

8224 Elbow DR SW (KL8224)

Item 7.1.2 | LOC2023-0247 | DP2023-06073 | CPC2024-0045

Public Hearing Presentation | April 9, 2024 Prepared by CivicWorks CITY OF CALGARY

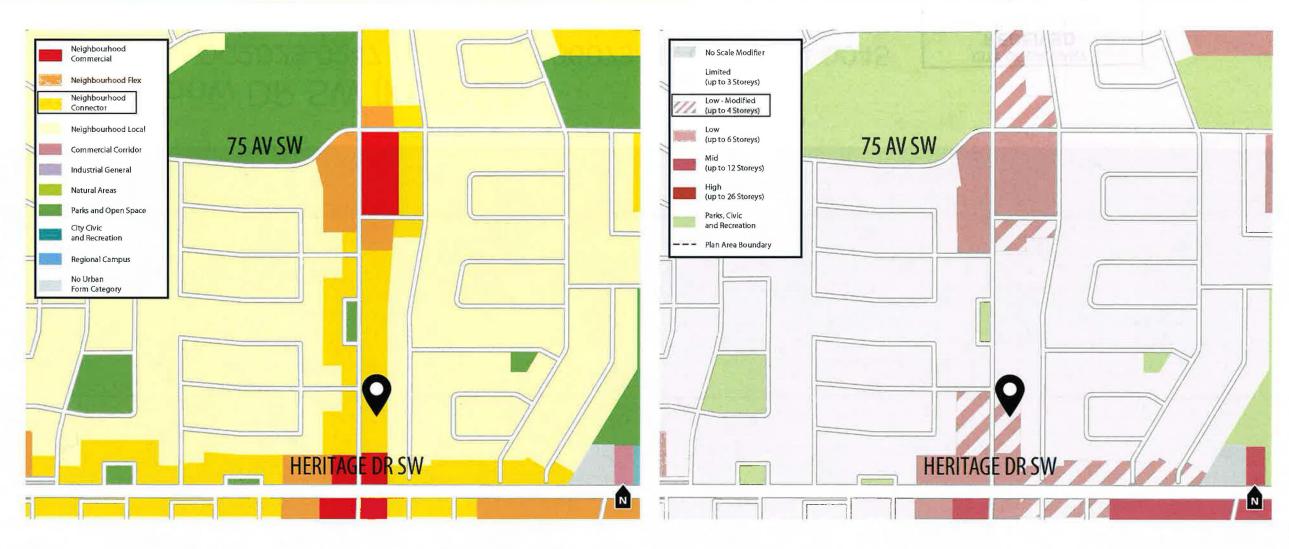
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IN COUNCIL CHAMBER

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DISTRIB PRESENTATION 2 CITY CLERK'S DEPARTMENT



### H-GO Eligibility: Heritage Communities Local Area Plan

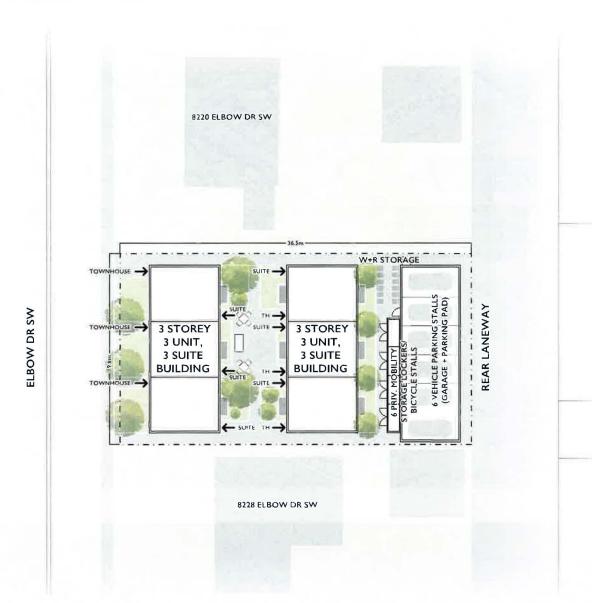


Map 3 Urban Form Neighbourhood Connector

Map 4 Building Scale
Low-Modified (up to 4 Storeys)

### Site Context





# Land Use Application: From R-C1 to H-GO

### Future Development Vision:

- 2 Building Courtyard-oriented Stacked Townhouse Development
- Maximum 3 Storeys / 12m
- 6 Dwelling Units
- 6 Secondary Suites
- 6 Vehicle Parking Stalls contained within a garage\*
- 6 Secure Storage Units\*\*
- 6.8m wide interior common courtyard





