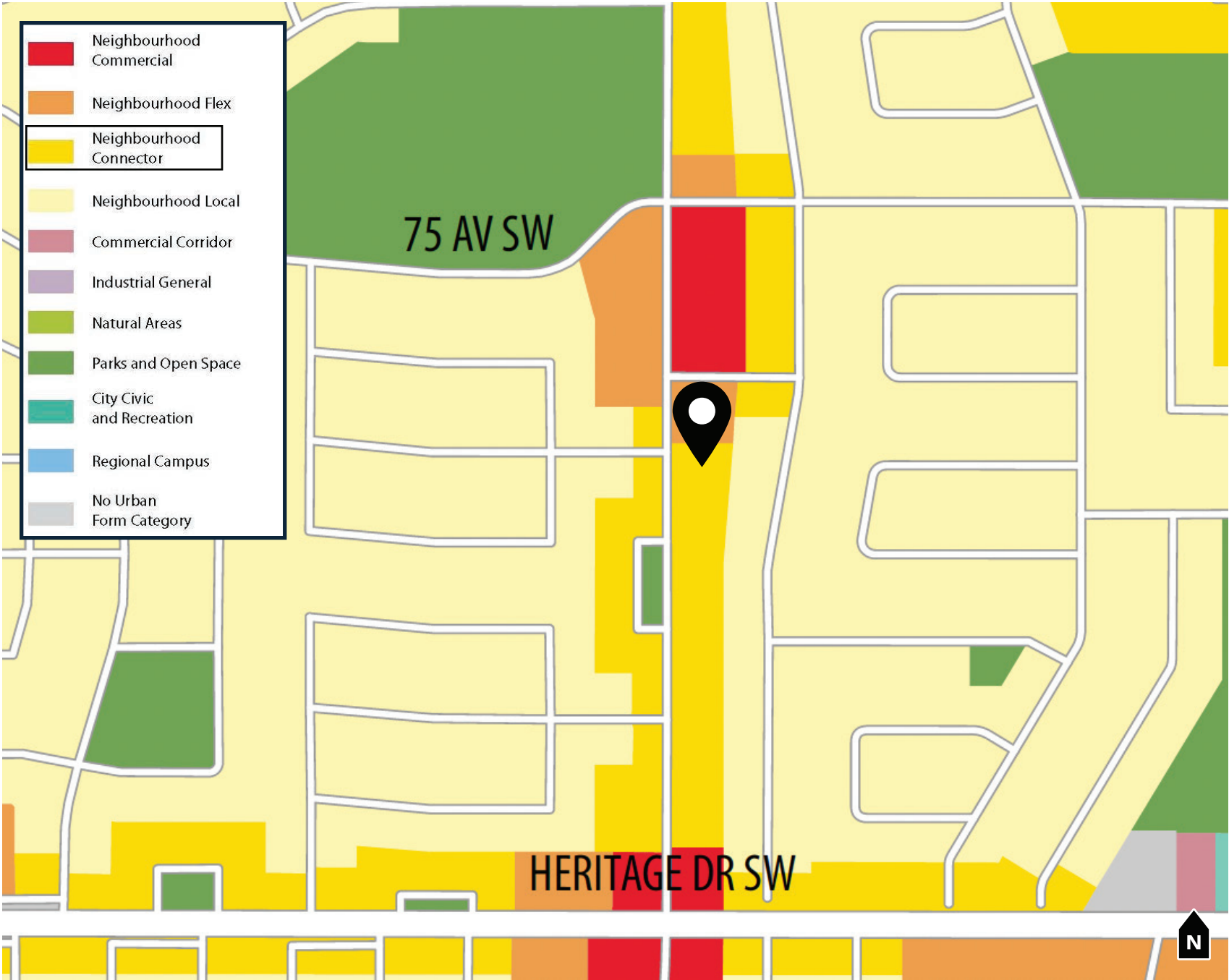


7820 Elbow DR SW (KL7820)

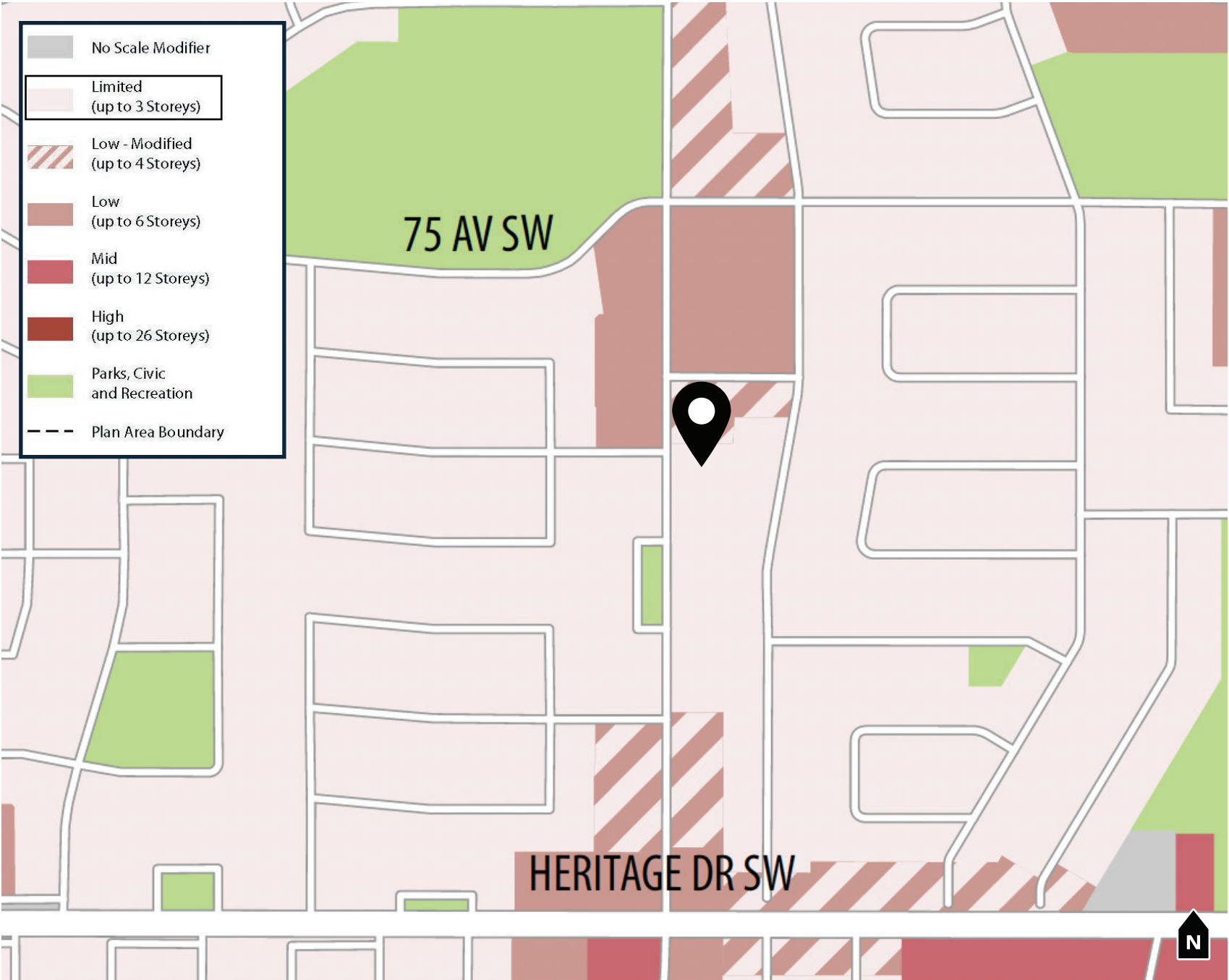
Item 7.2.17 | LOC2023-0246 | DP2023-06550 | CPC2023-1223

