

Applicant Outreach Summary



APPLICANT-LED OUTREACH SUMMARY

8224 Elbow DR SW
LOC2023-0247



Issued:
2023.11.09

SUMMARY

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 8224 Elbow DR SW (KL8224) from the existing Residential - Contextual One Dwelling (R-C1) District to the Housing - Grade-Oriented (H-GO) District to accommodate 6 upper townhouse units and 6 below grade secondary suites with 6 parking stalls in a two building, three-storey, rowhouse-style development. The development concept places 3 townhouse units and 3 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 (DP2023-06073) 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 meeting held online;
- 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 8 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 KL8224 proposal.

Project feedback has been categorized into 7 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 Timing + Distributions
5. Support
6. Property Value
7. Infrastructure Capacity

OUTREACH STRATEGY MATERIALS



Proposed Land Use Change

8224 Elbow DR SW
R-C1 to Housing - Grade Oriented (H-GO) District
City of Calgary Application Reference: LOC2023-0247

Hello Neighbour

We are proposing a land use change at 8224 Elbow DR SW from the existing Residential - Contextual One Dwelling (R-C1) District to the new Housing - Grade Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 6 larger townhouse units, 6 smaller flat-style units, 6 parking stalls in a garage, and 6 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.


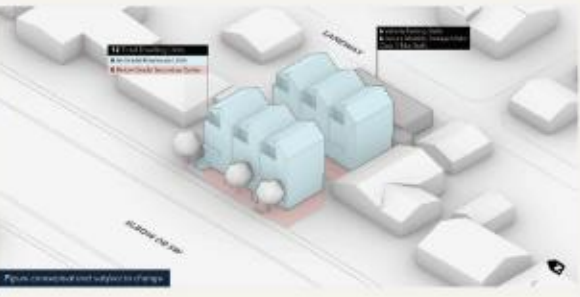
More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice

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:

calgary.ca/engage
engage@civicworks.ca
587.747.0317
Reference: KL8224
8224 Elbow DR SW

City of Calgary Application Info: dmapp.calgary.ca

calgary.ca/engage

Figure 1: Proposed land use change

Neighbour Mailer (Front and Back)



Proposed Land Use Change

8224 Elbow DR SW (LOC2023-0247)
R-C1 to Housing - Grade Oriented (H-GO) District

Hello Neighbour

We are proposing a land use change at 8224 Elbow DR SW from the existing Residential - Contextual One Dwelling (R-C1) District to the new Housing - Grade Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 6 larger townhouse units, 6 smaller suites, 6 parking stalls in a garage, and 6 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 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:

calgary.ca/engage
engage@civicworks.ca
587.747.0317
Reference: KL8224 (8224 Elbow DR SW)

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

On-site Signage



ESSENTIAL COMMERCIAL ENGAGE ABOUT CONTACT PARTNERS TRUSTEES TRUSTEES

KL8224 – 8224 Elbow DR SW (LOC2023-0247)

Project Update (September 26, 2023)

The project team was able to inform residents that a conceptual Development Permit (CP2023-09070) has now been submitted in support of this Land Use Reapplication application. Drawings can be downloaded with other applicant material below.

Proposed Land Use Change

The staff of EC Living, CivicWorks has made a Land Use Reapplication (Loc2023-0247) application to transition the property at 8224 Elbow DR SW from the existing Residential - Contextual One Dwelling (R-C1) District to the Housing - Grade Oriented (H-GO) District. The proposed land use change and development option will provide new and much needed "Missing Middle" rental housing options in Calgary. EC Living will develop the proposed project using the Council Housing & Mortgage Cooperative's Rental Construction Financing Program, which enables the delivery of well-located, high quality, and affordable rental housing solutions for Canadians of all ages, incomes and stages.

Why Here?

The H-GO District is only applicable in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service, 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 18, 2020) identified as a "Neighbourhood Connector" or "Neighbourhood Plan" Urban Form; or
2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the Municipal Development Plan Urban Structure Map, that is also within one or more of the following:
 - 200m of a Main Street or Activity Centre;
 - 600m of an existing or planned LRT station.

