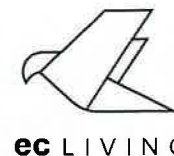
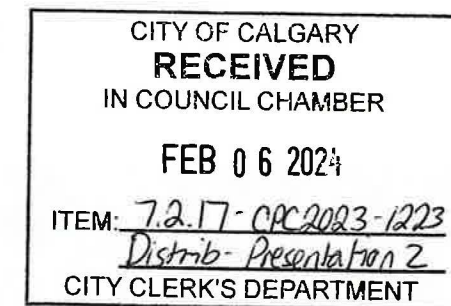


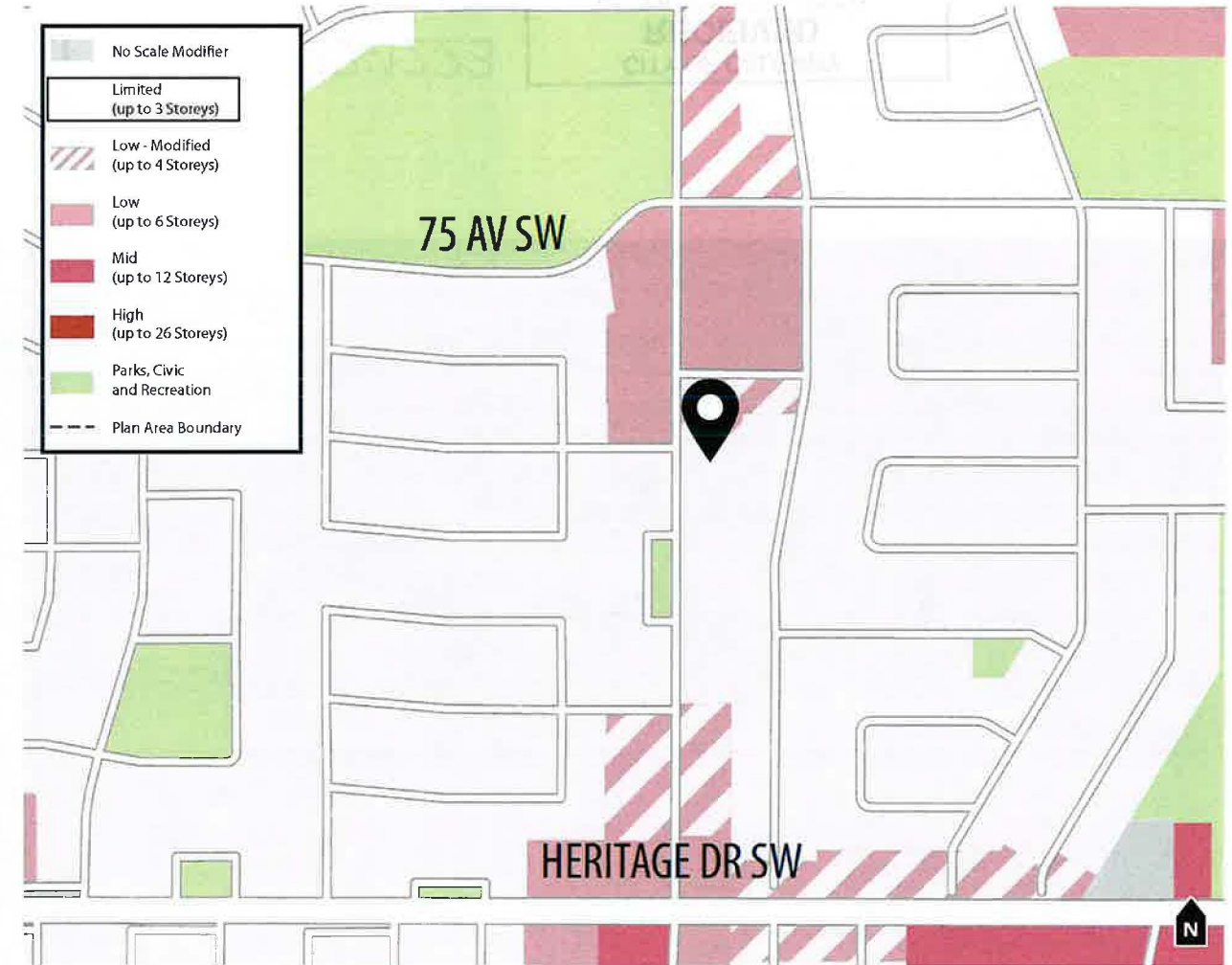
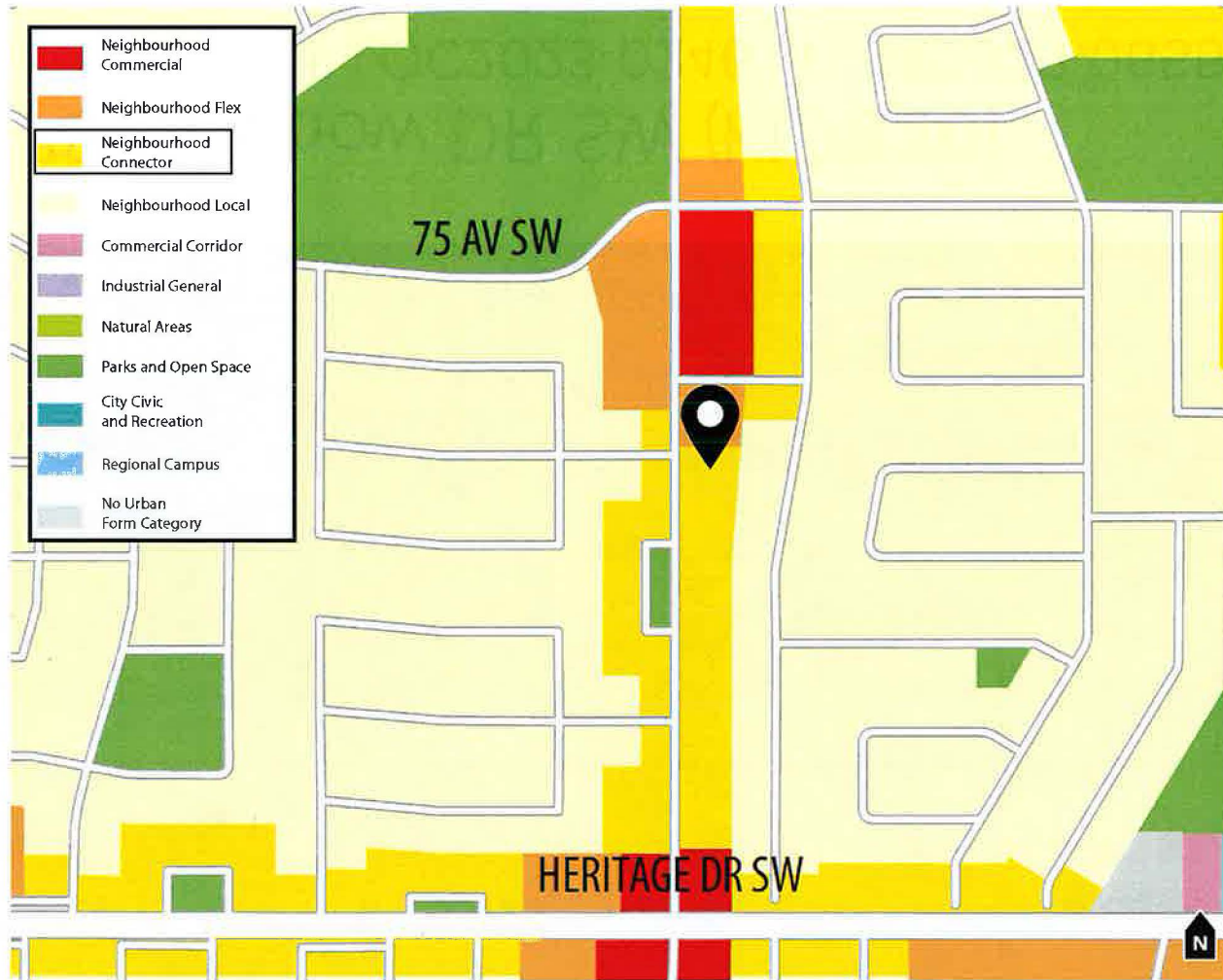
7820 Elbow DR SW (KL7820)