Public Hearing Presentation | February 6, 2024
Prepared by CivicWorks

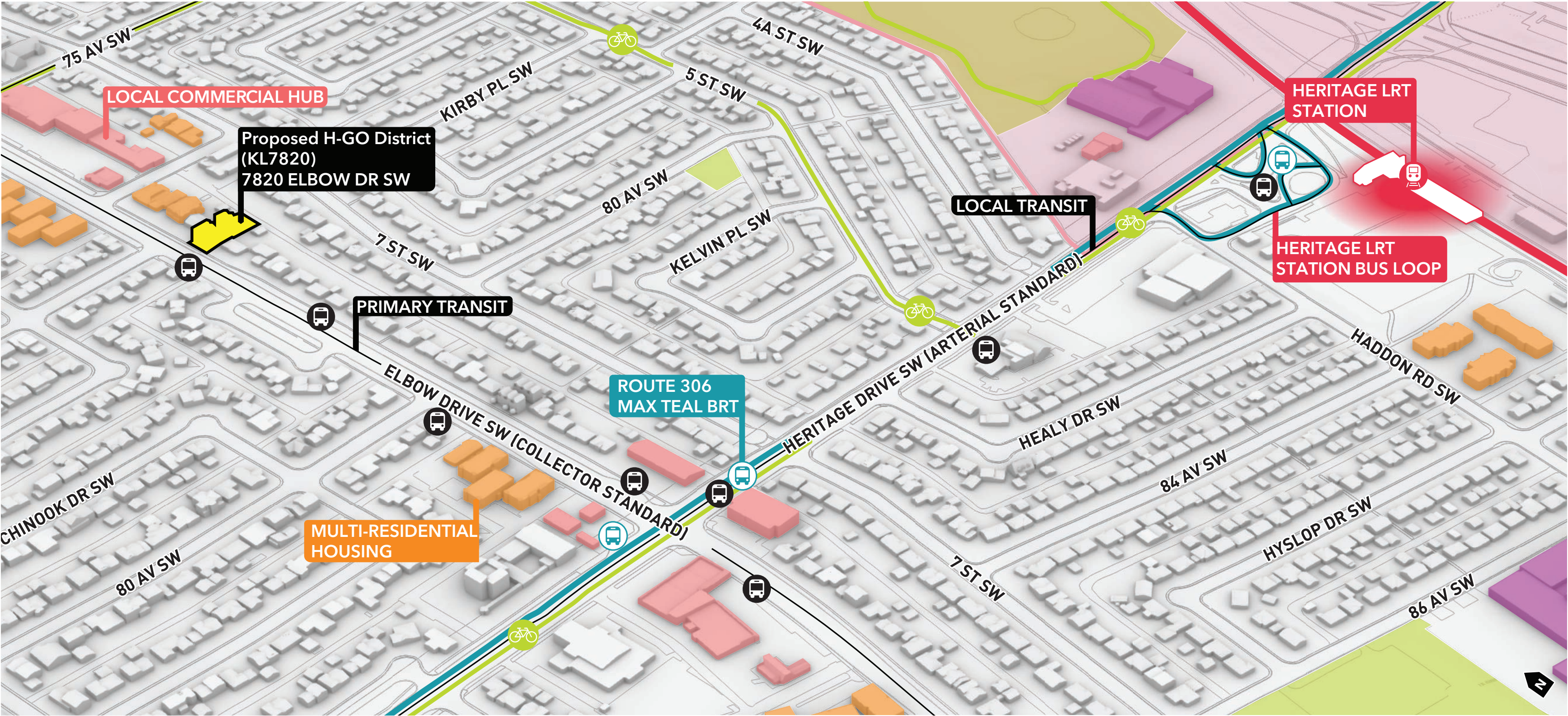




Map 3 Urban Form
Neighbourhood Connector



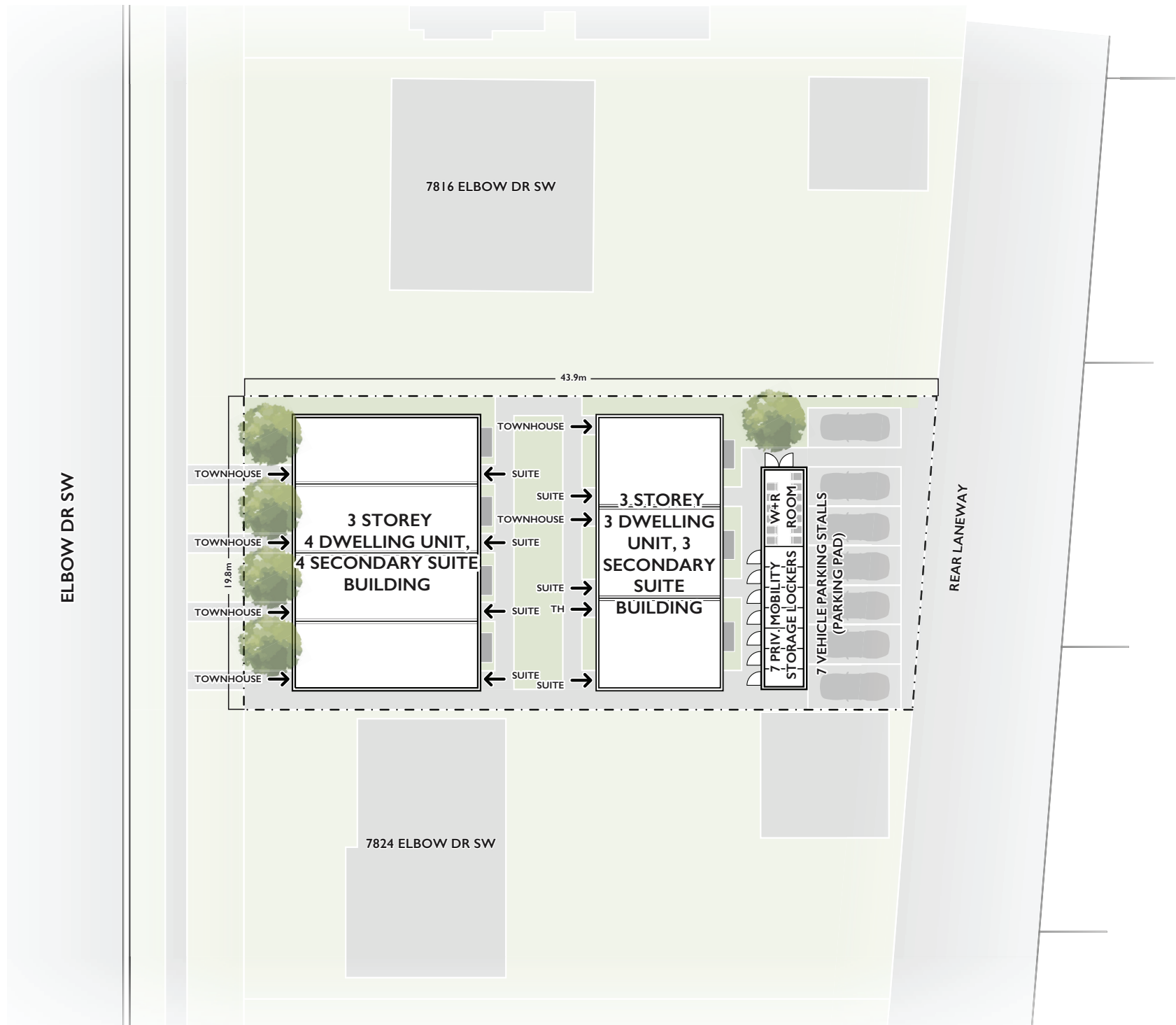
Map 4 Building Scale
Limited (up to 3 Storeys)



Land Use Application:
From M-CGd50 to H-GO

Future Development Vision:

- 2 Building Courtyard-oriented Stacked Townhouse Development
- Maximum 3 Storeys / 12m
- 7 Dwelling Units
- 7 Secondary Suites
- 7 Vehicle Parking Stalls contained within a carport*
- 7 Secure Storage Units**
- 7.3m wide interior common courtyard



← Entrances

*0.5 Vehicular Stalls per Unit

**Minimum 1 per unit without an assigned Vehicle Parking Stall



Letters to Neighbours

Delivered to neighbours within ±200m
(2 deliveries, at application submission & outreach closure)



Outreach Webpage & Feedback Form

ecliving.ca/engage



Project Voicemail & Email

Shared via website, letter, and signage



Custom On-Site Signage

Supplemented standard City Signage
(Installed at application submission & updated upon outreach closure)



Information Sharing

Introductory emails to Ward 11 & Kingsland CA, & Chinook Park-Kelvin Grove CA at project launch with project details & offers of meetings



Applicant-Led Outreach Summary

Provided to KCA, CKECA, Ward 11 Office, & available upon request



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@civicworks.ca
587.747.0317

Reference: KL7820
7820 Elbow DR SW

City of Calgary Application Info:
dmap.calgary.ca

Letters to Neighbours



[RESIDENTIAL](#) [COMMERCIAL](#) [ENGAGE](#) [ABOUT](#) [CONTACT](#)

Share Your Thoughts

Contact the City of Calgary

File Address: LOC#: LOC2023-0246
Visit: dmap.calgary.ca

Contact the Project Team

Reference - KL7820

Email: engage@civicworks.ca
Phone: 587.747.0317

Name (required)

First Name:

Email (required)

File Reference (required)

Select an option:

Message (required)

Project Website Feedback Form

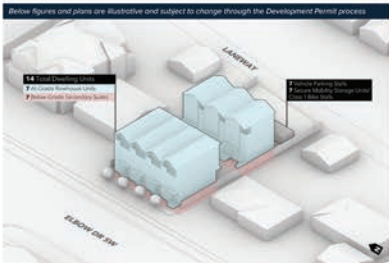


Proposed Land Use Change

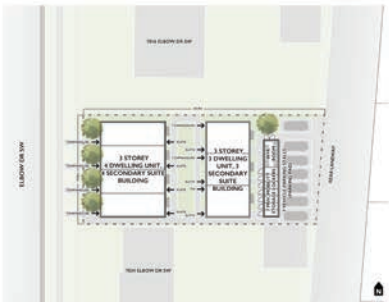
7820 Elbow DR SW (LOC2023-0246)
M-CGd50 to Housing - Grade Oriented (H-GO) District

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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@civicworks.ca
587.747.0317
Reference: KL7820 - 7820 Elbow DR SW (LOC2023-0246)

