported by nearby active modes infrastructure. The site is within 200m of bus stops for Route 3 primary transit service and local service Route 81 along Elbow DR SW. KL7820 is within 500m of bus stops for Route 20 and MAX Teal BRT primary transit service, as well as Route 56 and 502 local transit service along Heritage DR SW. Additionally, KL7820 is approximately 800m (a 10 minute walk) from Red Line LRT service at Heritage Station. The robust availability of transit options within walking distance of the project site provides access to key local and regional destinations, supporting vehicle-reduced and vehicle-free lifestyles. There are also multiple cycle routes and regional pathways near the site along 75 AV SW, 5 ST SW, and Heritage DR SW, which connect cyclists safely to the greater cycling and pathway network.

On-Street Parking

Regarding vehicles associated with the KL7820 development proposal parking off site, the project team has proposed a right-sized parking supply with no intent of off site impacts. This is not to state that there will only be seven vehicles associated with this proposed development, but that the project has been designed in a manner that includes active modes storage within a context of excellent multi-modal infrastructure to encourage vehicle-free and vehicle-reduced tenancies.

If area residents are concerned with on street parking on their blocks, Kingsland is located within Parking Zone KK while Chinook Park, Kelvin Grove, and Eagle Ridge are located within Parking Zone R of the City of Calgary's Residential Parking Permit (RPP) Program. The RPP Program is a method by which residents can request the City manage on-street parking to ensure there is a reliable and predictable amount of available space on each block. The City will undertake a parking study and if the results show that a block regularly experiences over 80% parking occupancy, restrictions can be introduced to limit parking stays or to solely allow permit holders to park. More information on how to implement parking restrictions by block can be found on the City's website at www.calgary.ca/roads/residential-parking-zones.

Like any other location in Calgary, vehicle parking that blocks a laneway is not permitted. Furthermore, the proposed seven-car carport will span the entire lane frontage of KL7820, leaving no space for additional vehicles to park.