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

Public Hearing Presentation | February 6, 2024

Prepared by CivicWorks

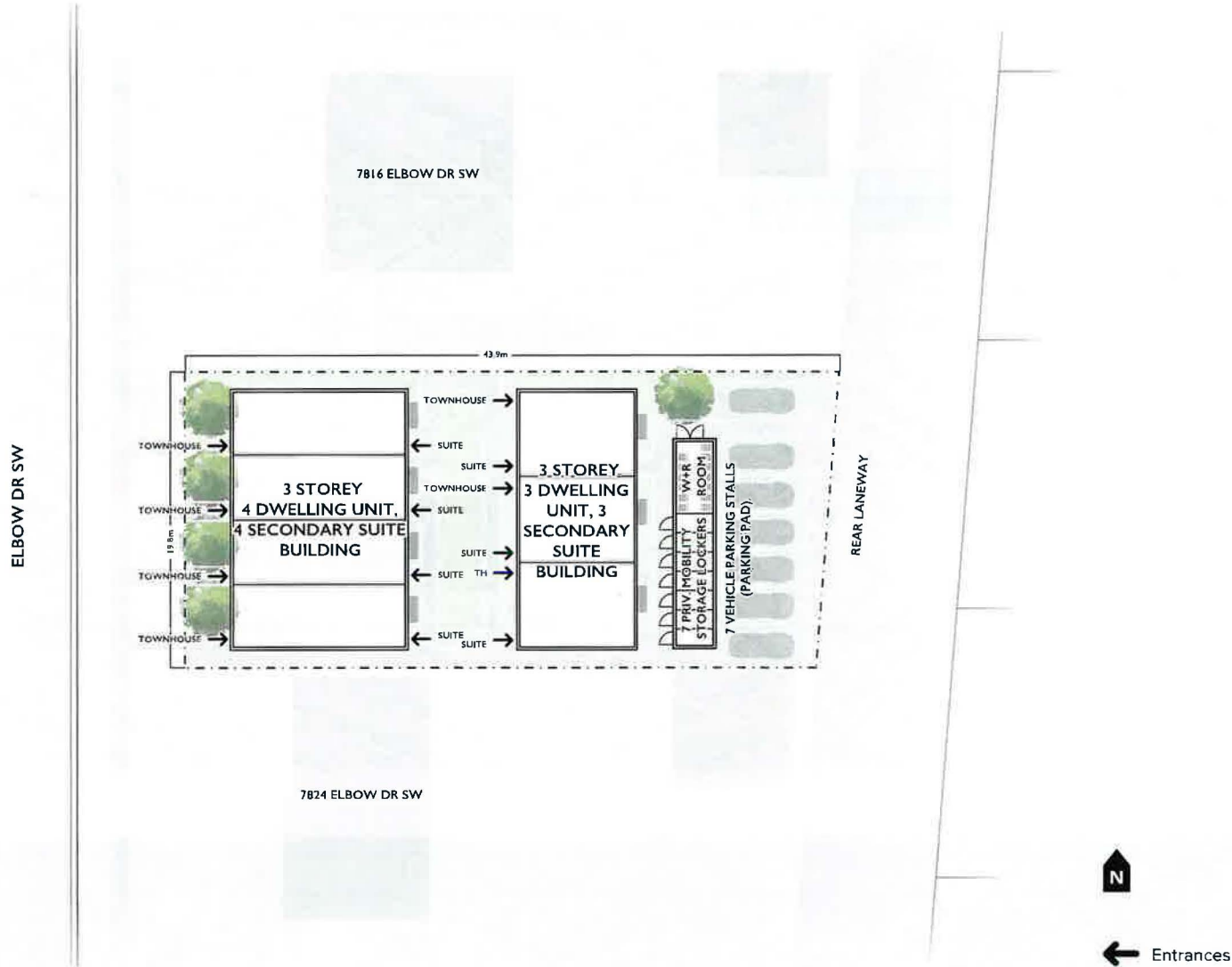




Map 3 Urban Form  
Neighbourhood Connector

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

\*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](http://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](http://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](http://ecliving.ca/engage)  
[engage@civicworks.ca](mailto:engage@civicworks.ca)  
587.747.0317

Reference: KL7820 - 7820 Elbow DR SW

City of Calgary Application Info: [dmap.calgary.ca](http://dmap.calgary.ca)

Letters to Neighbours

**Share Your Thoughts**

**Contact the City of Calgary**

File Address: LOC# LOC2023-0246  
Visit: [dmap.calgary.ca](http://dmap.calgary.ca)

**Contact the Project Team**

Reference - KL7820

Email: [engage@civicworks.ca](mailto:engage@civicworks.ca)  
Phone: 587.747.0317

Name (required)  
First Name  
Last Name

Email (required)

File Reference (required)  
Select an option

Message (required)

Submit

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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**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](http://ecliving.ca/engage)  
[engage@civicworks.ca](mailto:engage@civicworks.ca)  
587.747.0317

Reference: KL7820 - 7820 Elbow DR SW (LOC2023-0246)

City of Calgary Application Information Portal: [dmap.calgary.ca](http://dmap.calgary.ca)