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 6 respondents and from City Administration through their City-led outreach. Respondents were concerned the proposed 6 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 KL8224 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 6 vehicle parking stalls proposed for KL8224 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 KL8224 site parking supply is supported by nearby active modes infrastructure. The site is within 400m (a 5 minute walk) of bus stops for Routes 3, 20, and MAX Teal BRT primary transit service, as well as Route 56, 81, and 502 local transit service - all along Elbow DR SW and Heritage DR SW. Additionally, KL8224 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 KL8224 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 six 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 six-car garage will span the entire lane frontage of KL8224, leaving no space for additional vehicles to park.

Traffic + Pedestrian Safety

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 KL8224 site because peak hour traffic generation associated with the proposal does not surpass 100 vehicle trips.

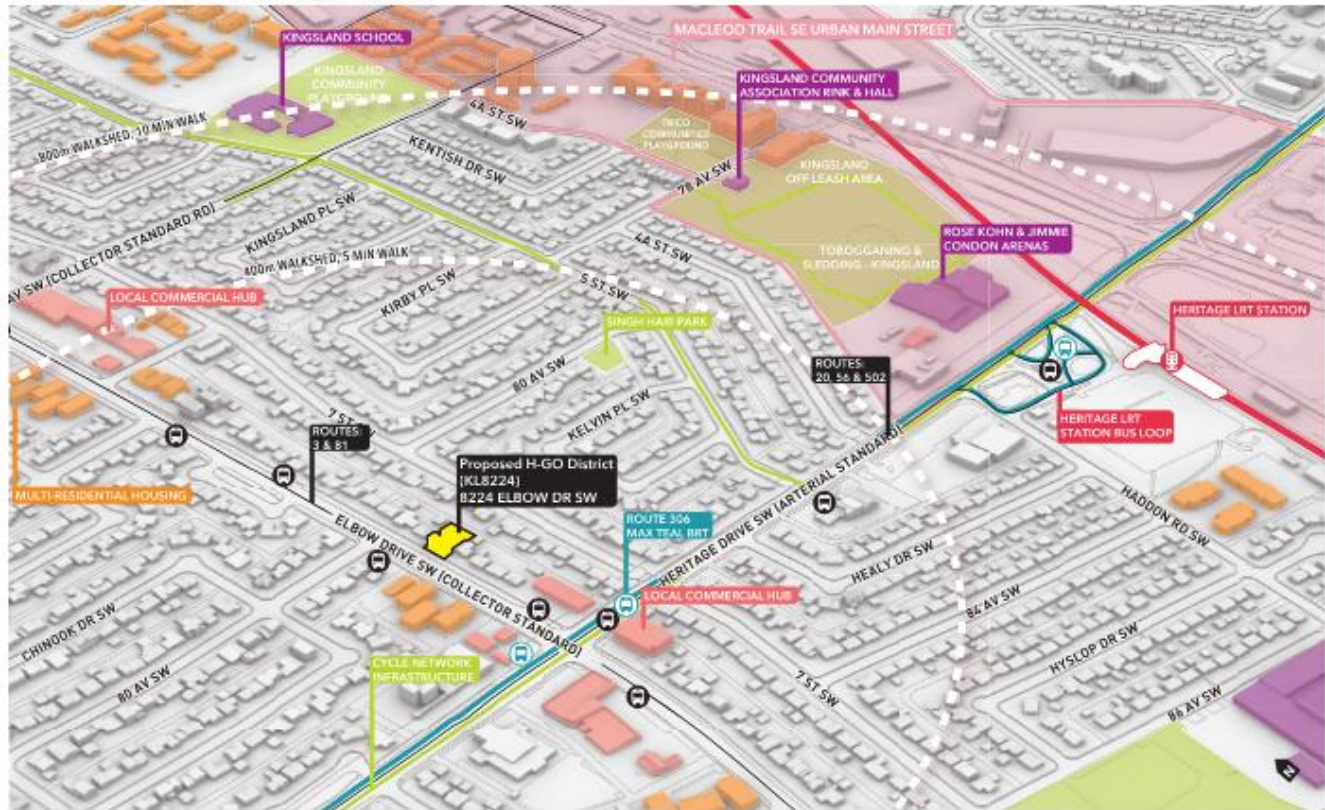
Regarding pedestrian safety, the driveway along Elbow DR SW is proposal for closure through redevelopment, allowing for continuous pedestrian movement and in turn making the sidewalk safer for walking and wheeling in the pedestrian realm. All vehicle movements associated with the proposed KL8224 development are relocated to the rear lane where there is less pedestrian activity.