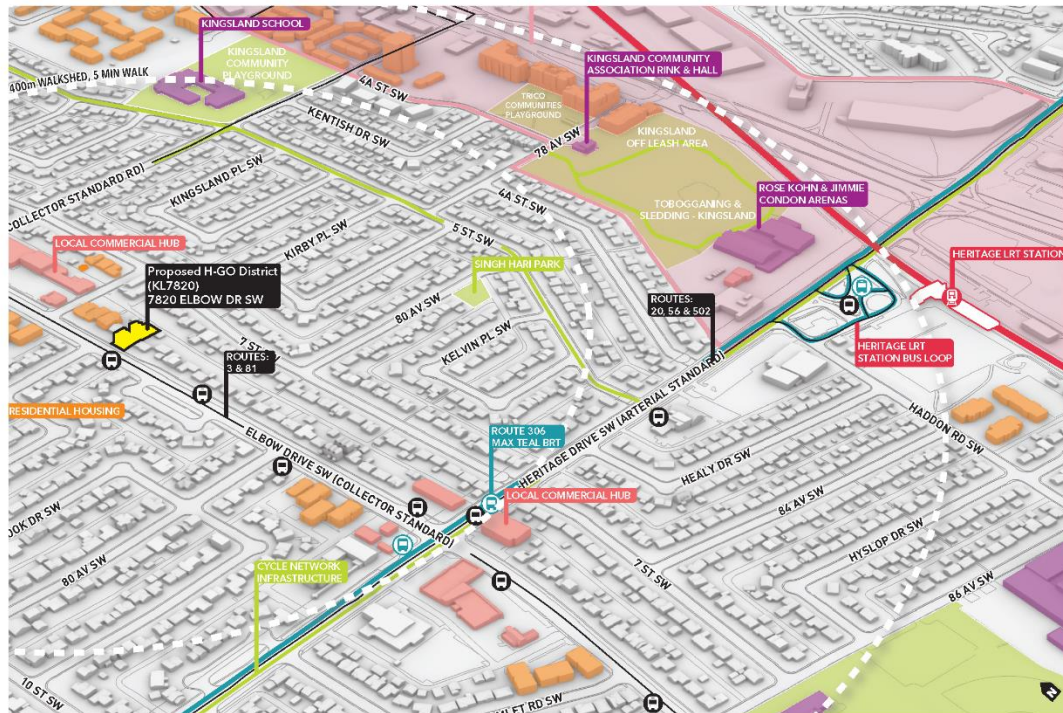
Traffic

The project team has consulted with Professional Transportation Engineers Bunt & Associates on rowhouse proposals with similar parking ratios, scales, and locations in the recent past where it was determined that they generate a negligible amount of traffic along laneways and area roads through the day. The proposed parking supply by design contributes less to laneway and street traffic. A traffic study was not necessary for the KL7820 site because peak hour traffic generation associated with the proposal does not surpass 100 vehicle trips.

Lane Condition + Access

Currently, there is no plan to re-finish the existing gravel lane as part of the proposal, though the project team hears and appreciates the feedback provided by multiple residents regarding the lane's condition. The City has programs and initiatives in place to address concerns regarding the condition of the laneway. This includes City-administered Gravel Lane Repair and Backlane Paving Programs. The Gravel Lane Repair program is city-funded, allowing citizens to report laneway conditions issues through 311 or the City's online service request form. The Backlane Paving program is a privately funded improvement initiative, which relies on all adjacent property owners paying into the costs of paving their laneway. More information on the Backlane Paving program can be found on the City's website at www.calgary.ca/roads/back-lane-paving. The laneway's lack of access to Heritage DR SW has no impact on its ability to host the same capacity of vehicle movements from a transportation planning perspective, with multiple access points directly north from the subject site from at 75 AV SW and from 7 ST SW.

KL7820 CONTEXT + ACTIVE MODES ADJACENCIES



COMMUNITY CHARACTER, PROPOSED DENSITY, + DESIGN CONSIDERATIONS

WHAT WE HEARD

Two respondents, the KCA, and City Administration through the City-led outreach provided feedback regarding impact to community character, implications of increased density and scale, and associated building design considerations, including privacy/overlooking, sun-shadow impacts, and materiality.

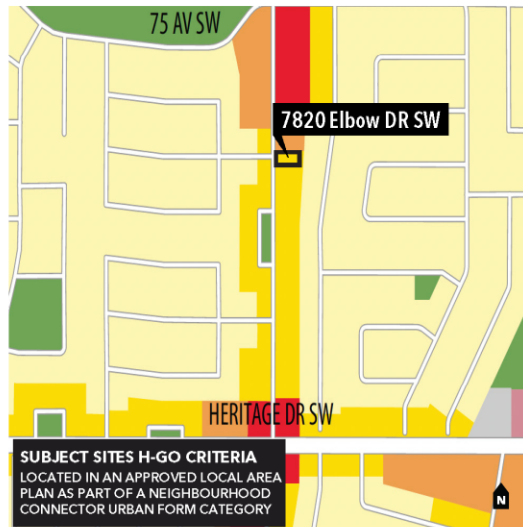
RESPONSE

Community Character + Proposed Density

The proposed H-GO Land Use for KL7820 is new to Calgary. It allows for greater density within a limited scale built form capable of contextually fitting with low density development. The H-GO District is only considered appropriate in locations meeting municipally-determined policy criteria where the

best amenities and infrastructure are provided nearby. For the KL7820 site, its location within the Heritage Communities Local Area Plan (HCLAP) and assignment of Neighbourhood Connector Urban Form Category (Map 3) qualifies it for redesignation to the H-GO District. Within the HCLAP, the site is also assigned a scale modifier of Limited (Map 4), meaning built forms of up to three storeys are supported by policy in this location. The KL7820 proposal recognizes that Elbow DR SW has been identified as a growth corridor in municipal policy, but introduces additional density supporting this corridor growth in a three storey grade-oriented built form that is meant to respect adjacent built forms. It is the project team's professional opinion that the proposed density is appropriate.