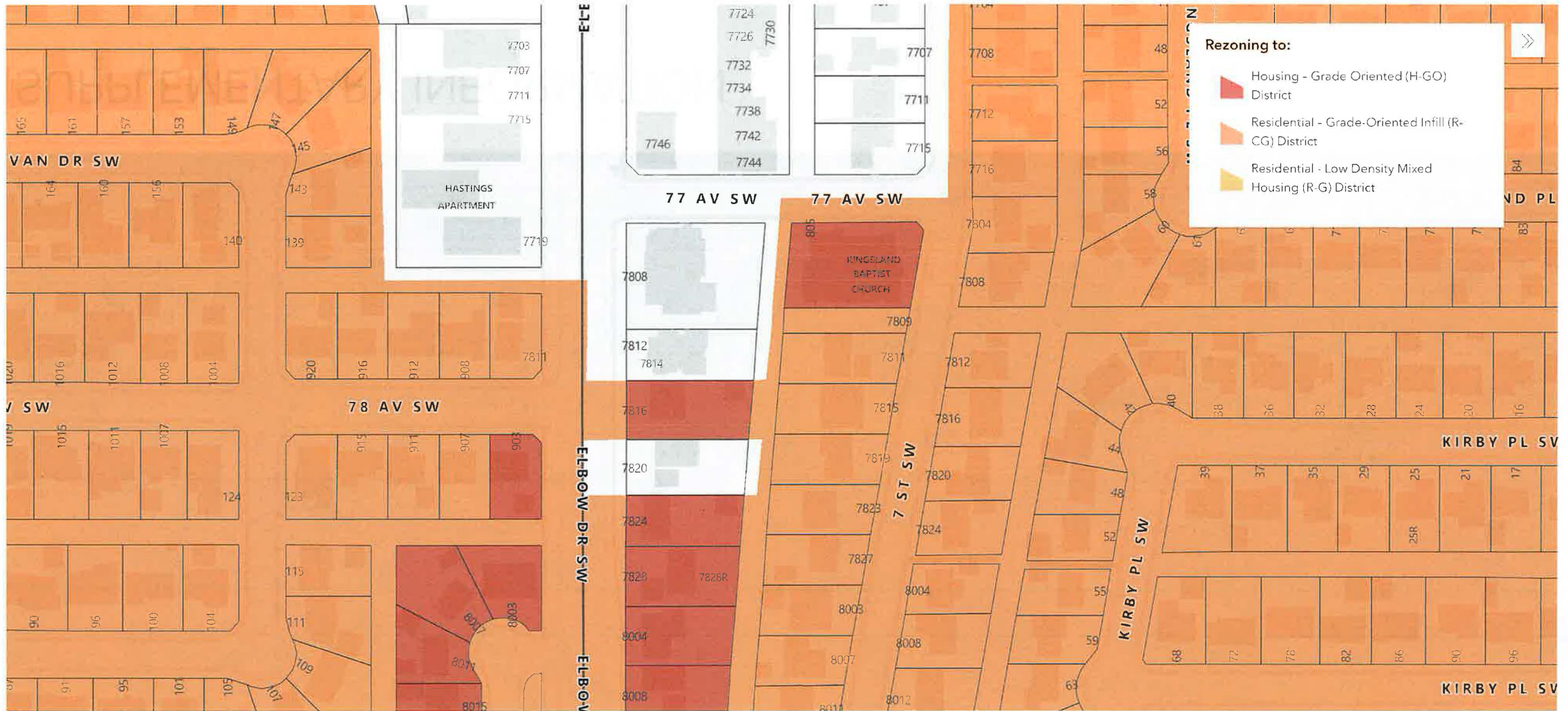
Custom On-Site Signage

Thank You

06



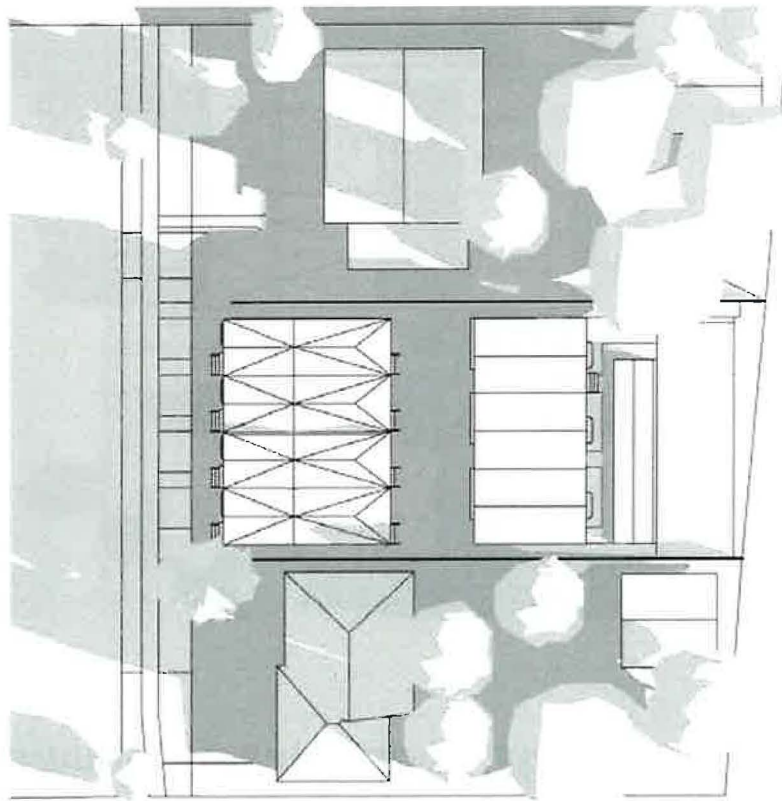
# SUPPLEMENTARY INFORMATION