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 from the north at 75 AV SW and directly to the east of the subject site from 7 ST SW.

KL8224 CONTEXT + KEY ADJACENCIES



COMMUNITY CHARACTER, PROPOSED DENSITY, + DESIGN CONSIDERATIONS

WHAT WE HEARD

Three 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.

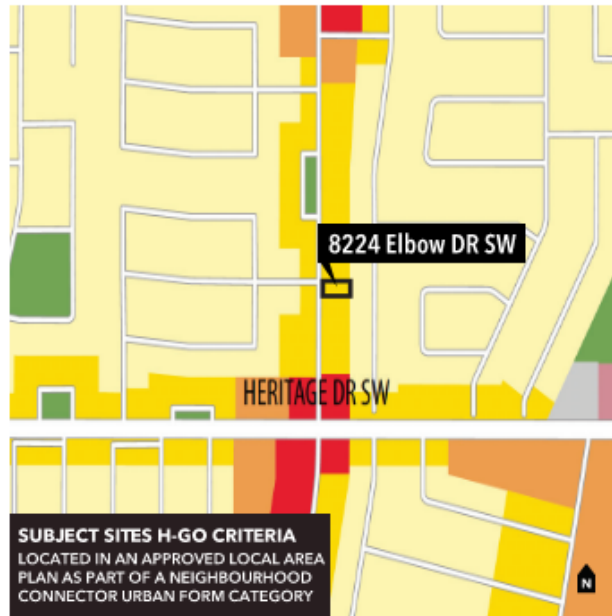
RESPONSE

Community Character + Proposed Density

The proposed H-GO Land Use for KL8224 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 KL8224 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 Low-Modified (Map 4), meaning built forms of up to four storeys are supported by policy in this location. The KL8224 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**



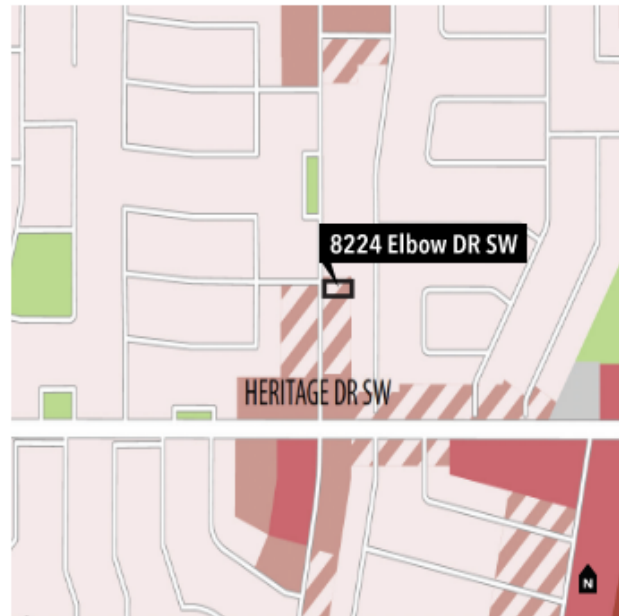
- LEGEND**
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Commercial Corridor
 - Parks + Open Space
 - No Urban Form Category