**Heritage Communities Local Area Plan Map 3:
Urban Form Category**



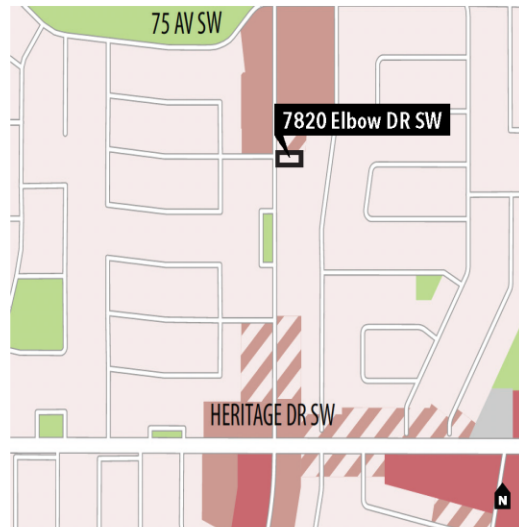
- LEGEND**
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Commercial Corridor
 - Parks + Open Space
 - No Urban Form Category

Design Considerations

Project team architect FAAS has submitted a concurrent Development Permit (DP2023-06550) to provide a brick and mortar design vision that pairs with the proposed land use redesignation for community member review. This is a large investment in design up front by EC Living to provide the community with certainty on scale, contextual building design, and materiality. KL7820 is designed with a focus on high-quality materials to ensure its longevity, durability, and fit with the community.

The proposed development takes into account the site context, specifically with regards to shadowing and overlooking on neighbouring properties. KL7820 has been designed at a three storey scale in a courtyard configuration in line with the proposed H-GO District, which improves sun exposure and reduces the number of windows interfacing with neighbours. The below sun-shadow studies (at City-mandated dates and times) compare the proposed KL7820 design against the existing M-CGd50 District (12m maximum height), highlighting how the proposed design takes its neighbours into consideration and has essentially the same shadow impact as the current land use were a multi-residential development to be constructed using the M-CGd50 District. The proposed H-GO District is also only

**Heritage Communities Local Area Plan Map 4:
Building Scale Category**



- LEGEND**
- Limited (up to 3 storeys)
 - Mid (up to 12 storeys)
 - ▨ Low - Modified (up to 4 storeys)
 - Parks + Open Space
 - Low (up to 6 storeys)

2m taller than the maximum height of adjacent properties at 12m (neighbouring parcels have a maximum height of 10m). This height offers a smooth transition to the adjacent low-density residential district, which has a maximum height of 10m.

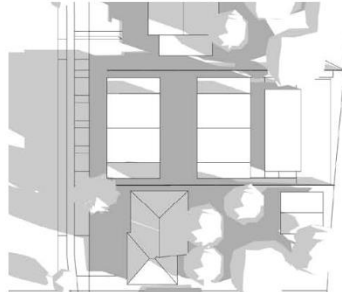
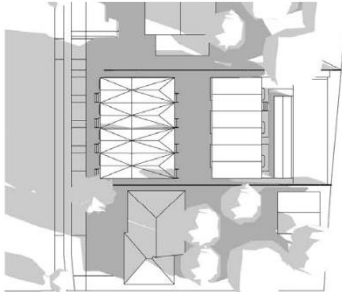
Beyond a design that mitigates sun-shadow impacts to neighbours, the KL7820 proposal aligns with H-GO District setback and chamfer rules along shared property lines to reduce the overall appearance of height and mass from neighbouring properties. Beyond bylaw rules, the two buildings are thoughtfully designed with entries, balconies, and windows oriented towards the street or internal courtyard space. Additionally, through the concurrent Development Permit, FAAS has mitigated privacy and overlooking concerns by removing windows along shared property lines with neighbours, and assigning windows in the rear yard building facing the lane to rooms less frequently used through the day, such as bedrooms or bathrooms. FAAS will continue to explore how the design can prioritize sensitivity to neighbours as DP2023-06550 proceeds through municipal review.

