

Calgary Public Hearing Applicant Information Slides

LOC2020-0051 / CPC2020-0869
6527 36 AV NW (Bowness)

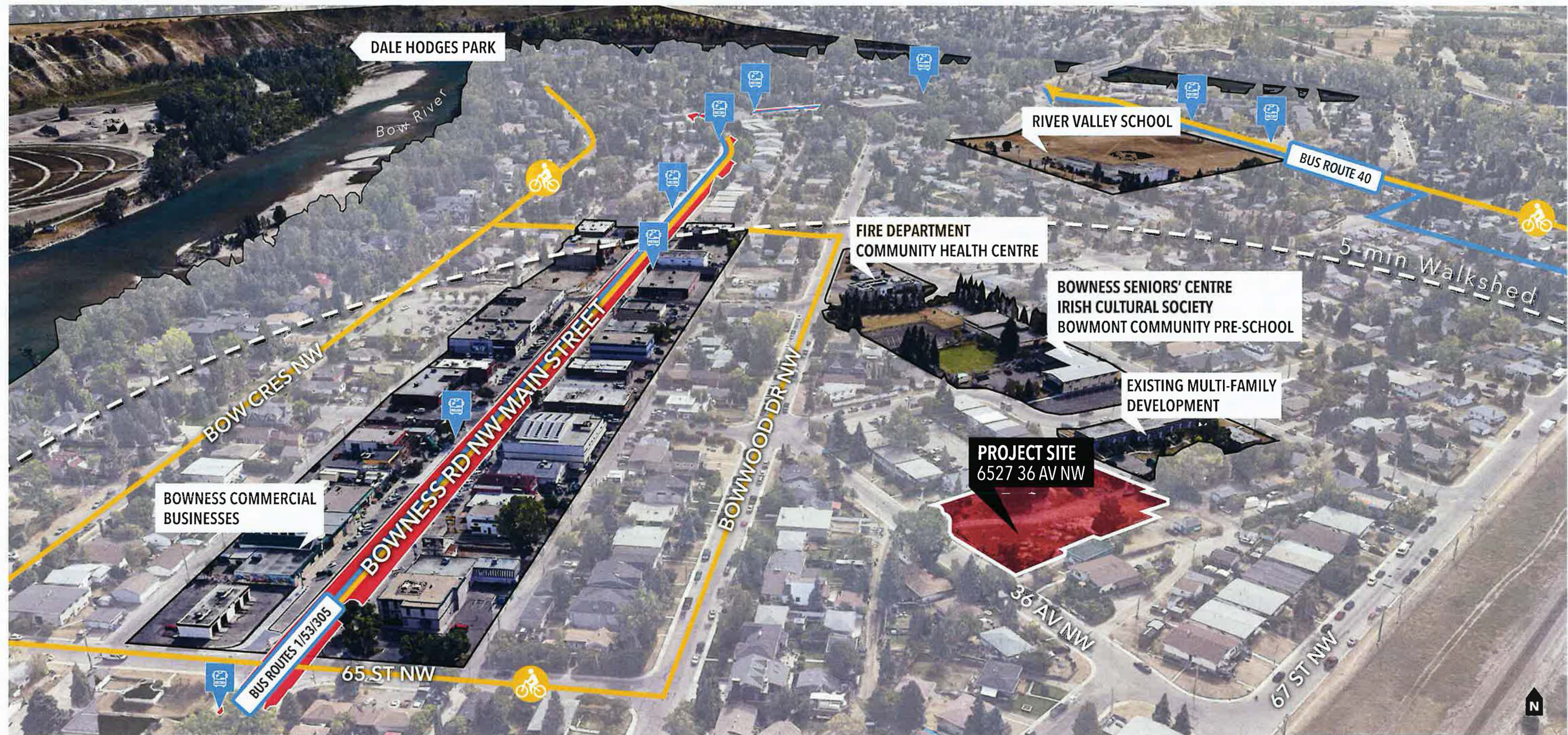
Prepared on Behalf of
Onyx Homes



CONTEXT

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 15 2020
ITEM: #6.1.6 (PC20-058)
CITY CLERK'S DEPARTMENT

