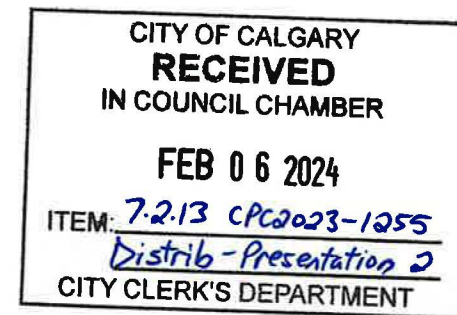


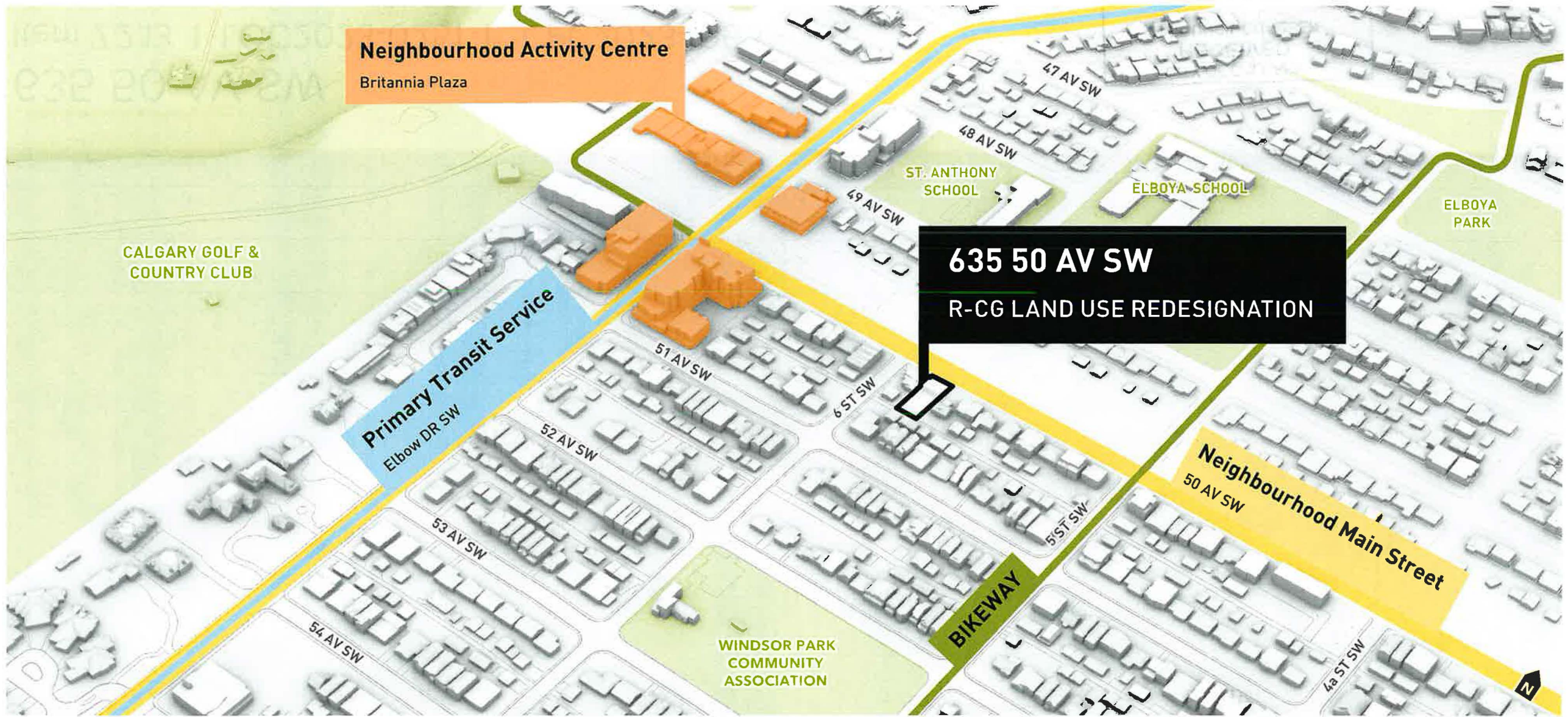
635 50 AV SW

Item 7.2.13 | LOC2023-0251 | CPC2023-1255

Public Hearing Presentation | February 6, 2024

Prepared by CivicWorks