SUN-SHADOW STUDIES

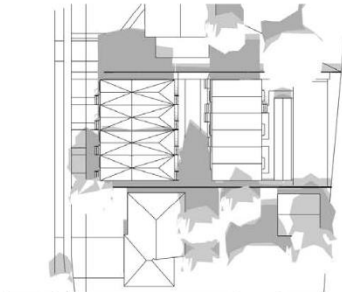
EQUINOX, MARCH 21 + SEPTEMBER 21

Proposed H-GO District
(MAX HEIGHT 12M)

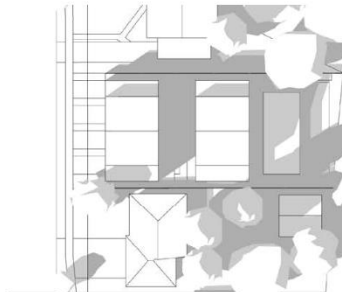
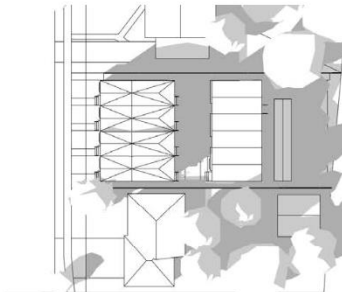
Current M-CGd50 Max Buildout
(MAX HEIGHT 12M)



9:00am



1:00pm

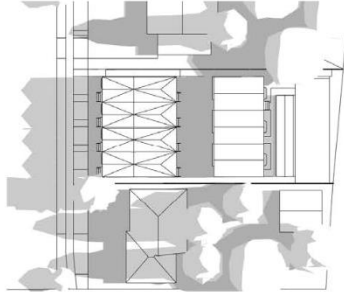


4:00pm

Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements and account for daylight savings.

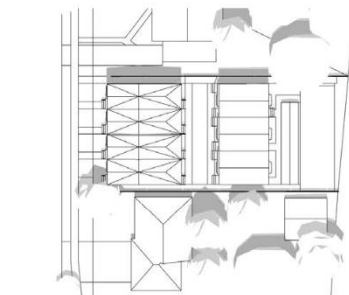
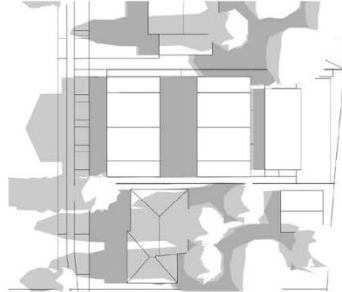
SUMMER SOLSTICE, JUNE 21

**Proposed H-GO District
(MAX HEIGHT 12M)**

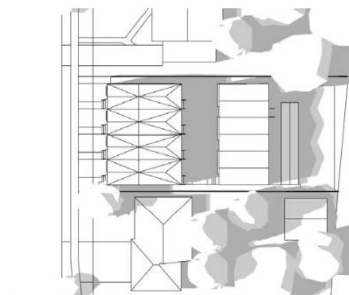
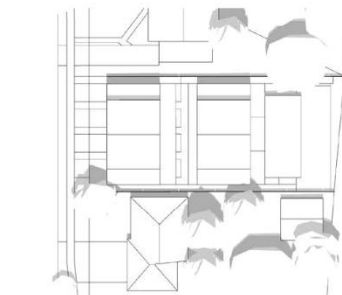


9:00am

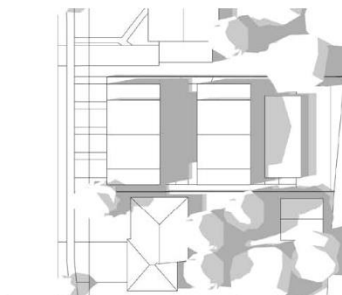
**Current M-CGd50 Max Buildout
(MAX HEIGHT 12M)**



1:00pm



4:00pm

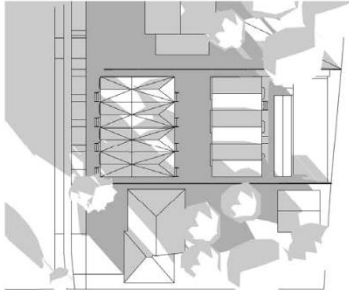


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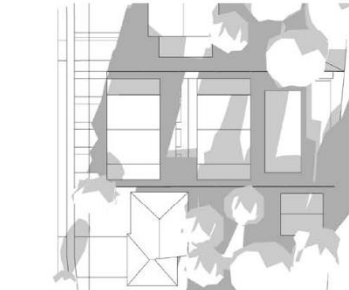
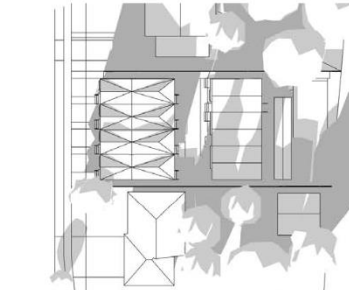
WINTER SOLSTICE, DECEMBER 21