<sup>\*0.5</sup> Vehicular Stalls per Unit

<sup>\*\*</sup>Minimum 1 per unit without an assigned Vehicle Parking Stall

### Communication & Outreach

### 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



#### Letters to Neighbours



Project Website Feedback Form



# 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-Cf) 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.

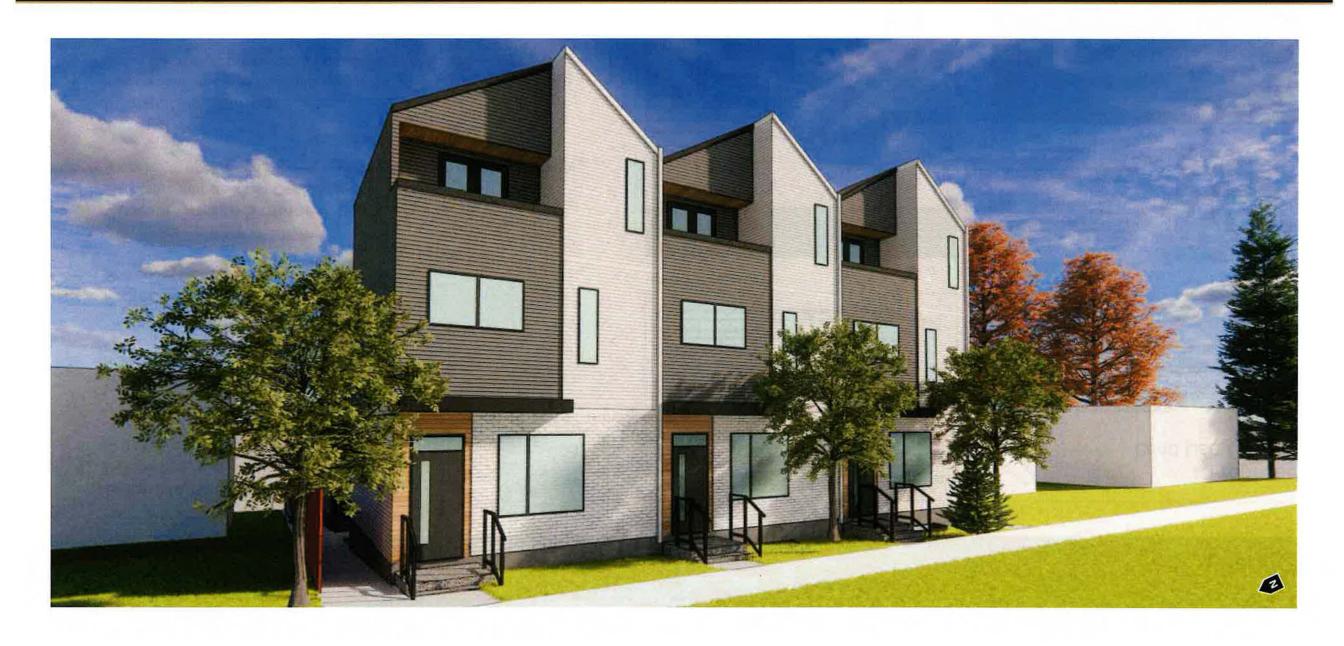
The City of Calgary's new H-GO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas like this one, specifically along higher order streets or close to Activity Centres, Main Streets and frequent transit service.

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
Your can review all puttincy available materials for the proposed land use change and share availables or feedback directly with the project feam.
ecliving calengage angage scivicworks.ca 587.747.0317 Reference: X.82.44.82.41850w.DR.5W
by of Calgary Application Information, Portal Idmep.calgary.ca