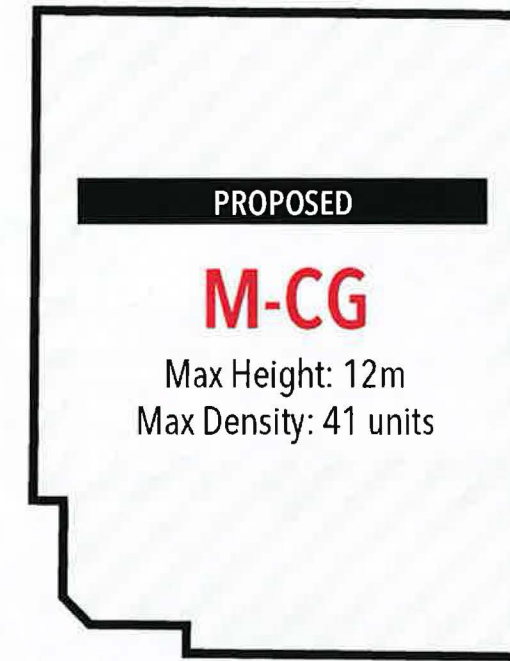
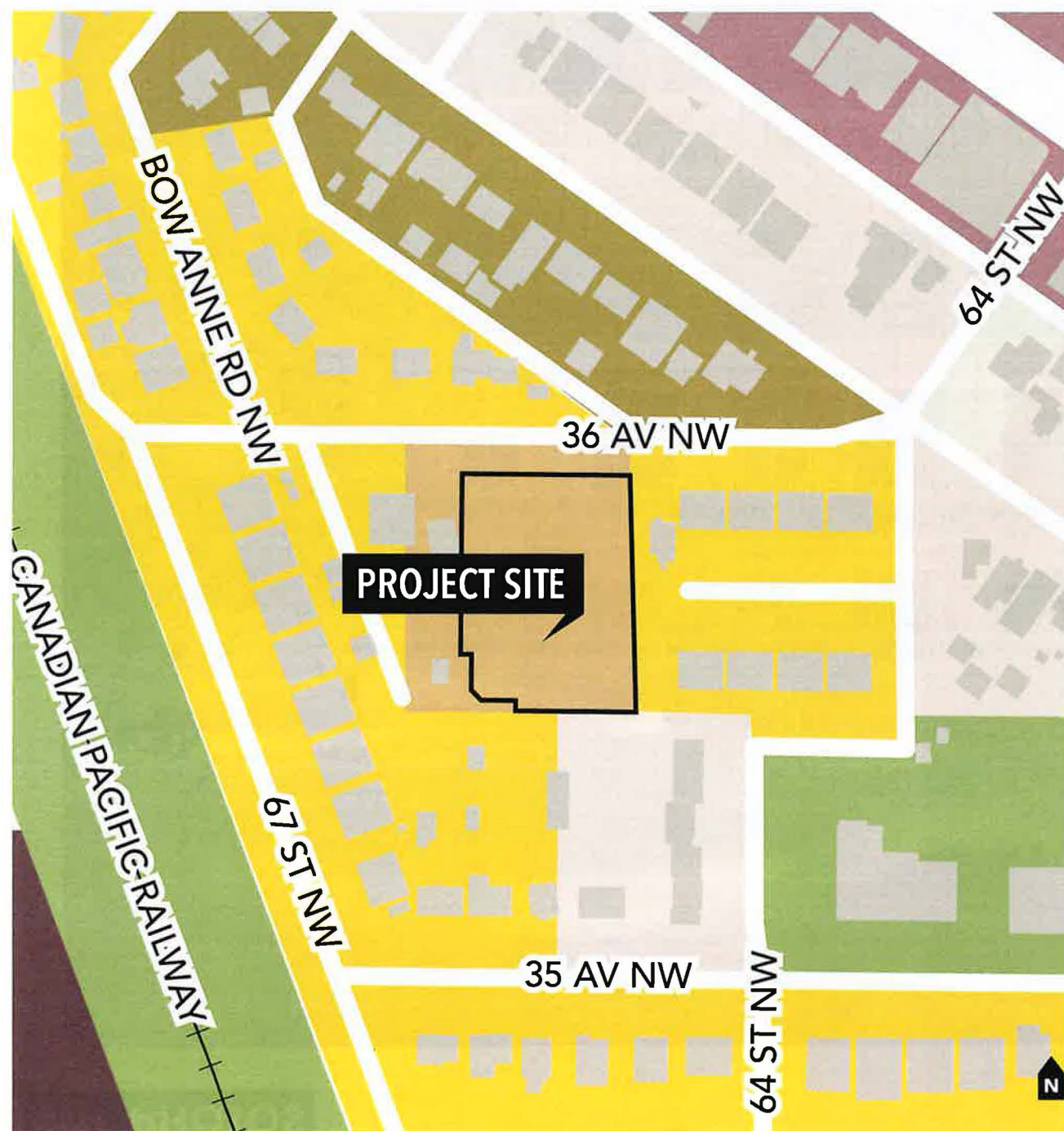
SLIDE 2