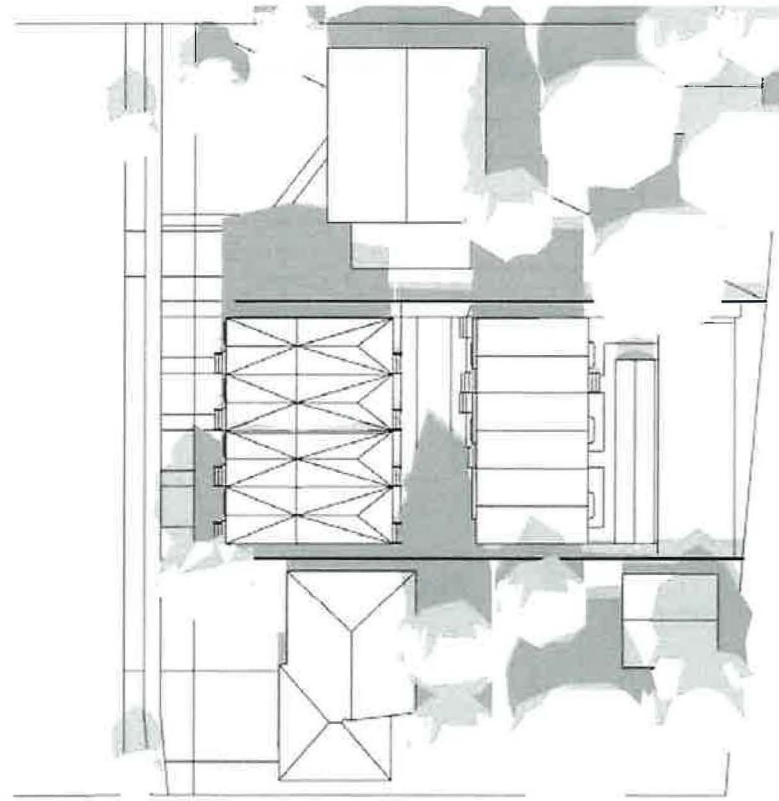


# Sun-Shadow Study

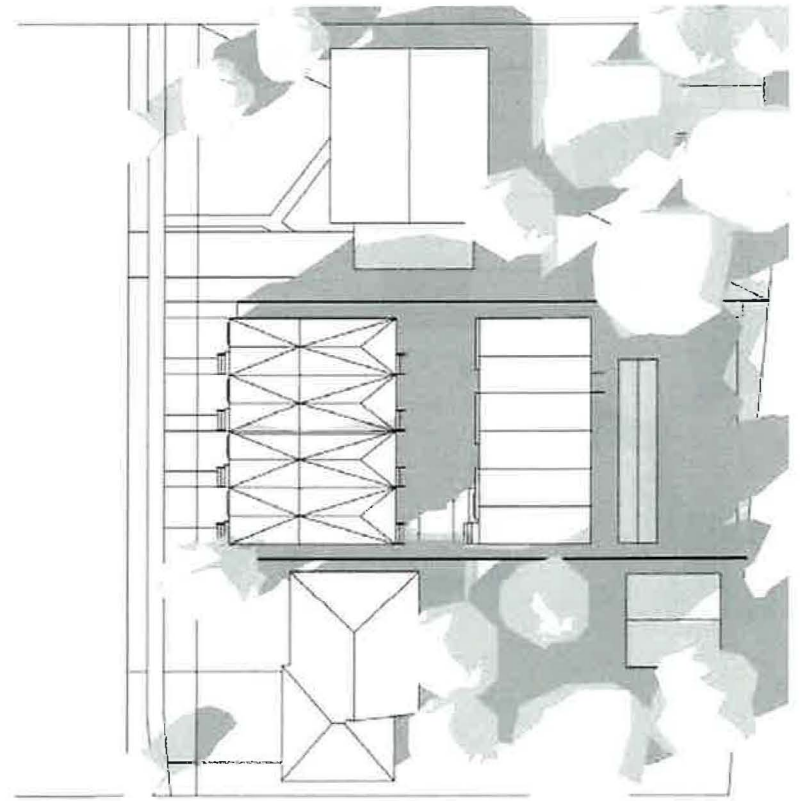
Equinox, March 21 & September 21