Custom On-Site Signage





SUPPLEMENTARY INFORMATION

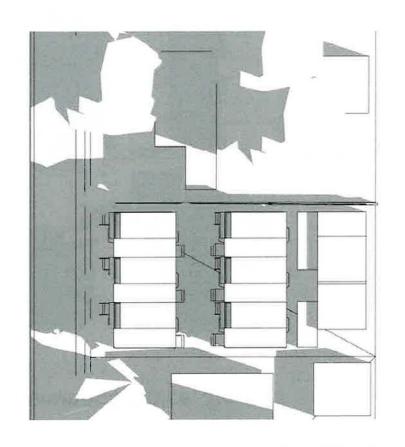


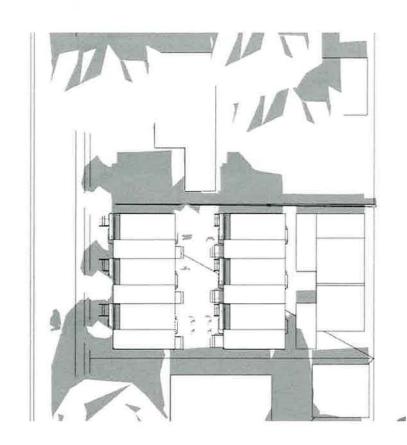
## City-led Rezoning

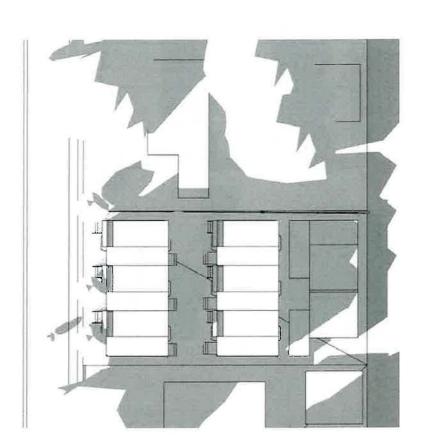


# Sun-Shadow Study

### Equinox, March 21 & September 21



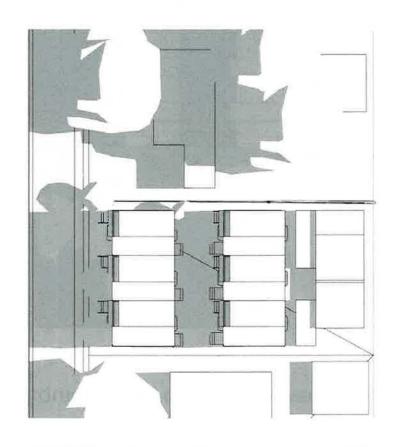


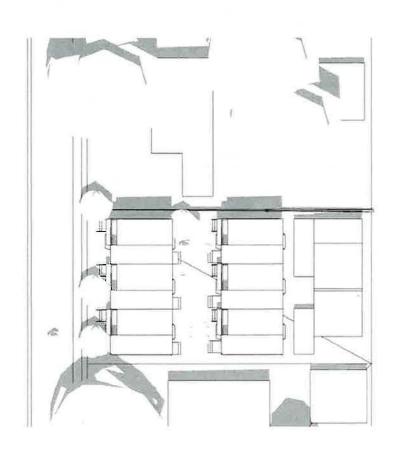


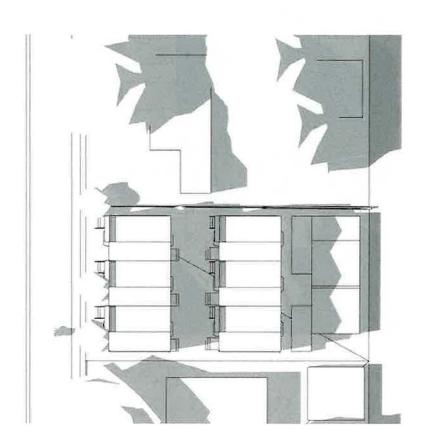
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## Sun-Shadow Study

### Summer Solstice, June 21







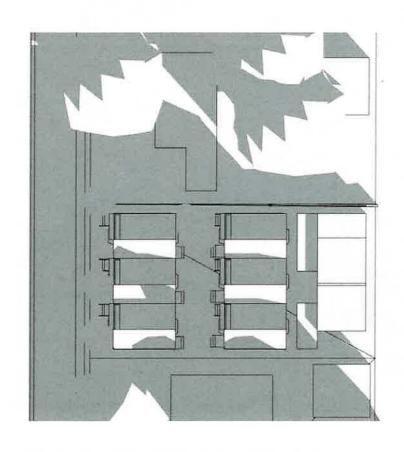
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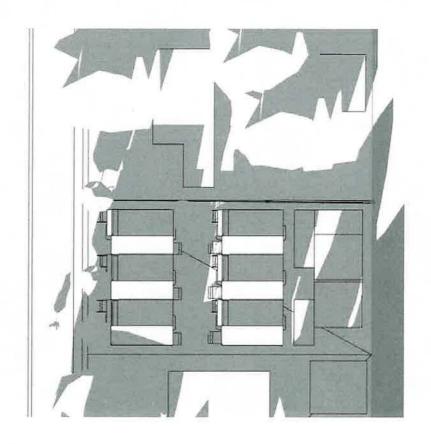
1:00 PM

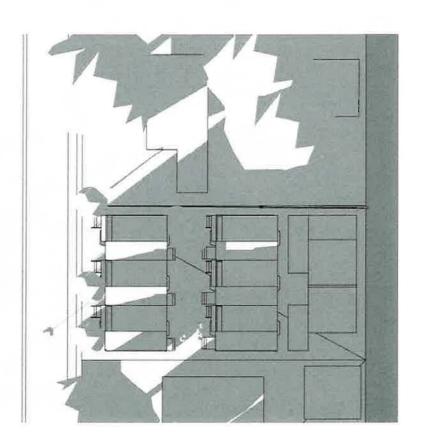
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# Sun-Shadow Study