Design Considerations

Project team architect FAAS has submitted a concurrent Development Permit (DP2023-06073) 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. KL8224 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. While the existing HCLAP enables up to four storey apartment-style development at this location, the application proposes a maximum of three-storeys in two buildings (a building envelope height of 12m) in accordance with the rules of the H-GO District to allow better sun access to neighbours through the day and to reduce the number of units directly interfacing with neighbours. The below sun-shadow studies (at City-mandated dates and times) compare the proposed KL8224 design against the maximum buildout potential of the site per the HCLAP using the M-C1 District (14m), as well as the maximum buildout potential of the site per the

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



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

existing R-C1 District (10m). The sun-shadow studies are meant to highlight the balanced approach the Applicant team is taking in the proposed KL8224 redevelopment.

Beyond a design that mitigates sun-shadow impacts to neighbours, the KL8224 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 most windows oriented towards the street or internal courtyard space, thereby minimizing overlooking on neighbours. Additionally, through the concurrent Development Permit, FAAS has mitigated privacy and overlooking concerns by limiting size and placement of windows along shared property lines with neighbours, and assigning these windows 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 DP2023-06073 proceeds through municipal review.

SUN-SHADOW STUDY

EQUINOX, MARCH 21 + SEPTEMBER 21

Proposed H-GO District
(MAX HEIGHT 12M)

Max Buildout M-C1 District
(MAX HEIGHT 14M)

Max Buildout R-C1 District
(MAX HEIGHT 10M)



9:00am



1:00pm



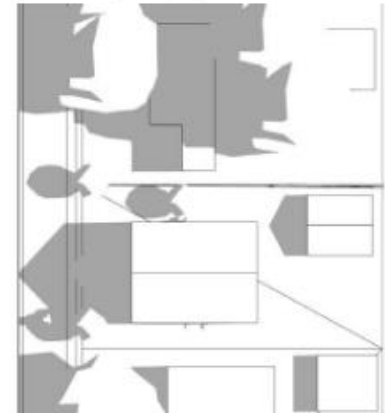
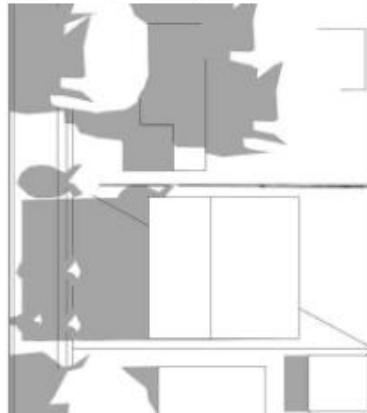
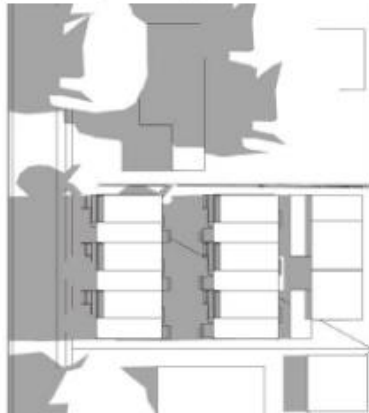
4:00pm

SUMMER SOLSTICE, JUNE 21

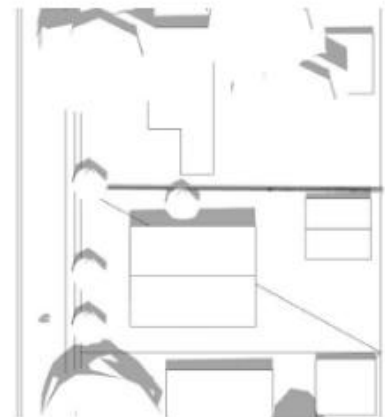
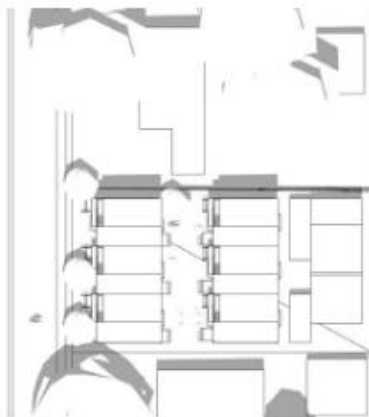
**Proposed H-GO District
(MAX HEIGHT 12M)**