9:00 AM

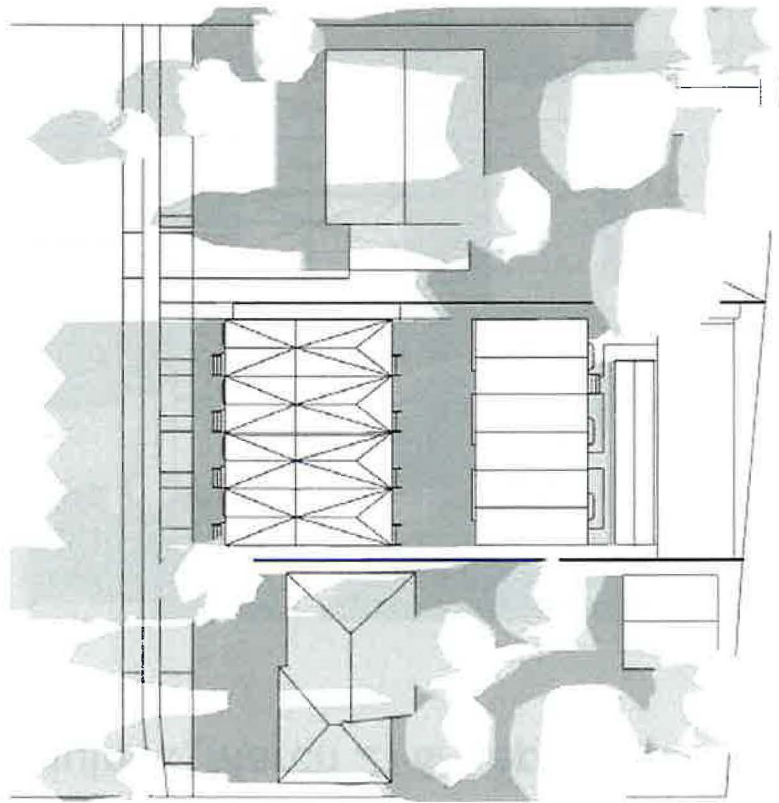


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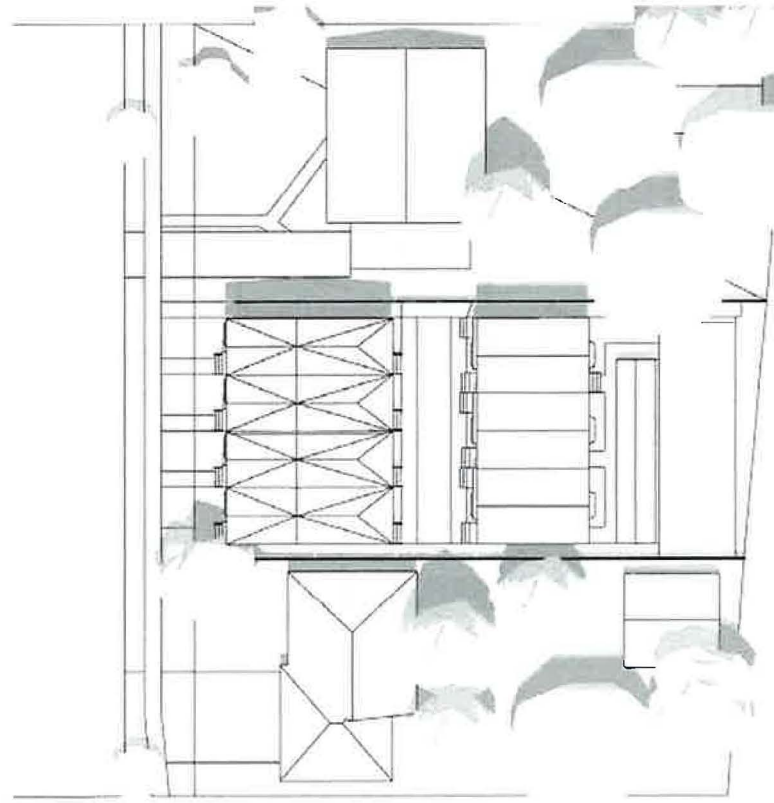