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

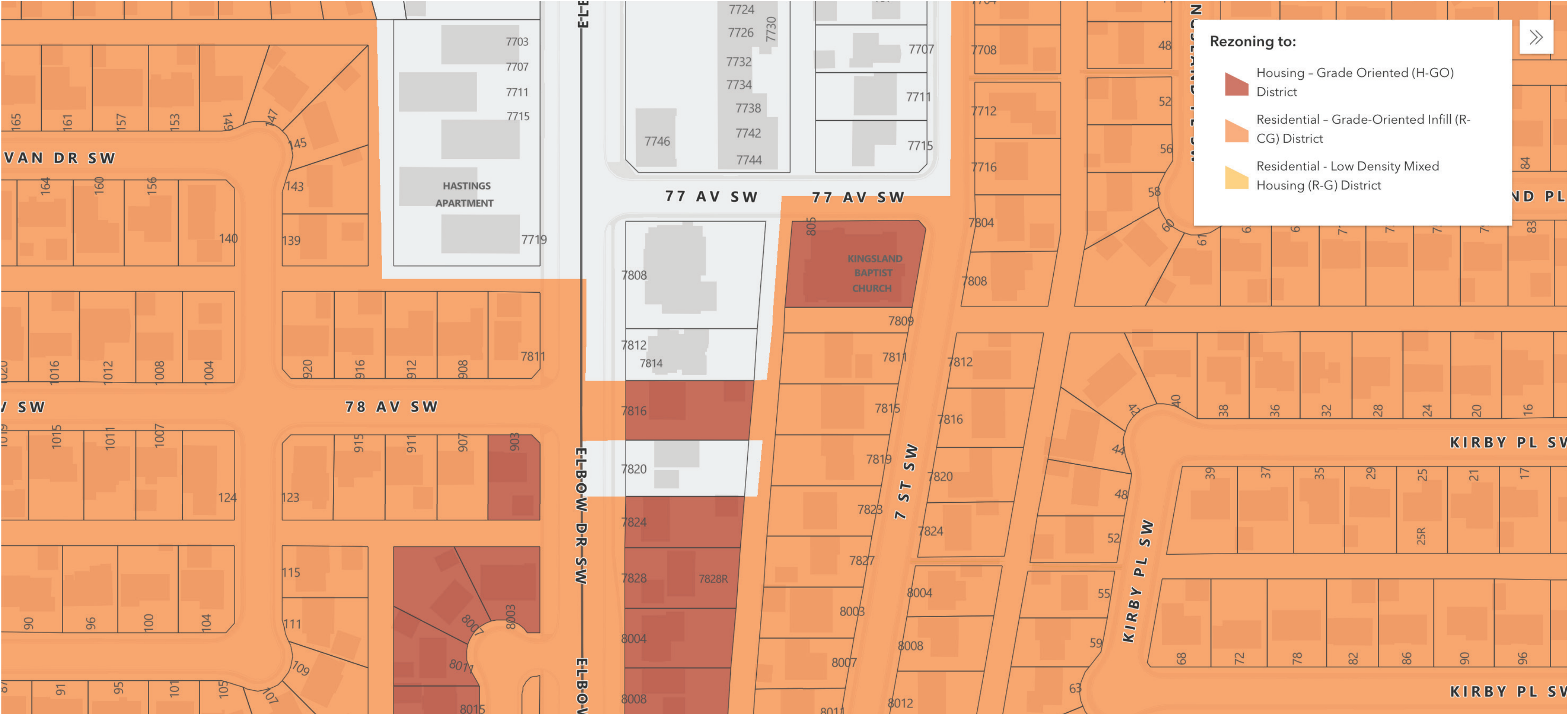
Custom On-Site Signage

Thank You