SITE PHOTOS

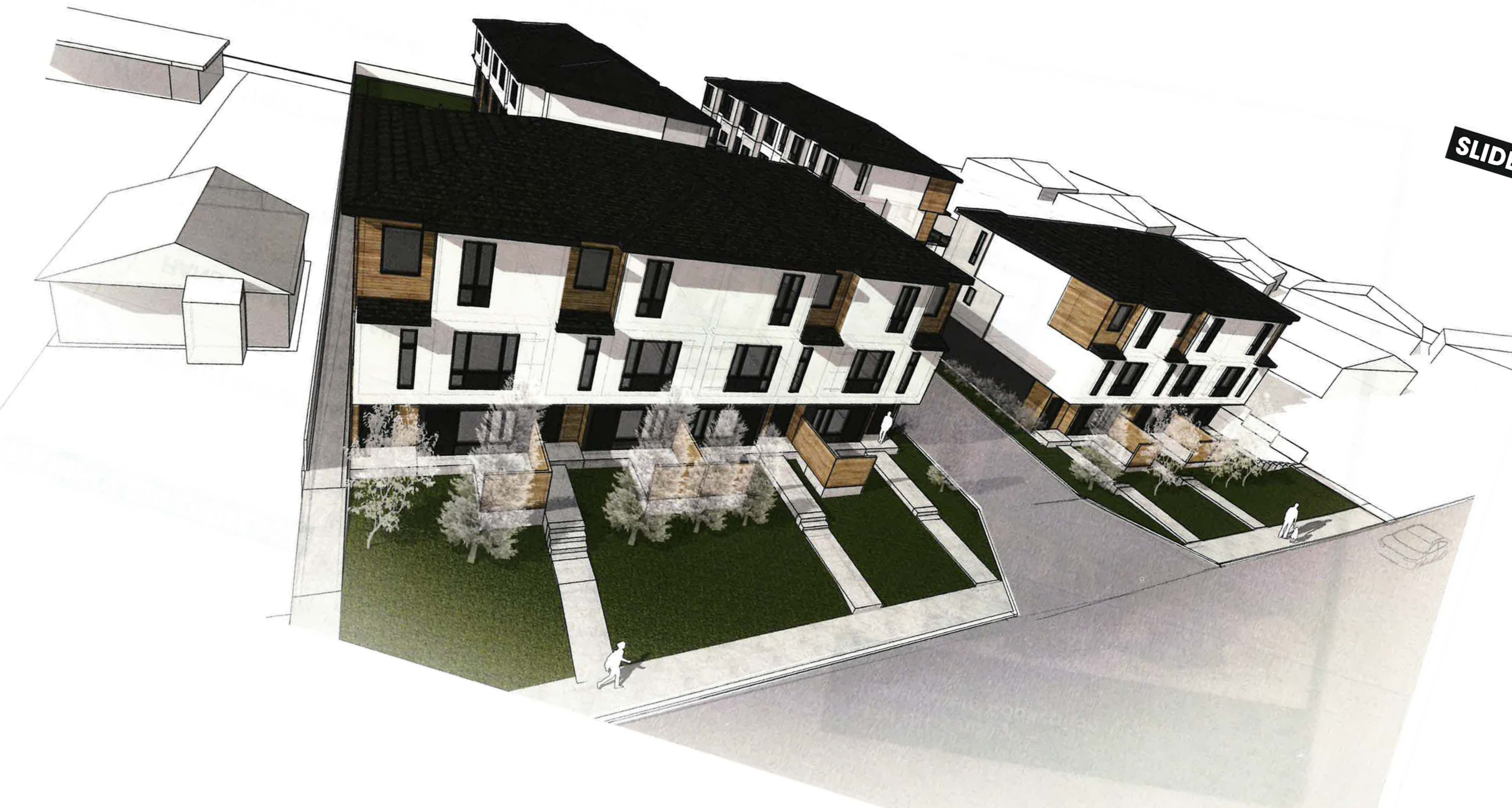


LAND USE CONTEXT



Key

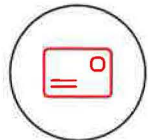
- INTENSITY**
- Residential - Contextual One Dwelling (R-C1)
 - Residential - Contextual One/Two Dwelling (R-C2)
 - Residential - Grade-Oriented Infill (R-CG)
 - Multi-Residential - Contextual Grade-Oriented (M-CG)**
 - Multi-Residential - Contextual Low Profile (M-C1)
 - Multi-Residential - High Density Medium Rise (M-H2)
 - Mixed Use - Active Frontage (MU-2)
 - Commercial - Corridor 1 (C-COR1)



STAKEHOLDER OUTREACH



PROJECT WEBSITE & FEEDBACK FORM



HAND DELIVERED MAILERS



NOTICE LETTERS



PROJECT PHONE LINE & VOICEMAIL



ON-SITE SIGNAGE



COMMUNITY ASSOCIATION MEETING

Land Use Change + Development Application
6527 36 AV NW

Hi Neighbour
A new development is proposed in your community at 6527 36 AV NW.