**Max Buildout M-C1 District
(MAX HEIGHT 14M)**

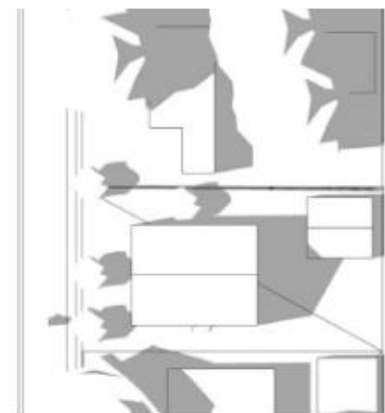
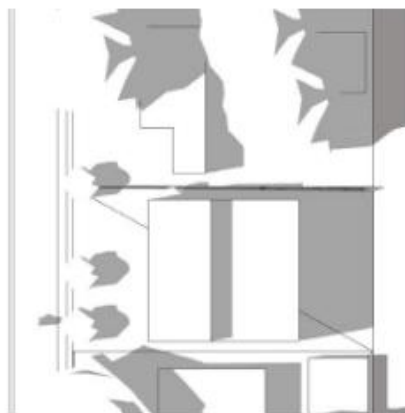
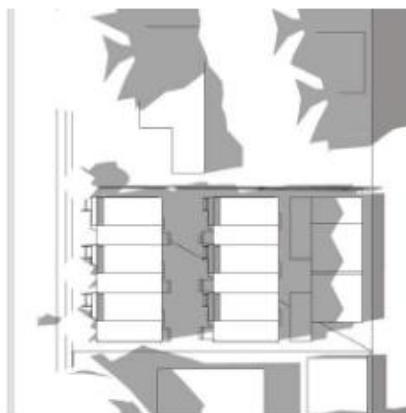
**Max Buildout R-C1 District
(MAX HEIGHT 10M)**



9:00am



1:00pm



4:00pm

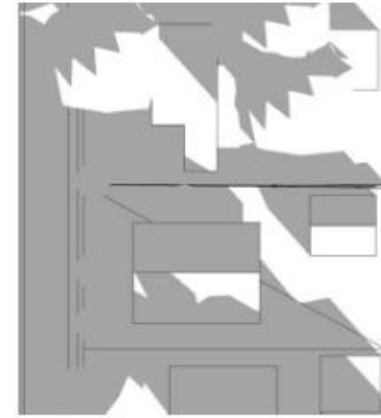
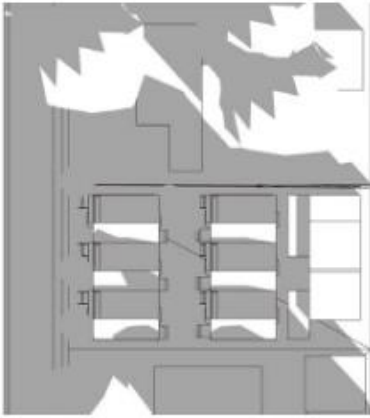
Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are 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.

WINTER SOLSTICE, DECEMBER 21

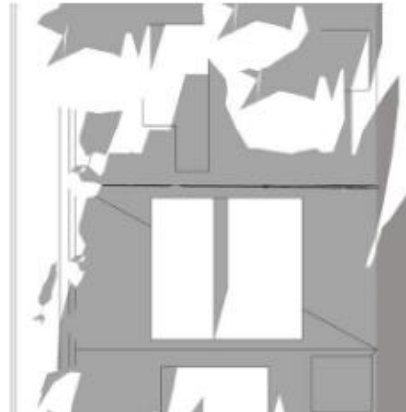
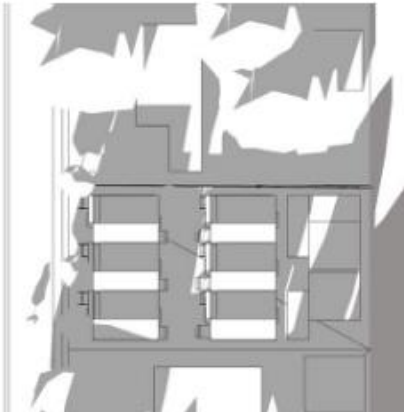
Proposed H-GO District
(MAX HEIGHT 12M)