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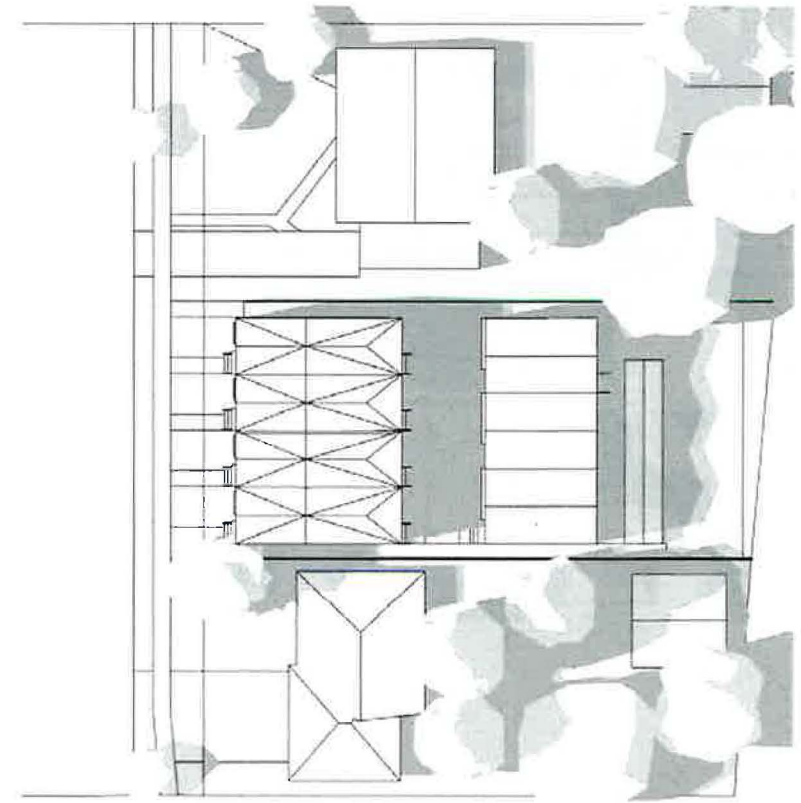
Summer Solstice, June 21