Neighbourhood Activity Centre
Britannia Plaza

CALGARY GOLF & COUNTRY CLUB

Primary Transit Service
Elbow DR SW

ST. ANTHONY SCHOOL

ELBOYA SCHOOL

ELBOYA PARK

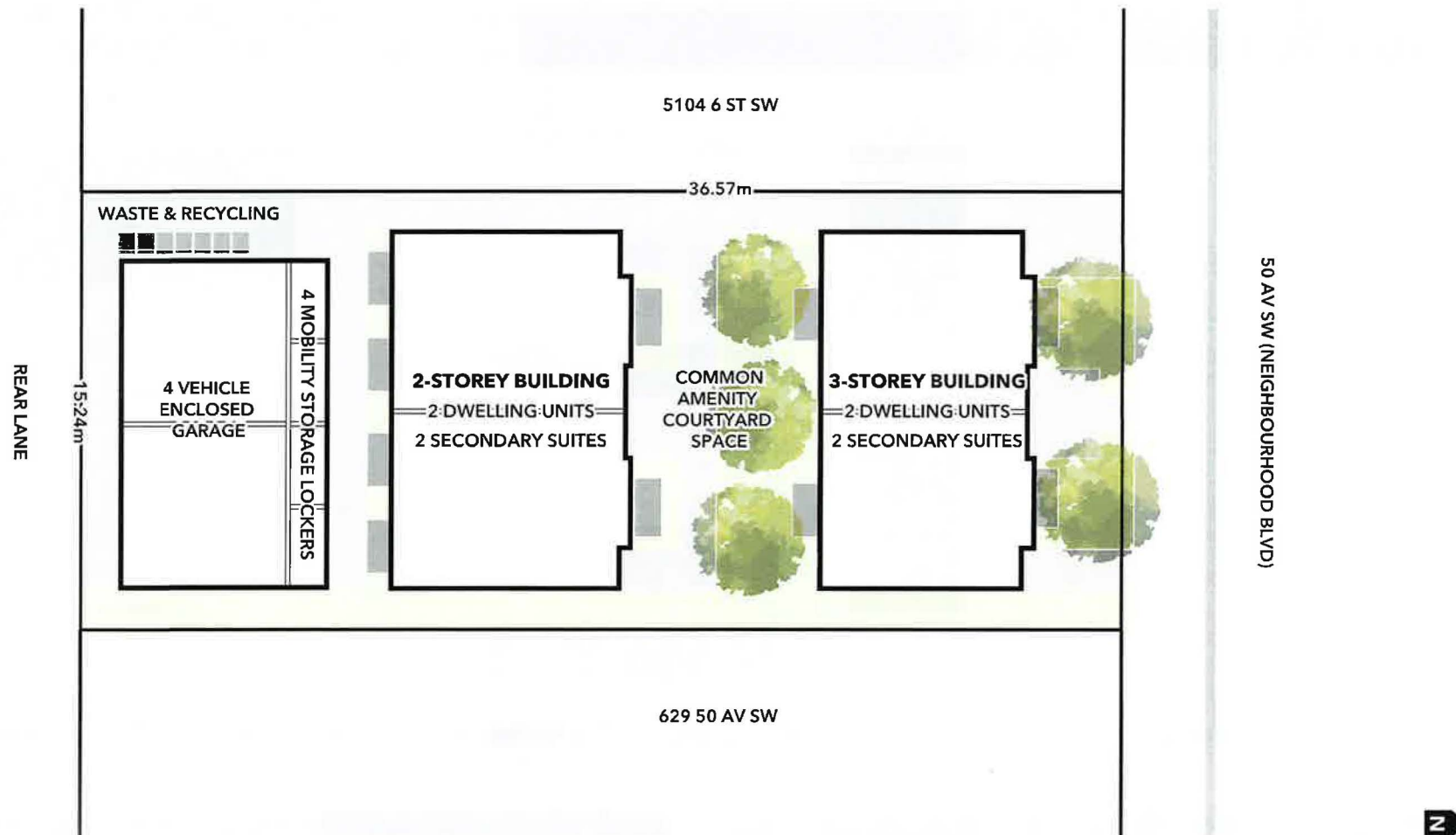
635 50 AV SW
R-CG LAND USE REDESIGNATION