Max Buildout M-C1 District
(MAX HEIGHT 14M)

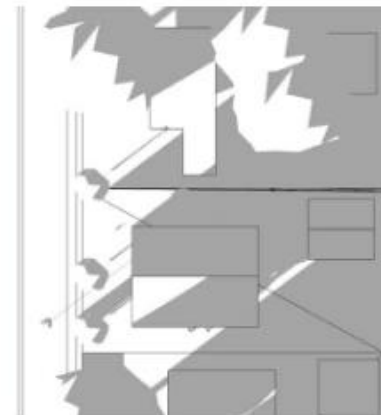
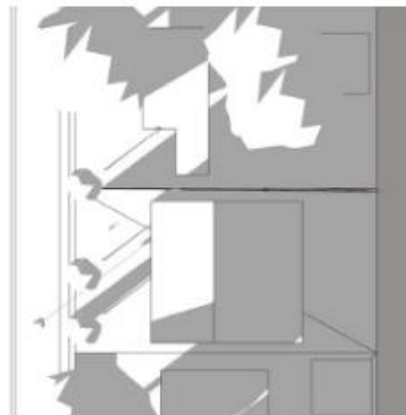
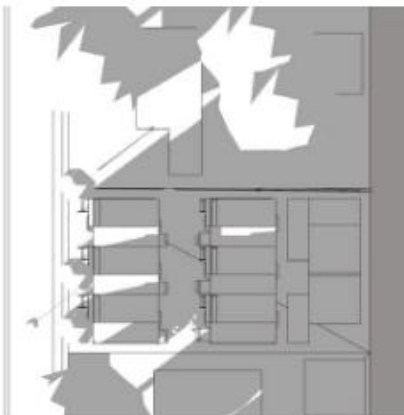
Max Buildout R-C1 District
(MAX HEIGHT 10M)



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.

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 KL8224, six on-site trees and two shrubs are proposed for removal where they interfere with the proposed building footprints, with a plan to introduce 12 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 TIMING + DISRUPTIONS

WHAT WE HEARD

Two respondents and City Administration through the City-led outreach process 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

Currently, the project team is at the earliest stage of the development process, with the proposed Land Use Redesignation (LOC2023-0247) and Development Permit (DP2023-06073) applications under review after they were submitted in August and September of 2023. The earliest the applications could be approved is in Q1 of 2023, after which permits for the demolition of existing structures and new construction would be required. EC Living has not expressed an anticipated construction schedule at this time, however, the earliest construction start following these additional permits would be spring/summer of 2024. In general, construction timelines for this scale of development range between 8-12 months, which is subject to change based on any lingering supply-chain issues for building materials. 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 KL8224 proposal. The project team looks forward to further addressing the detailed design feedback of the Kingsland Community Association as the proposed Development Permit (DP2023-06073) 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 KL8224 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.

INFRASTRUCTURE CAPACITY

WHAT WE HEARD

One respondent and City Administration through the City-led outreach process provided feedback outlining concern regarding the impact this development proposal will have on aging piped servicing infrastructure in Kingsland.

RESPONSE

The capacity of piped servicing infrastructure, including water, wastewater, and stormwater was reviewed by the City of Calgary's Utility Engineering Team as part of the City's Detailed Team Review (DTR) for this proposal. In this review, it was determined that all three have capacity to service the proposed development.

As a condition of the land development process, EC Living is required to pay for any upgrades to water, wastewater, and storm infrastructure identified by the City related to this proposal. Additionally, off-site levies are collected by the City on any application that proposes a density increase, with funds allocated towards municipal infrastructure upgrades.