Proposed H-GO District
(MAX HEIGHT 12M)

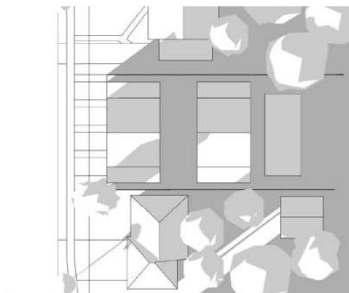
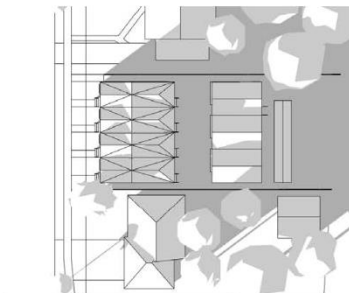
Current M-CGd50 Max Buildout
(MAX HEIGHT 12M)



9:00am



1:00pm



4:00pm

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LANDSCAPING + TREE CANOPY

WHAT WE HEARD

Feedback was received from the KCA, one respondent, and City Administration through the City-led outreach regarding concerns around the potential loss of mature tree canopy and permeable surfaces at the subject site.

RESPONSE

Where possible, project team architect FAAS works to retain as many existing mature trees as possible through their Development Permit. The proposed H-GO District includes specific rules about landscaping, including a minimum required number of trees, shrubs, and their minimum size requirements. Also required as part of the H-GO District is for a Landscape Plan to be prepared as part of the Development Permit. In the Landscape Plan for KL7820, ten on-site trees and three shrubs are proposed for removal where they interfere with the proposed building footprints, with a plan to introduce 9 new trees and 33 new shrubs that are native species, drought tolerant, and a mix of deciduous and coniferous plantings. Trees and shrubs along property lines and in public boulevards will be protected through redevelopment. The maximum site coverage allowed in the H-GO District is 60%, with soft surface permeable landscaping being introduced in the front yard and courtyard.

CONSTRUCTION DISRUPTIONS

WHAT WE HEARD

One respondent provided feedback regarding potential for disruption caused by construction should the application be approved, including development timelines, noise, and logistics of construction vehicle access to site.

RESPONSE

If approvals are granted and construction proceeds, the site will be subject to all City Bylaw standards, including keeping the site in good repair, engaging in construction activity during specific times of the day, and notifying surrounding residents in advance of any limited period of disruption to laneway access.

SUPPORT

WHAT WE HEARD

Support feedback was received from one respondent and the KCA at a general level, citing alignment with the Heritage Communities Local Area Plan, building design, and improved housing options in Kingsland.

RESPONSE

The project team appreciates the message of support it received from a neighbour and for the constructive conversations it has had with the KCA to date that led to a letter of support for the KL7820 proposal. The project team looks forward to further addressing the detailed design feedback of the Kingsland Community Association as the proposed Development Permit (DP2023-06550) is refined.

PROPERTY VALUES

WHAT WE HEARD

One respondent provided feedback expressing concerns regarding declining property values of surrounding properties as a result of the proposed development.

RESPONSE

While property values are not a consideration of land use, EC Living intends to introduce a high quality new grade-oriented development in KL7820 if approvals are secured that is meant to be additive to the Elbow DR SW corridor and a place where people will want to live. The proposed development will use high-quality materials and landscaping to create a thoughtful design meant to stand the test of time. EC Living also intends to retain ownership of the buildings into the future and rent out the units and suites. It is in their best interest as a Calgary-based developer-builder to build and maintain their assets (including building improvements, landscaping, timely snow and waste removal) at a high quality to attract excellent, long-term tenants.