WINDSOR PARK COMMUNITY ASSOCIATION

BIKEWAY

Neighbourhood Main Street
50 AV SW





Land Use Redesignation from R-C2 to R-CG

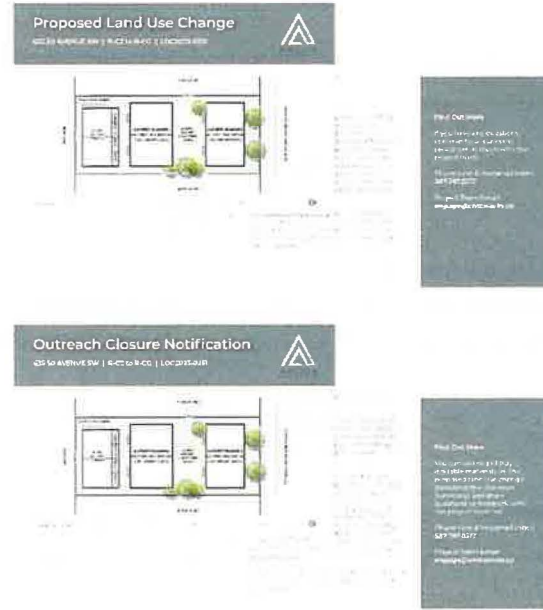
- Low Scale (2-3 Storeys)
- 4 Dwelling Units
- 4 Secondary Suites
- 4 Vehicle Parking Stalls
- 4 Mobility Storage Units

Note: Building design is conceptual in nature and subject to change through the review of DP2023-08588.