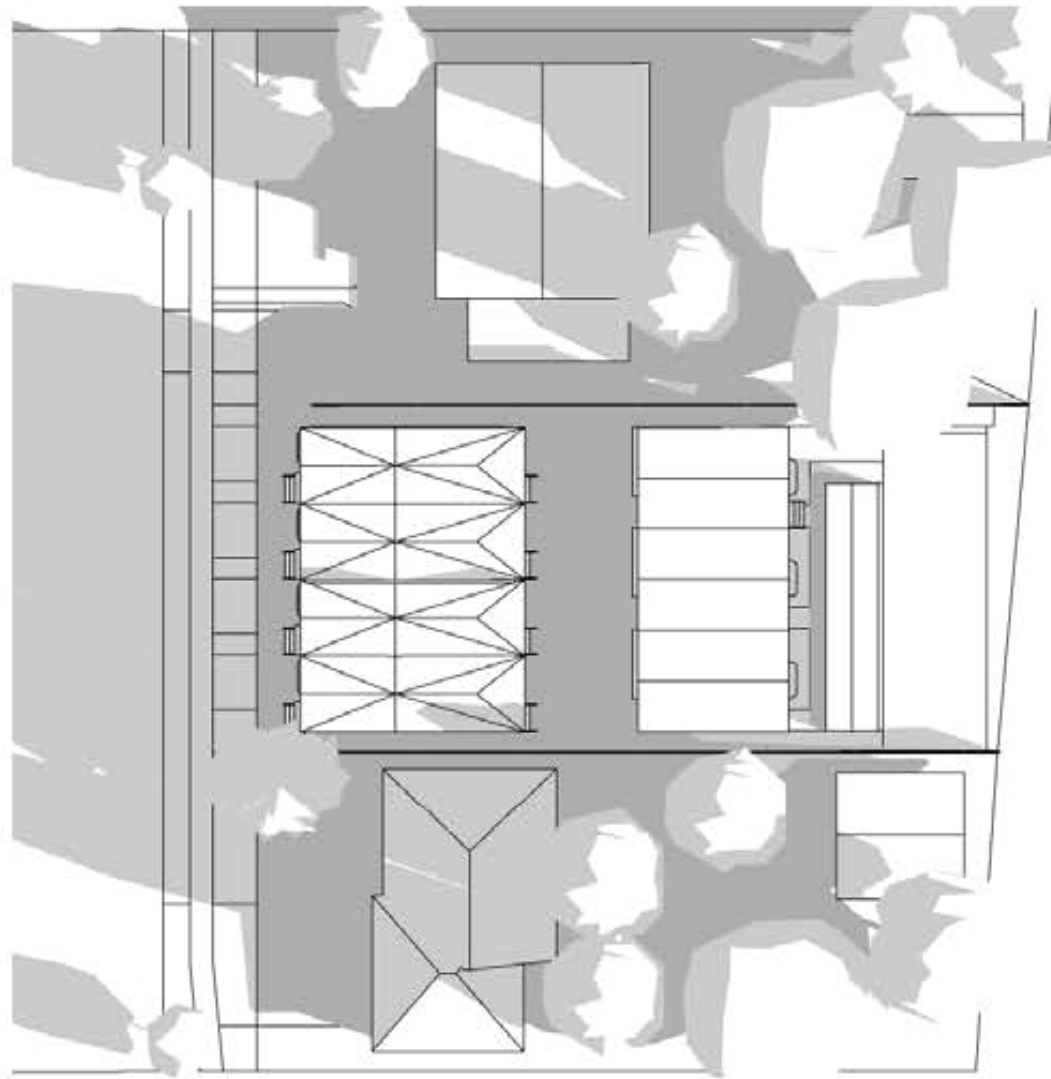
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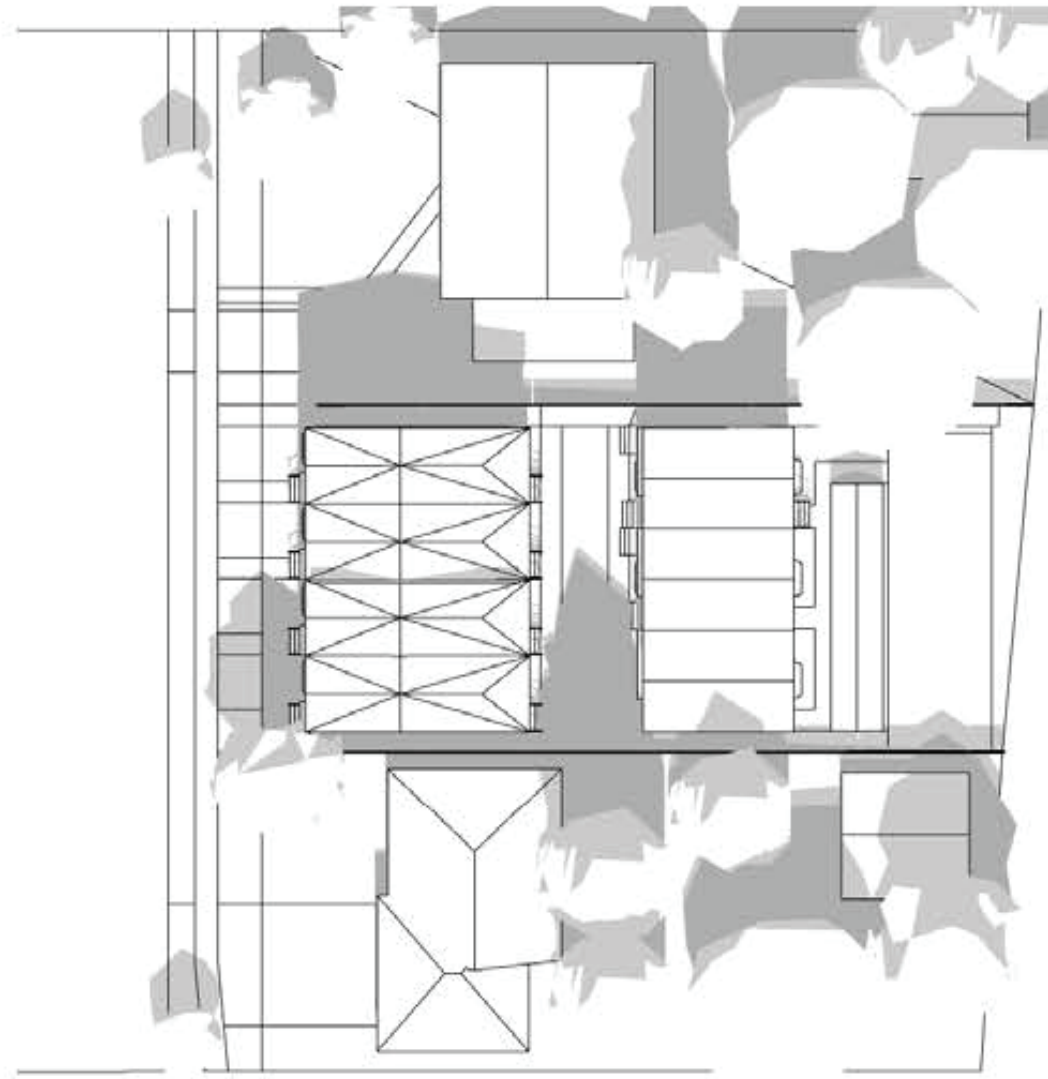
SUPPLEMENTARY INFORMATION