This application is currently under review by The City of Calgary. The applicant is responsible for leading community outreach efforts connected to their proposal. Visit <https://dmap.calgary.ca/> and navigate to the Bow 17 site and to stay up to date on application status.

To learn more:
visit: www.bow17yyc.com | call us: 587-747-0317 | email us: engage@civicworks.com

PROPOSED LAND USE
Multi-Residential - Contextual Grade-Oriented (M-CG) District with no density modifier

PROJECT AT-A-GLANCE

HEIGHT	3 Storeys	10.8m (35'-6" Height)
ON-SITE PARKING	36	Private (50%)
DENSITY	34	Dwelling Units

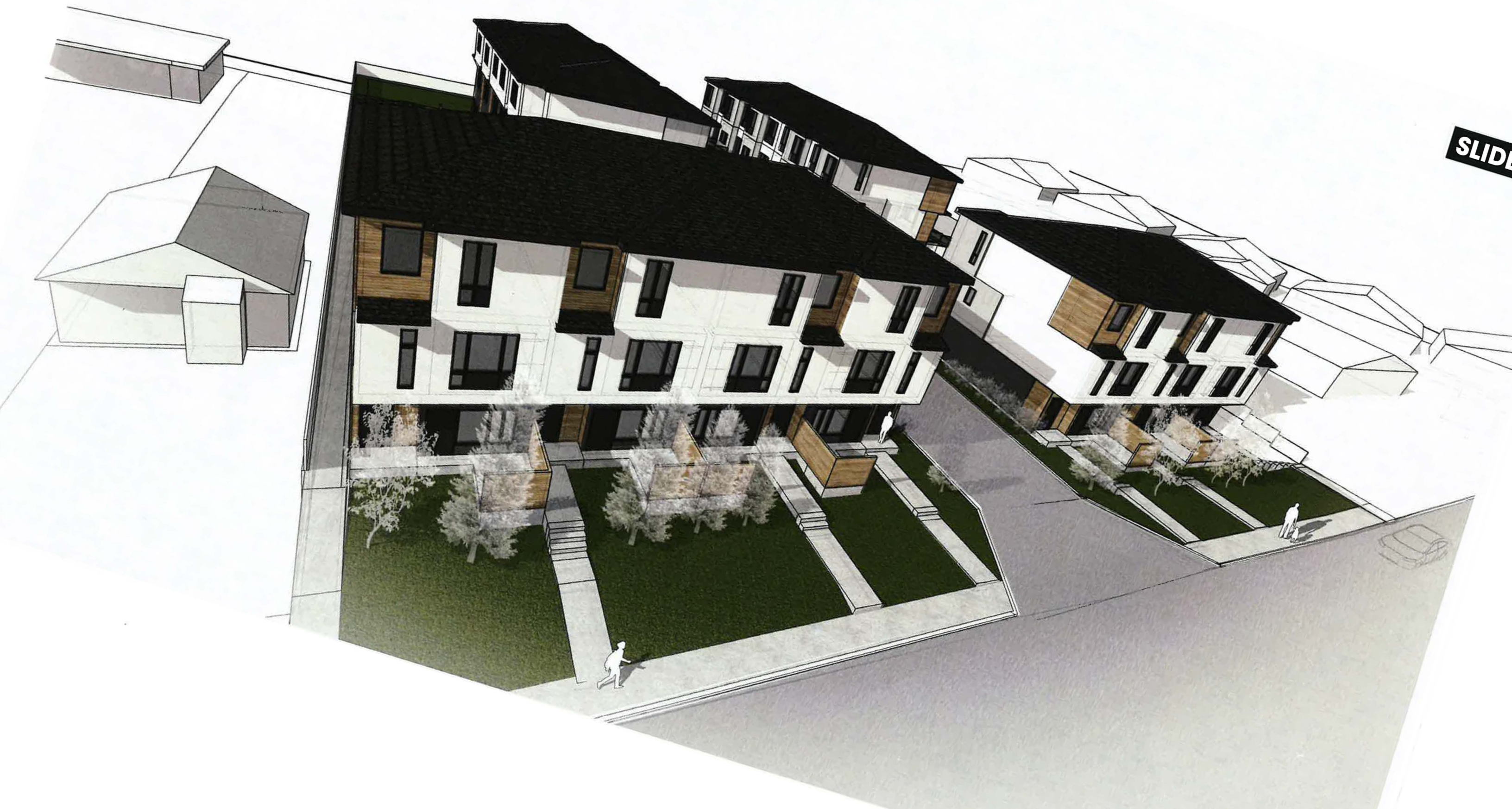
CITY OF CALGARY PROCESS
This application has been submitted and is currently under review by The City of Calgary. The applicant is responsible for leading community outreach efforts connected to their proposal. Visit <https://dmap.calgary.ca/> and navigate to the site to stay up to date on application status.