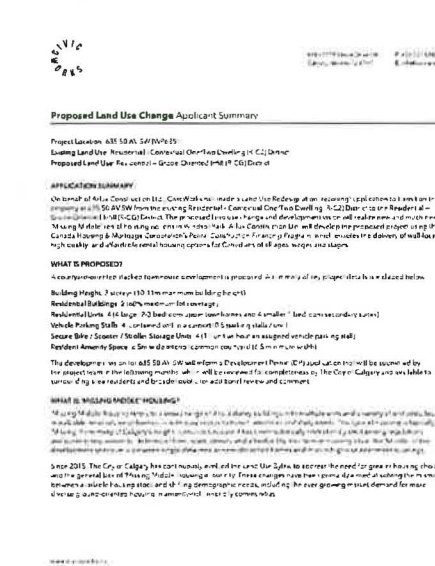
Custom On-Site Signage



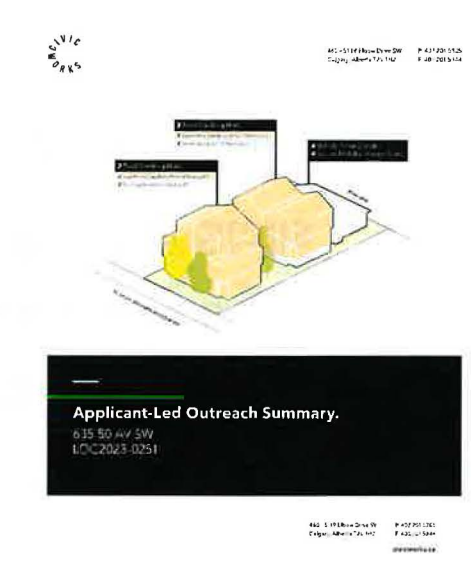
Postcards to Neighbours



Notice Memos to CA & Ward 11



Outreach Summary



Launch Sep. 2023 ▶ Public Hearing Feb. 2024



Custom On-Site Signage



Project Voicemail



Notice Memos



Postcards to Neighbours



Project Email



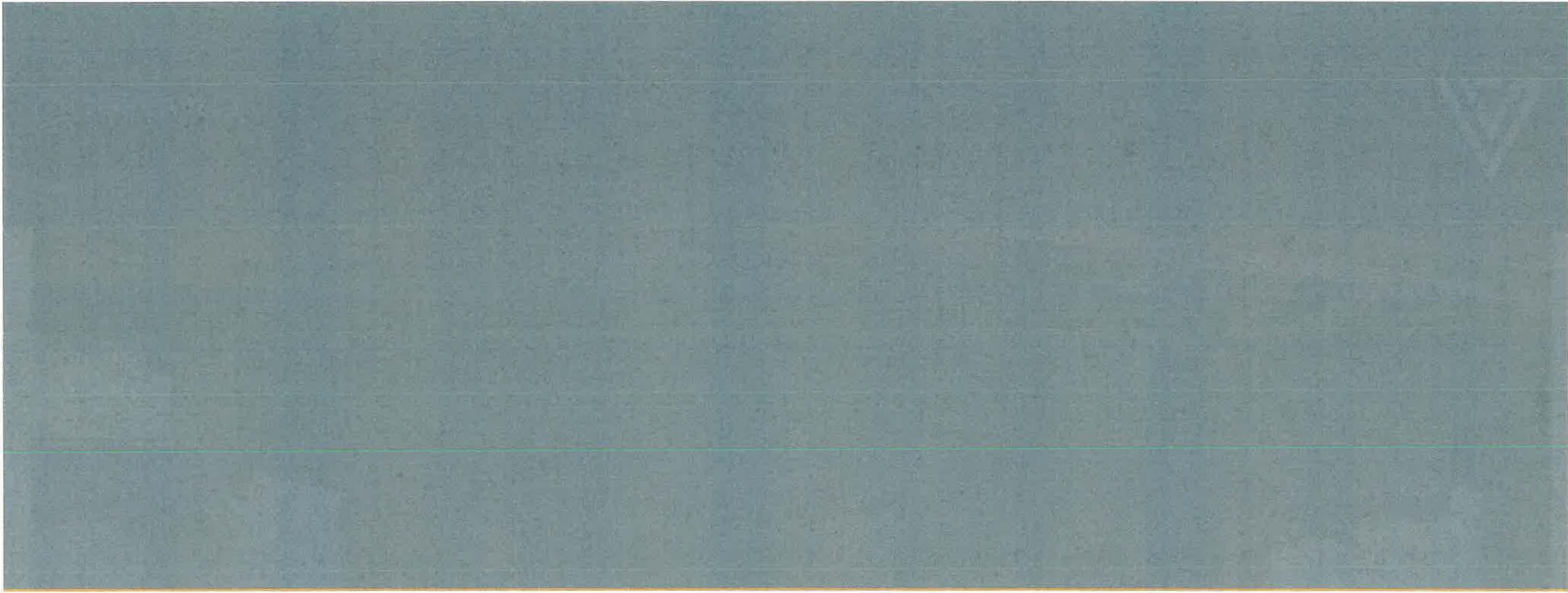
Applicant-Led Outreach Summary



Note: Building design is conceptual in nature and subject to change through the review of DP2023-08588.

Questions?