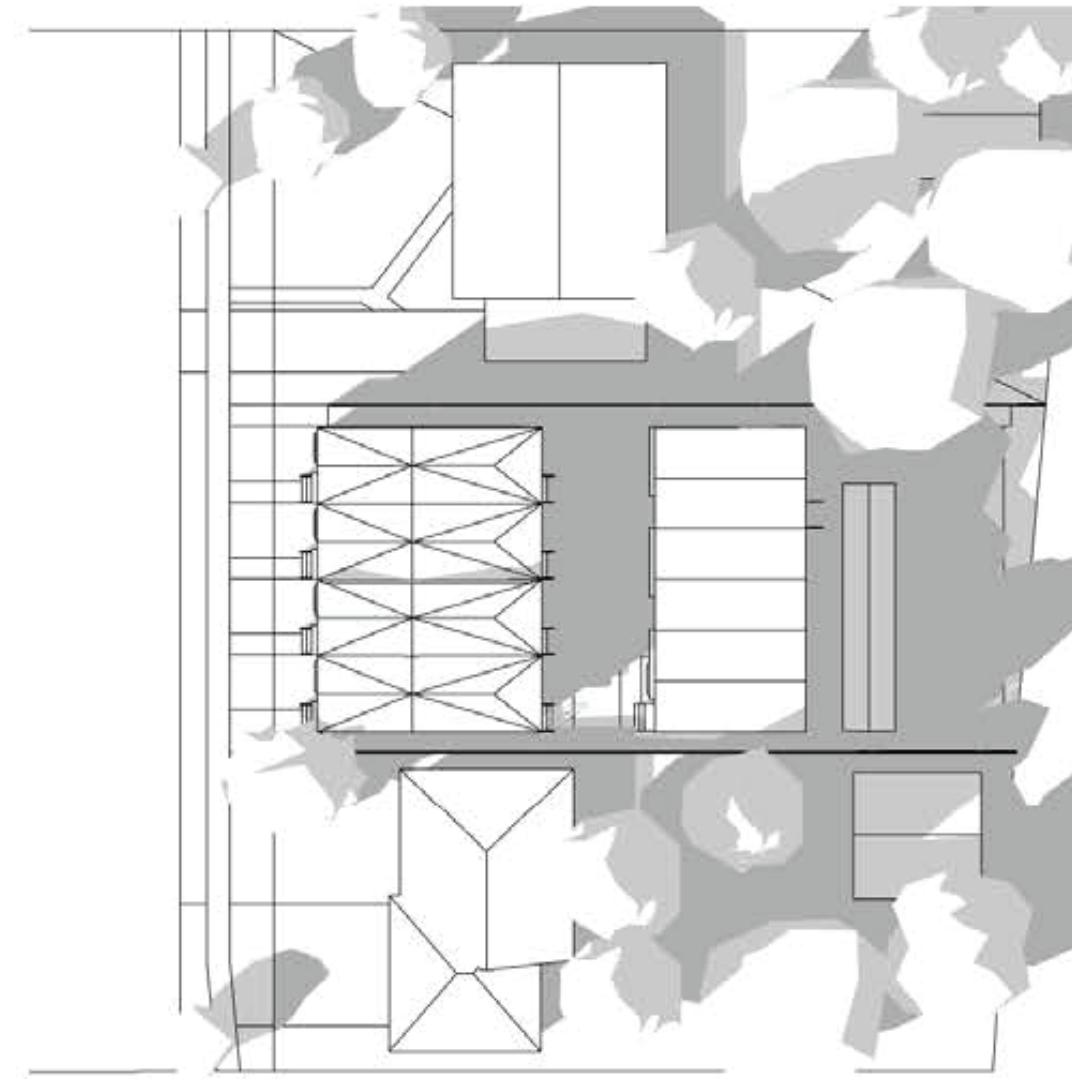
Equinox, March 21 & September 21



9:00 AM

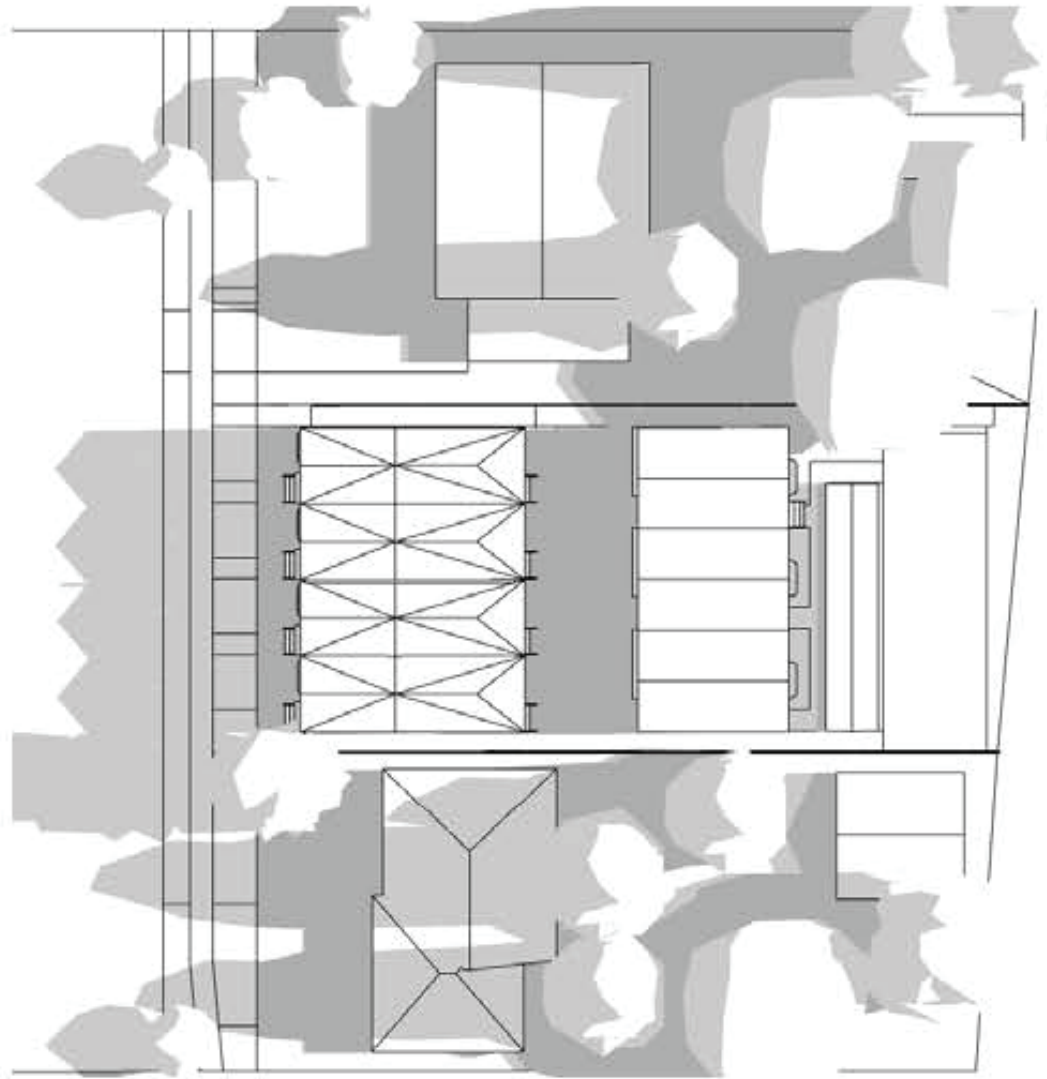