### Winter Solstice, December 21



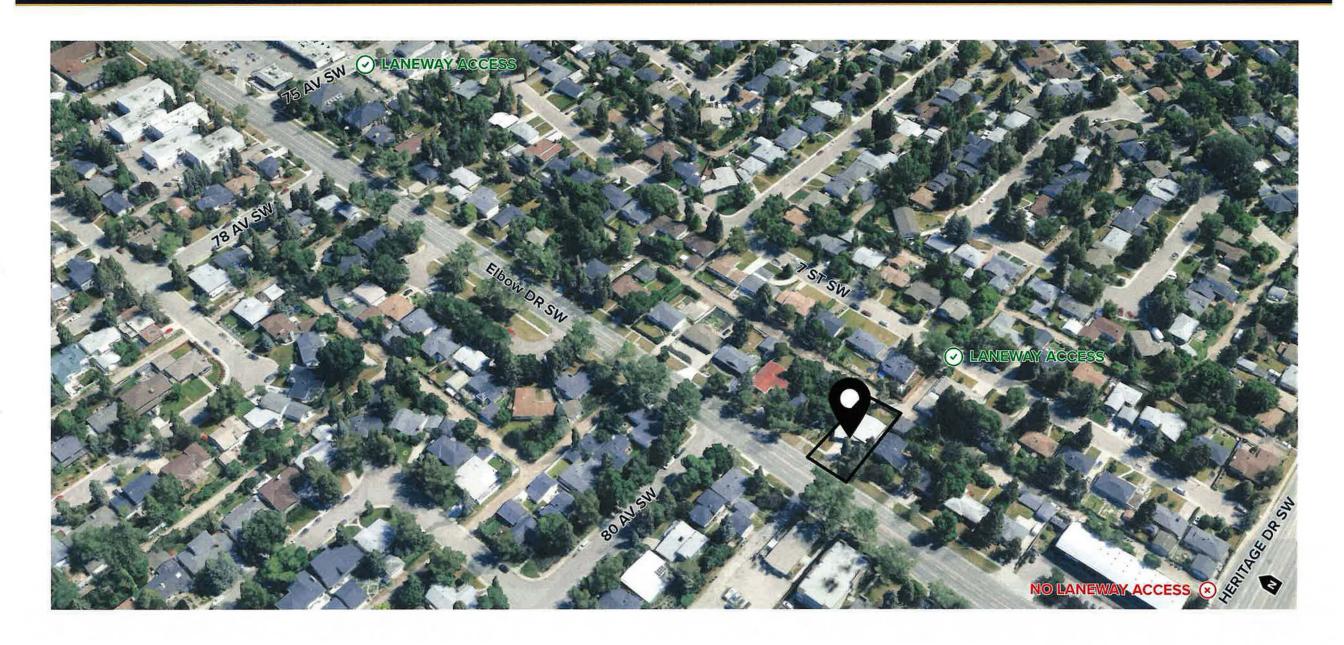




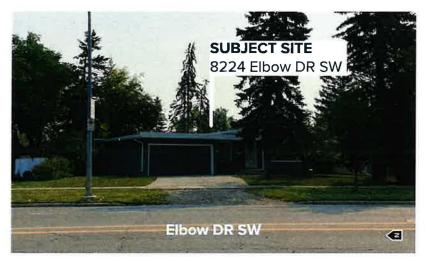
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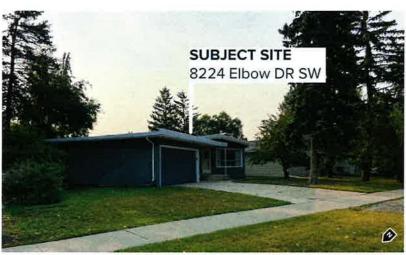
## Aerial Photo



### Site Photos



Looking East from Elbow DR SW



Looking Southeast from Elbow DR SW



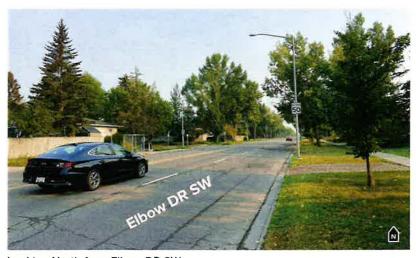
Looking Southwest from rear lane



Rear lane entrance off 77 AV SW looking South



Rear lane entrance off 7 ST SW looking West



Looking North from Elbow DR SW