Supplemental Slides





Subject Site – Aerial View



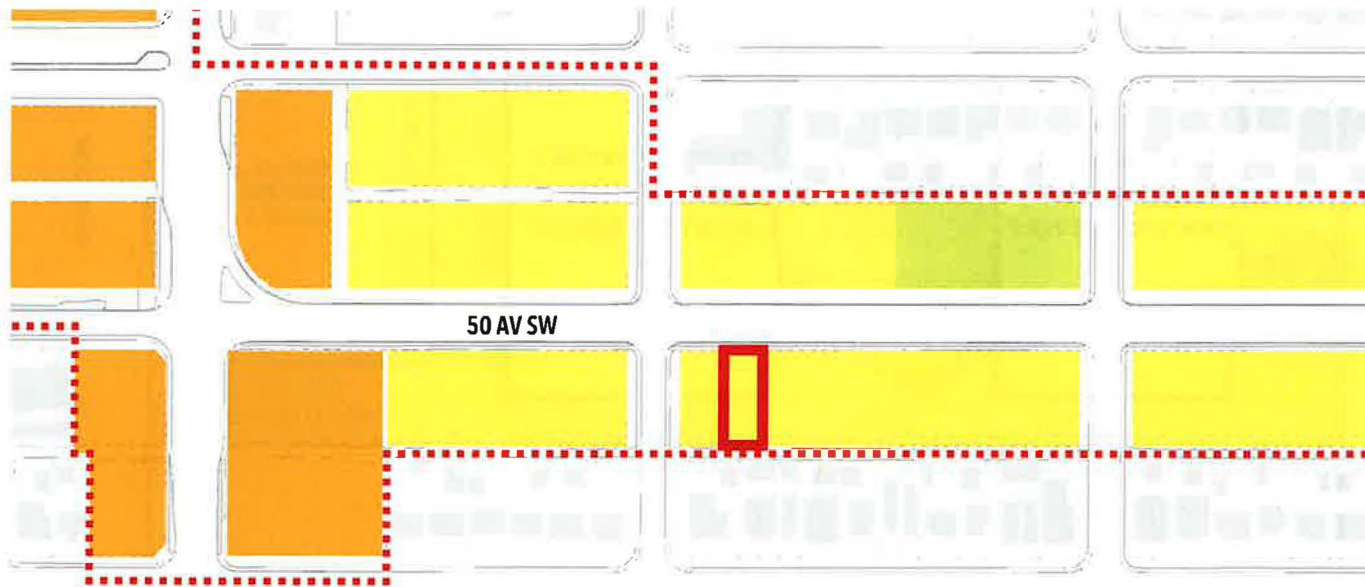
Subject Site – Looking South from 50 AV SW



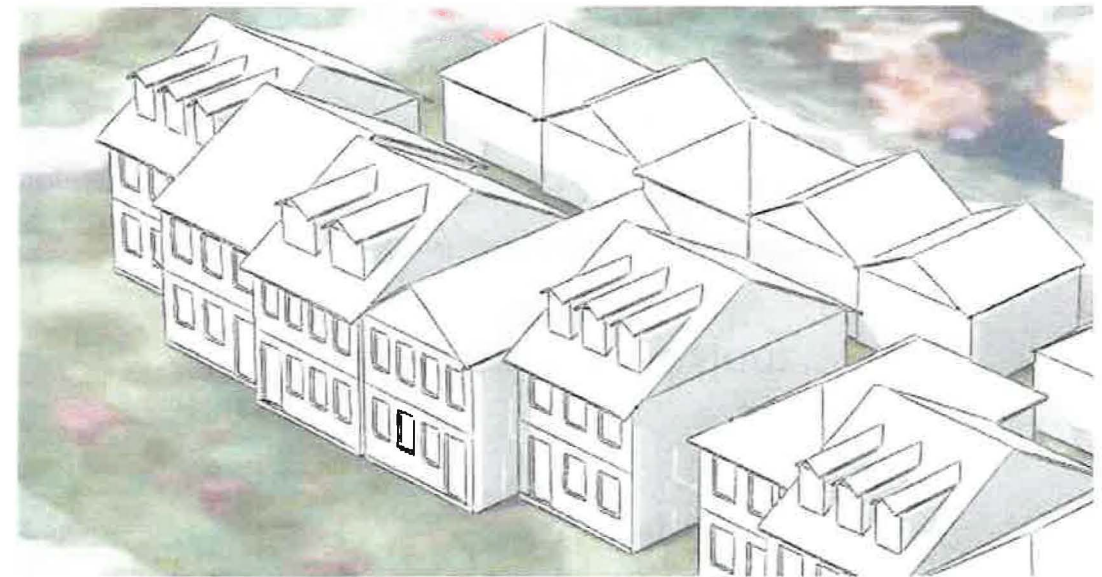
Subject Site – Looking Southeast from 50 AV SW