LEARN MORE
To find out more information about this project and to share your feedback:
VISIT: www.bow17yyc.com
EMAIL: engage@civicworks.ca
CALL: 587.747.0317

ABOUT
In 2019 an application was approved by the City to allow the development of a four rowhouse-style buildings with 17 dwelling units. As a result of a changing market, we are exploring an opportunity to sensitively intensify the previously approved buildings by modifying the internal floor plan to accommodate a total of 34 units. A Development Permit application will be submitted shortly following the Land Use Change application in order to provide stakeholders with a bricks and mortar development vision. The project began construction in October 2019 and has been paused to pursue this land use redesignation process.

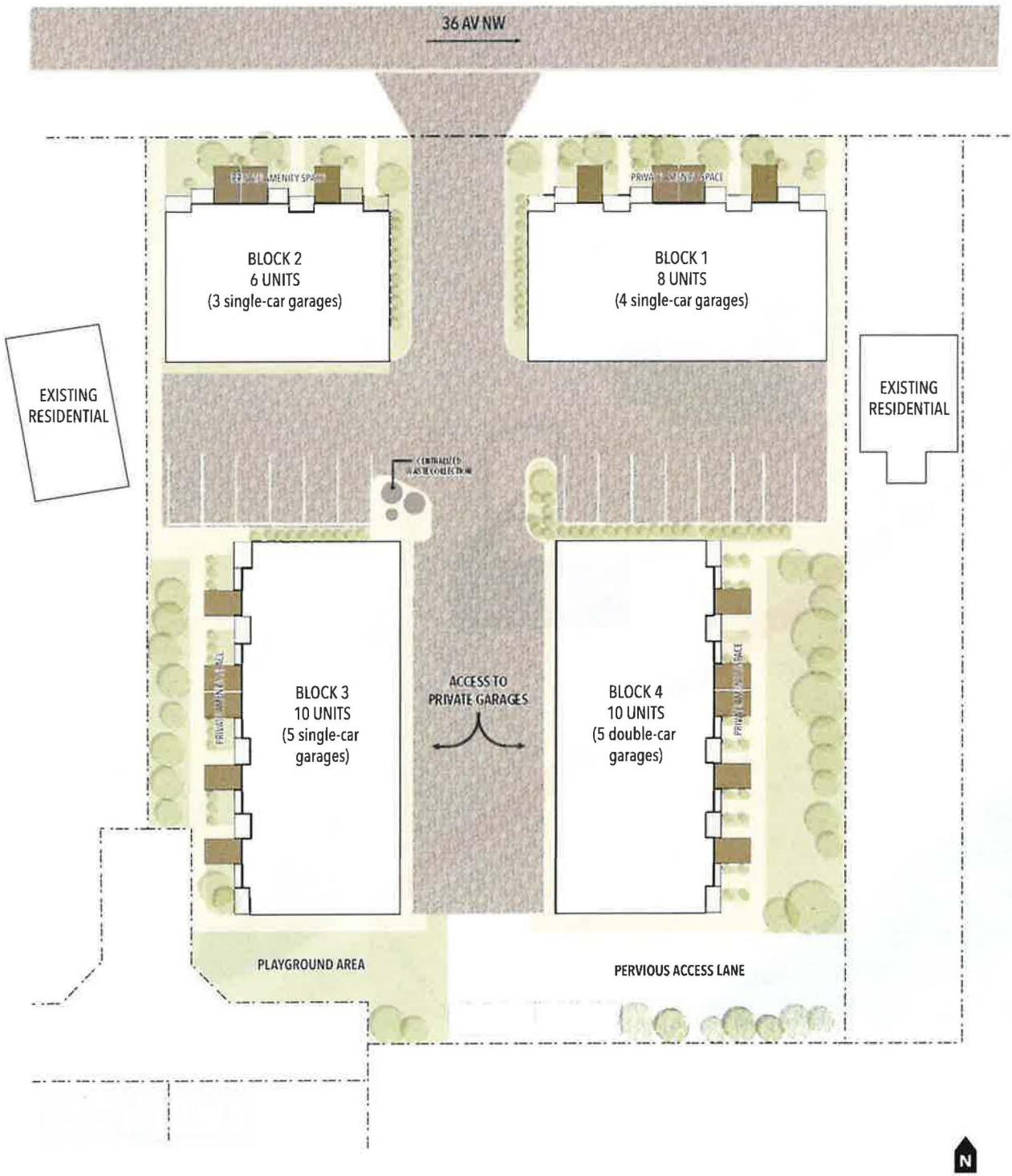
CONCEPT

SLIDE



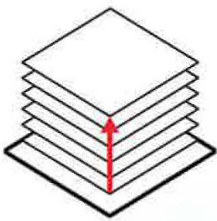
SUPPLEMENTAL SLIDES

SITE PLAN + STATISTICS



SITE AREA

3,669m²
39,495 sq. ft.
0.37ha
0.91ac



BUILDING HEIGHT

12m
Maximum District Height
10.8m
Proposed Height
3
Storeys



BUILDING INTENSITY

1.0
Proposed Floor Area Ratio
11,74m²
Building Footprint (12,637 sq. ft.)
3,662m²
Gross Floor Area (39,417 sq. ft.)



DWELLING UNITS

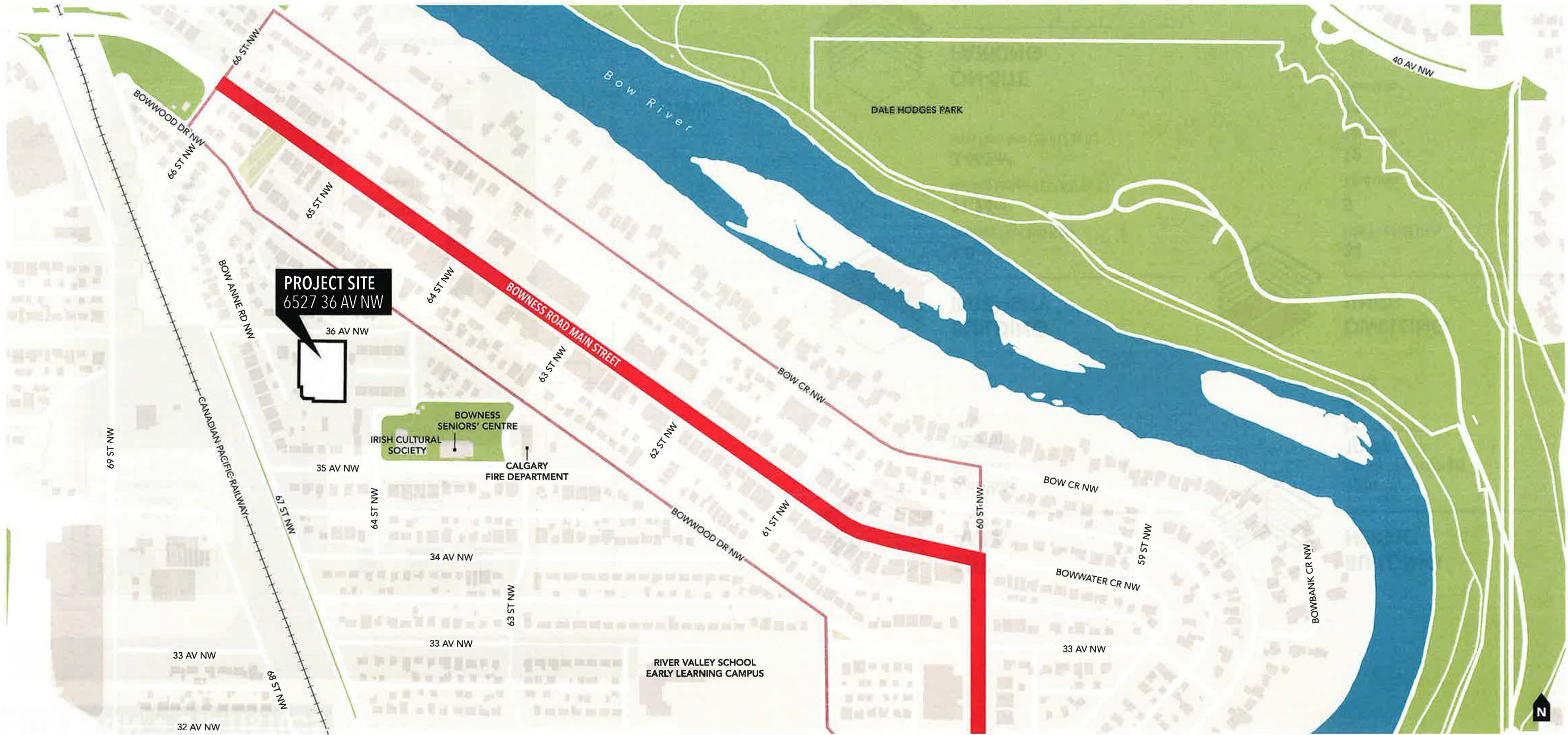
34
Total Proposed Units
5
1 Bed Units
12
2 Bed Units
17
3 Bed Units