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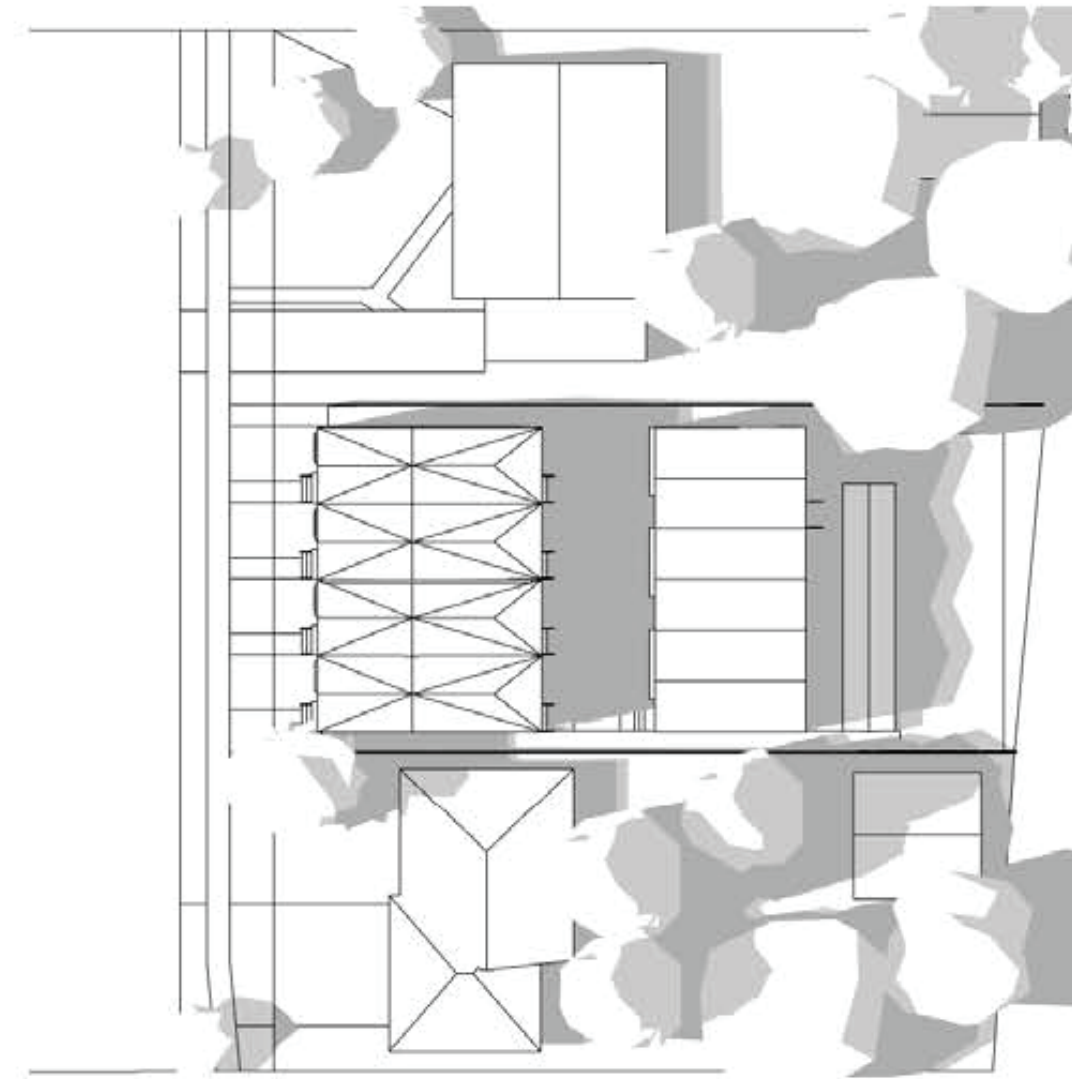
Summer Solstice, June 21