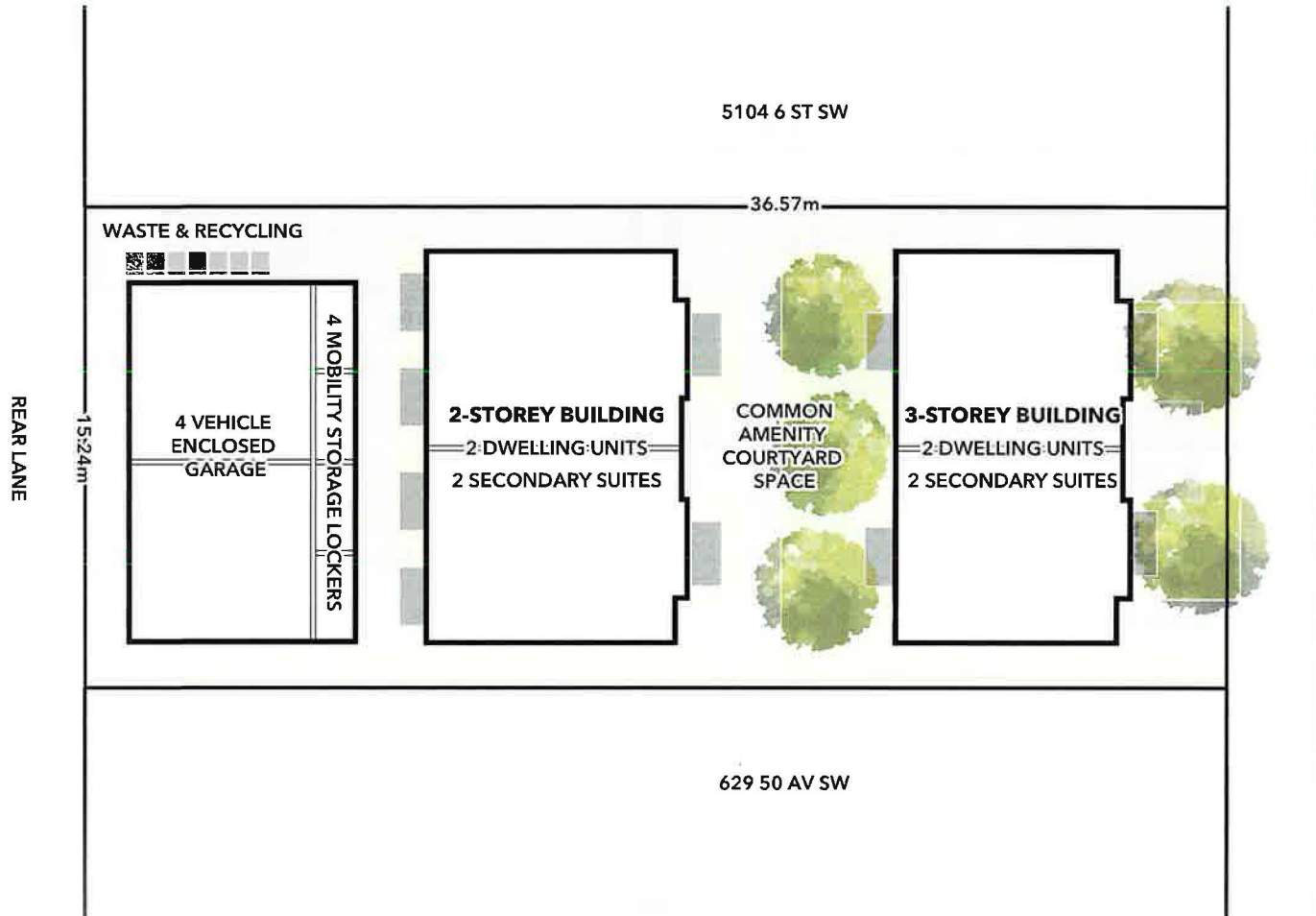
Subject Site – Looking East from rear laneway



 Residential 50 AV SW Neighbourhood Corridor



Policy supports a variety of building forms including Stacked Townhouses



Land Use Redesignation from **R-C2** to **R-CG**

Development Vision:

- Rowhouse-Style Development
- Low Scale (2-3 Storeys / 10m)
- 4 Dwelling Units
- 4 Secondary Suites
- 4 Motor Vehicle Parking Stalls
- 4 Storage Units / Class-1 Bike Stalls

Note: Building design is conceptual in nature and subject to change through the review of DP2023-08588.



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