9:00 AM

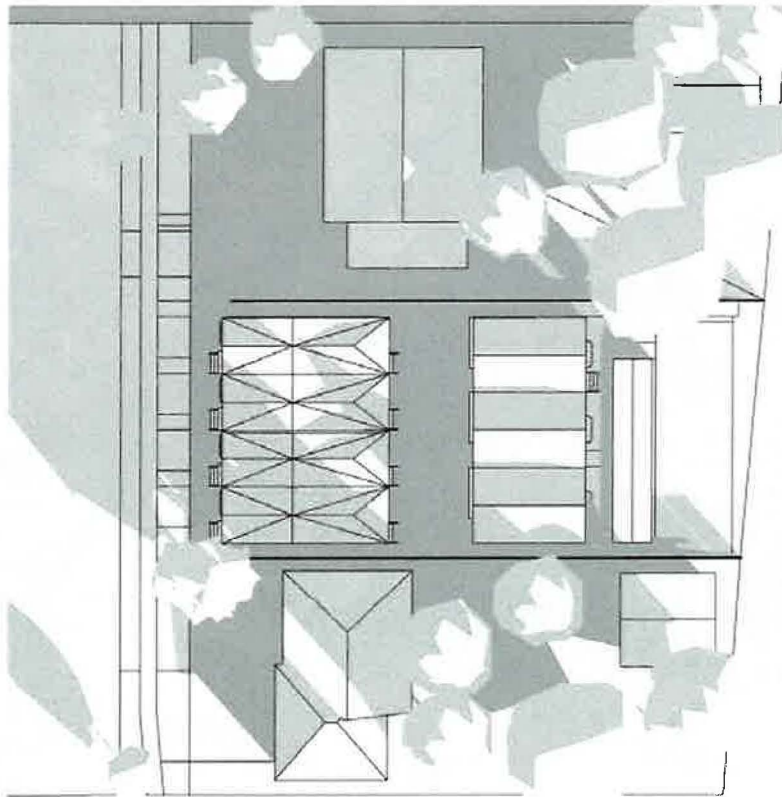


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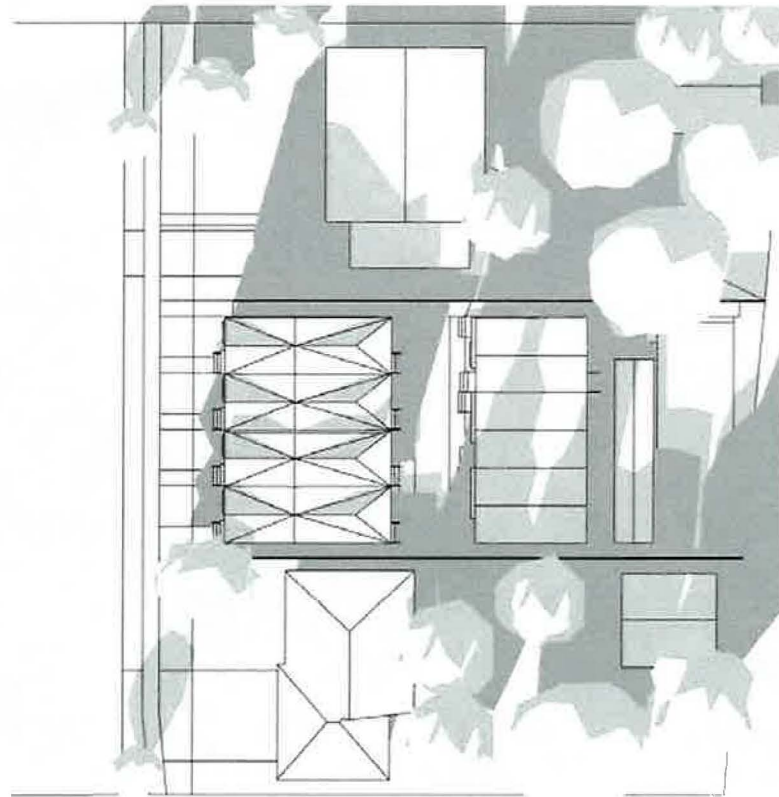


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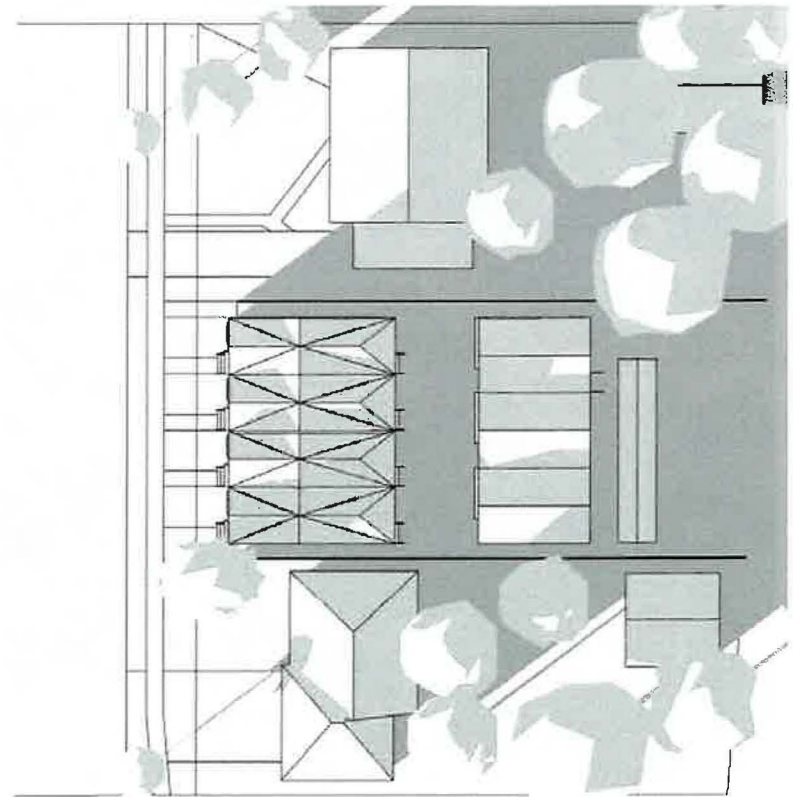
Winter Solstice, December 21