9:00 AM

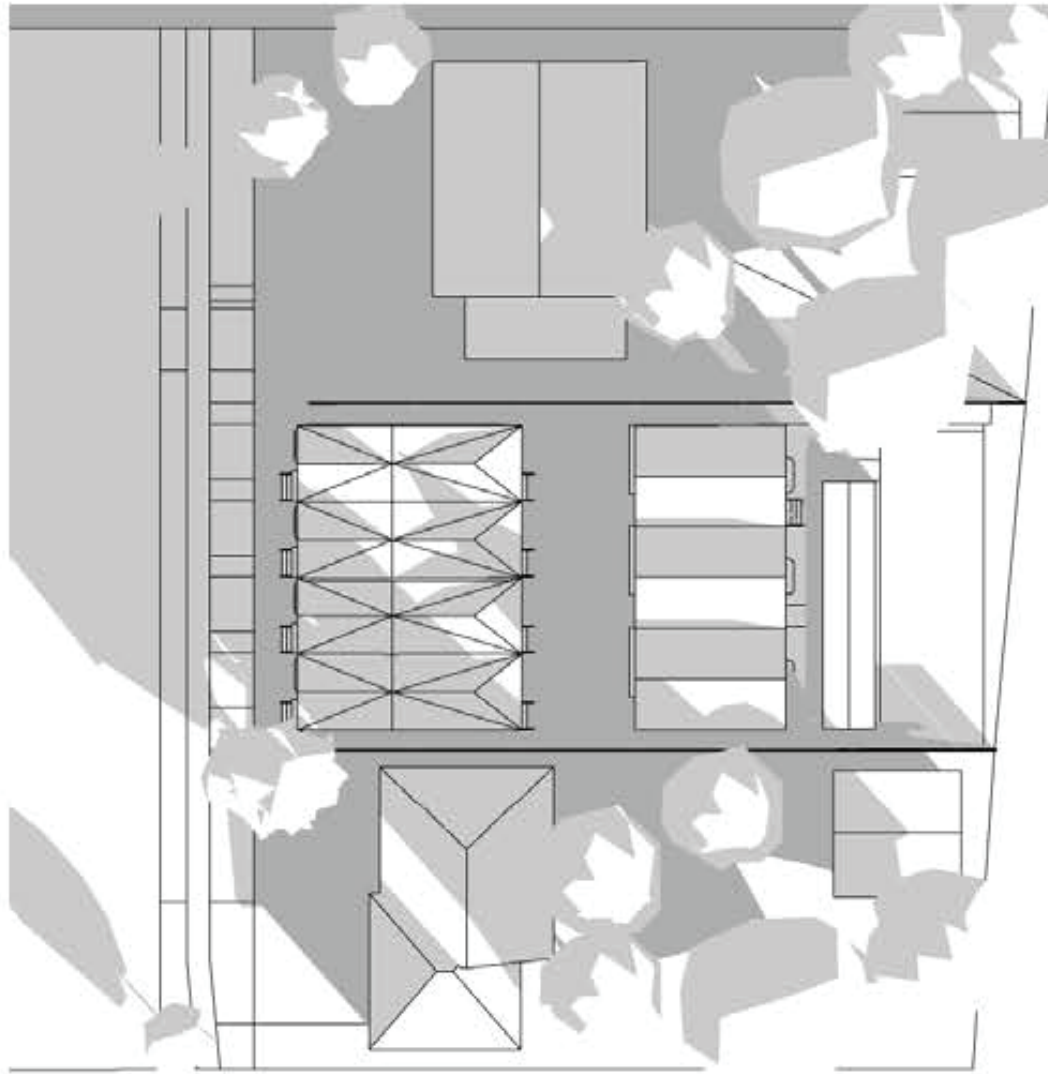


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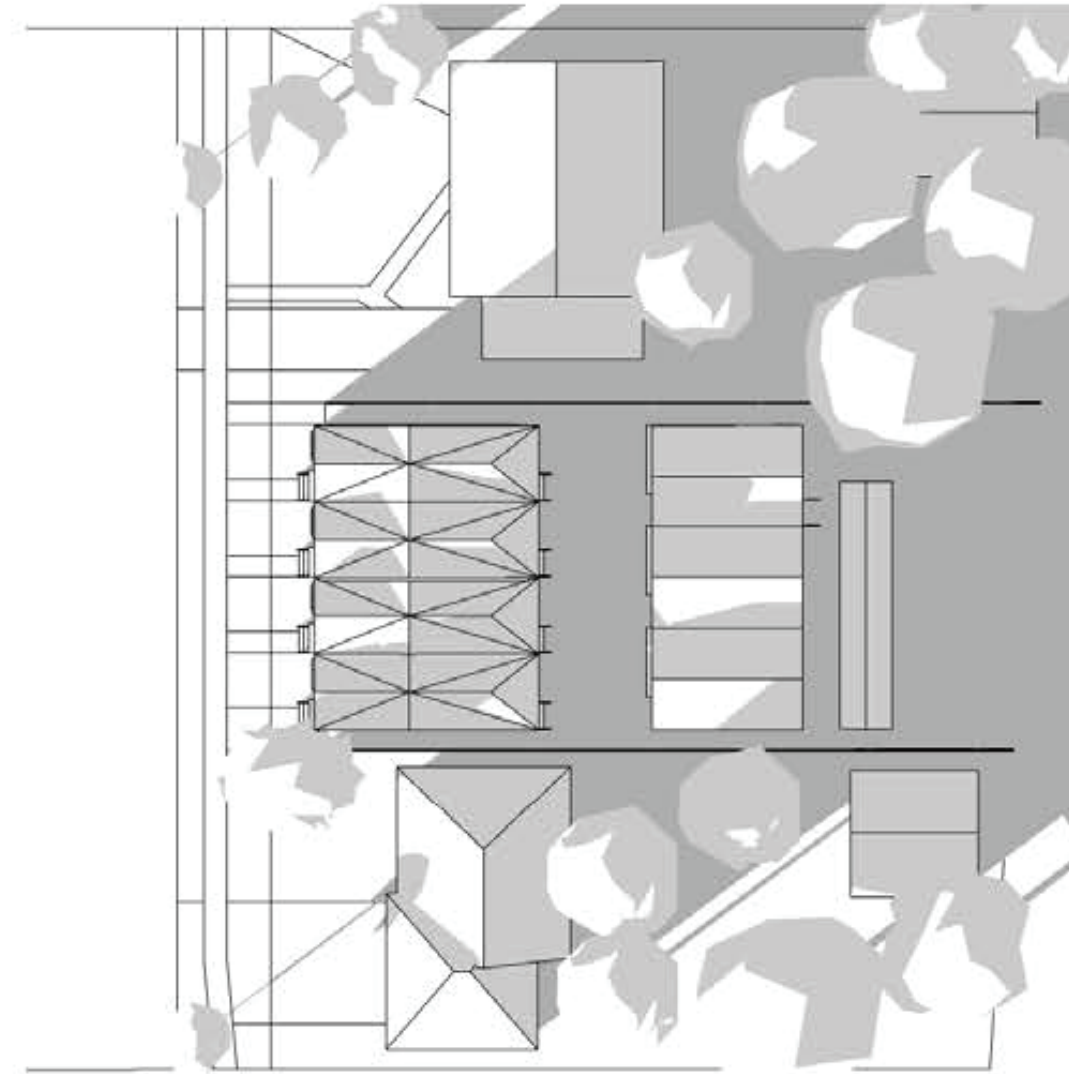
Winter Solstice, December 21



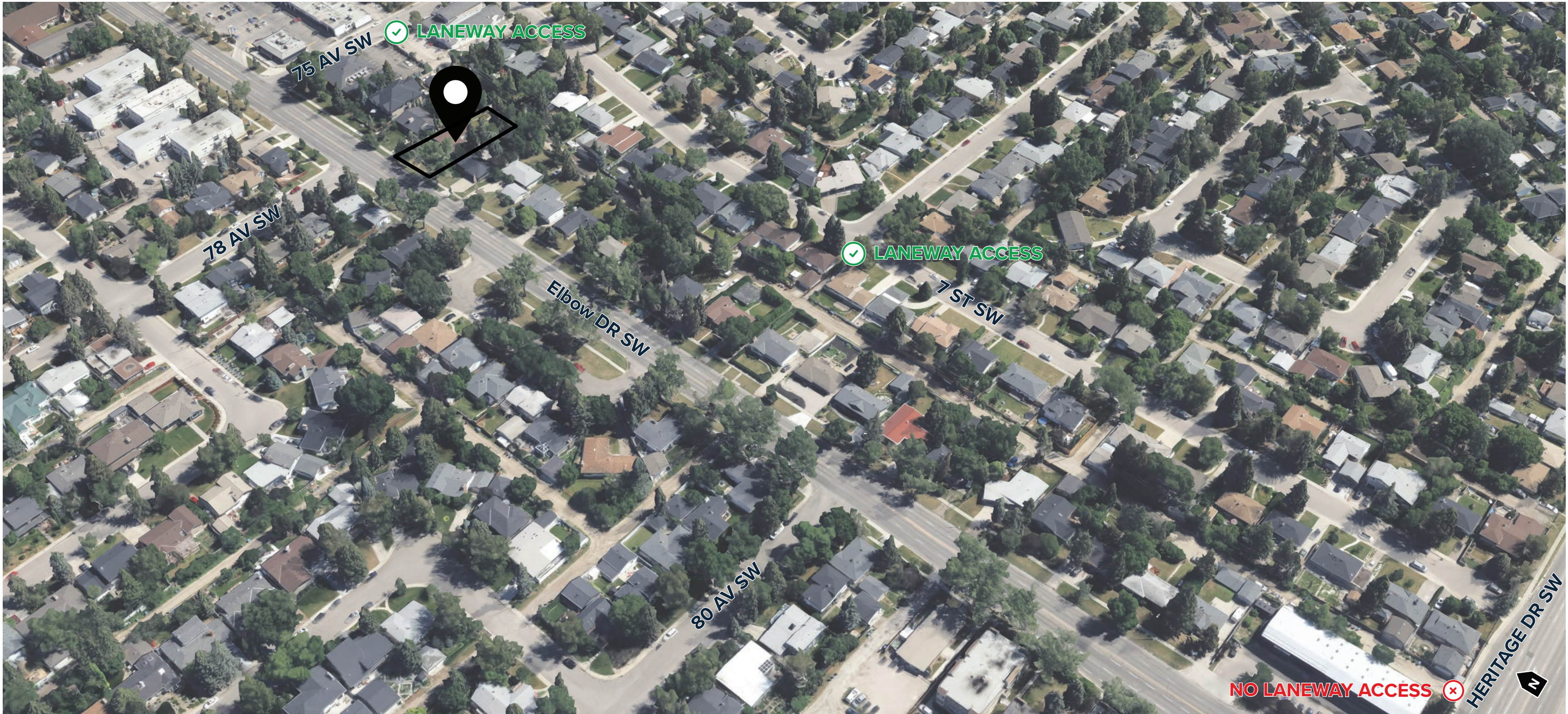
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Looking East from Elbow DR SW



Looking Northeast from Elbow DR SW



Looking Southwest from rear lane



Rear lane entrance off 77 AV SW looking South



Rear lane entrance off 7 ST SW looking West



Looking North from Elbow DR SW