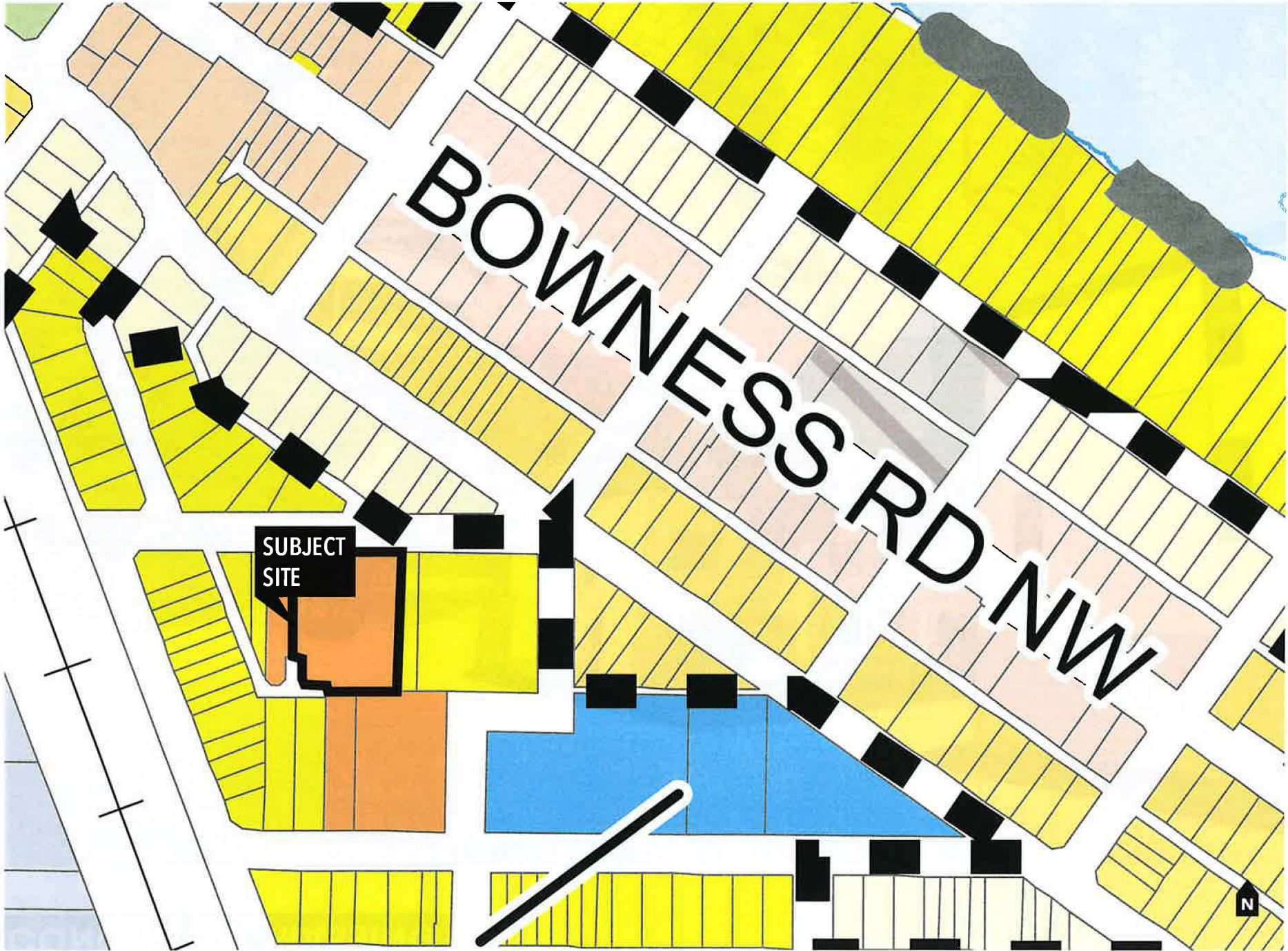
ON-SITE PARKING

34
Resident Parking Stalls
4
Visitor Parking Stalls

CONTEXT



BOWNESS AREA REDEVELOPMENT PLAN



- Main Street Developed Area Guidebook
- Neighbourhood Limited
- Neighbourhood Low-Rise
- Neighbourhood Mid-Rise
- Community Mid-Rise
- Future Comprehensive Plan
- Residential: Low Density, Conservation & Infill
- Residential: Low & Medium Multi-Dwelling
- Commercial Highway