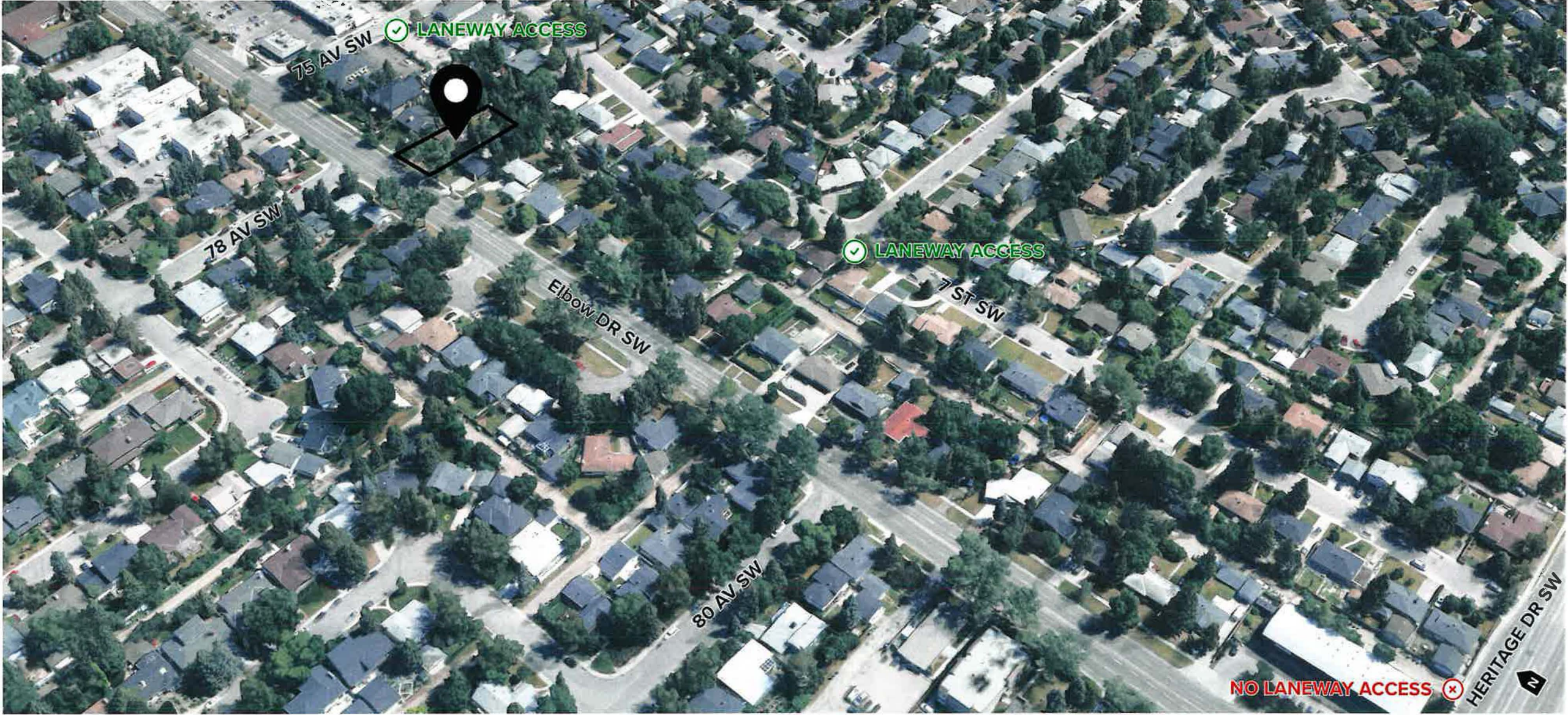
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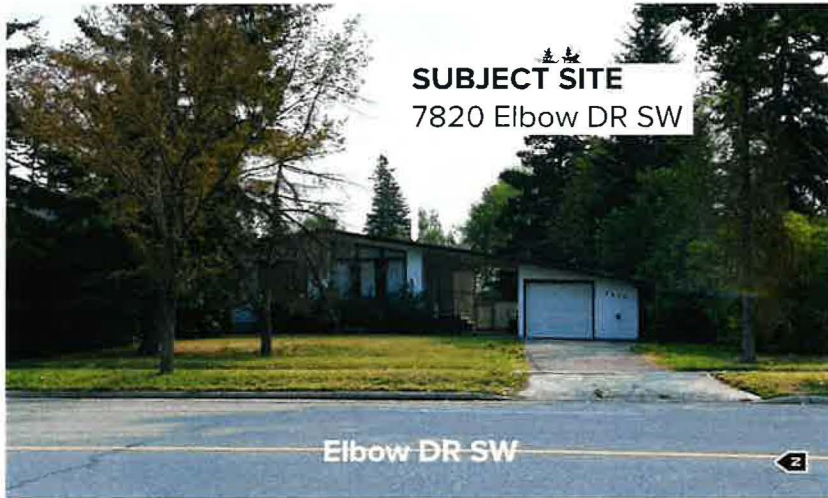


1:00 PM



4:00 PM





Looking East from Elbow DR SW



Looking Northeast from Elbow DR SW



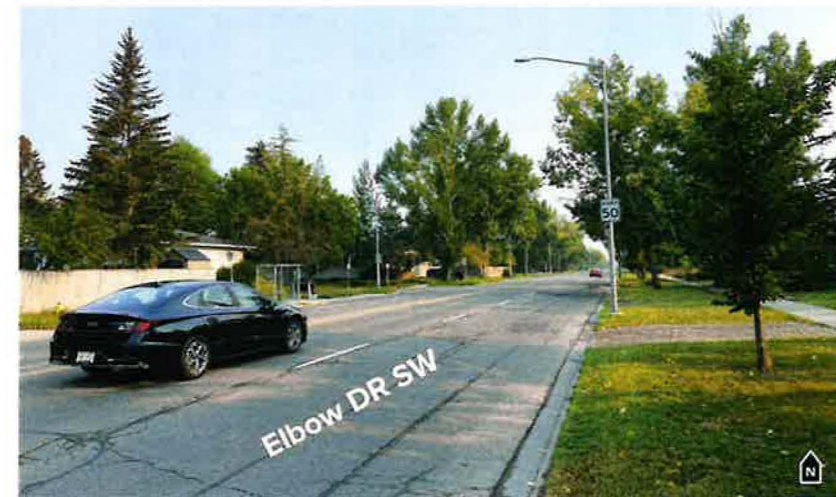
Looking Southwest from rear lane



Rear lane entrance off 77 AV SW looking South



Rear lane entrance off 7 ST SW looking West



Looking North from Elbow DR SW