- Institutional
- Light Industrial
- Open Space, Park, Community Facility, or School
- Land Use Policy (Residential #11)
- Greenbriar Special Study Area (See Section 6A)
- Urban Reserve
- Sunnyside Redevelopment (Section 7.13)

CONCEPTUAL MASSING



CONCEPTUAL MASSING



CONCEPTUAL MASSING



SITE PHOTOS



PARKING STUDY



150

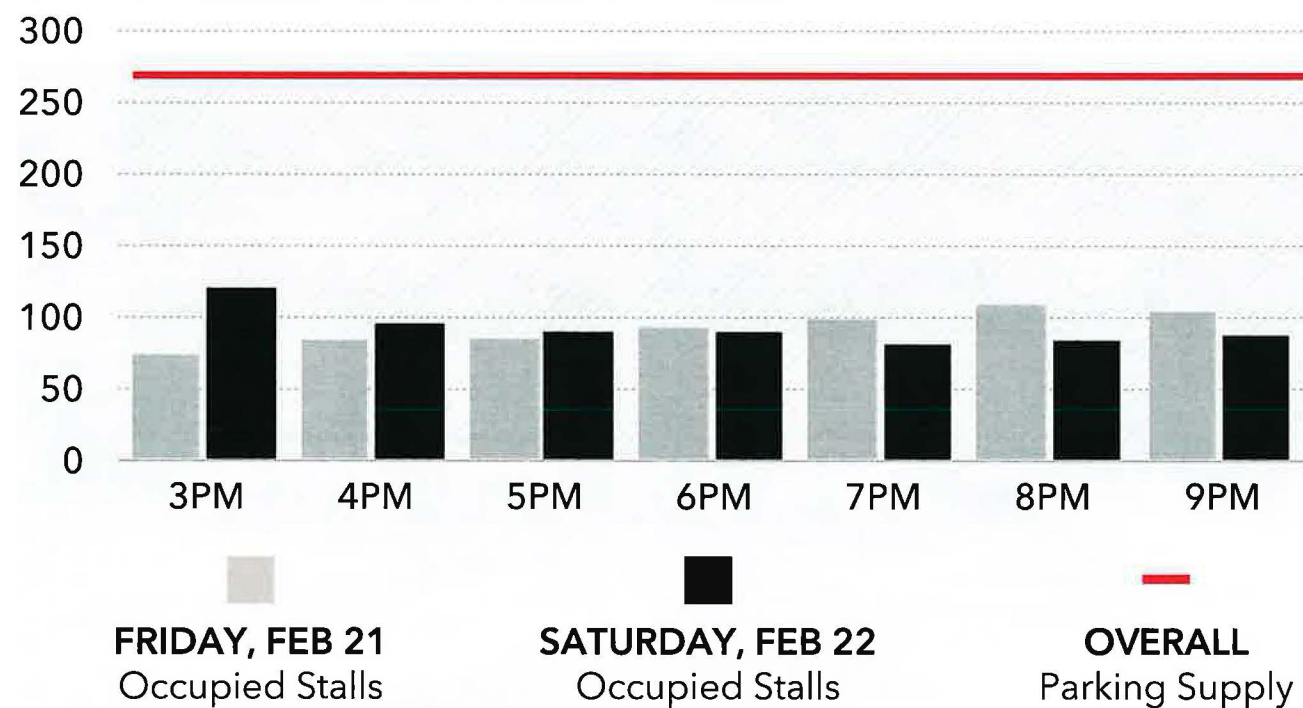
Peak Hour
Off-Site Parking Stall
Surplus



38

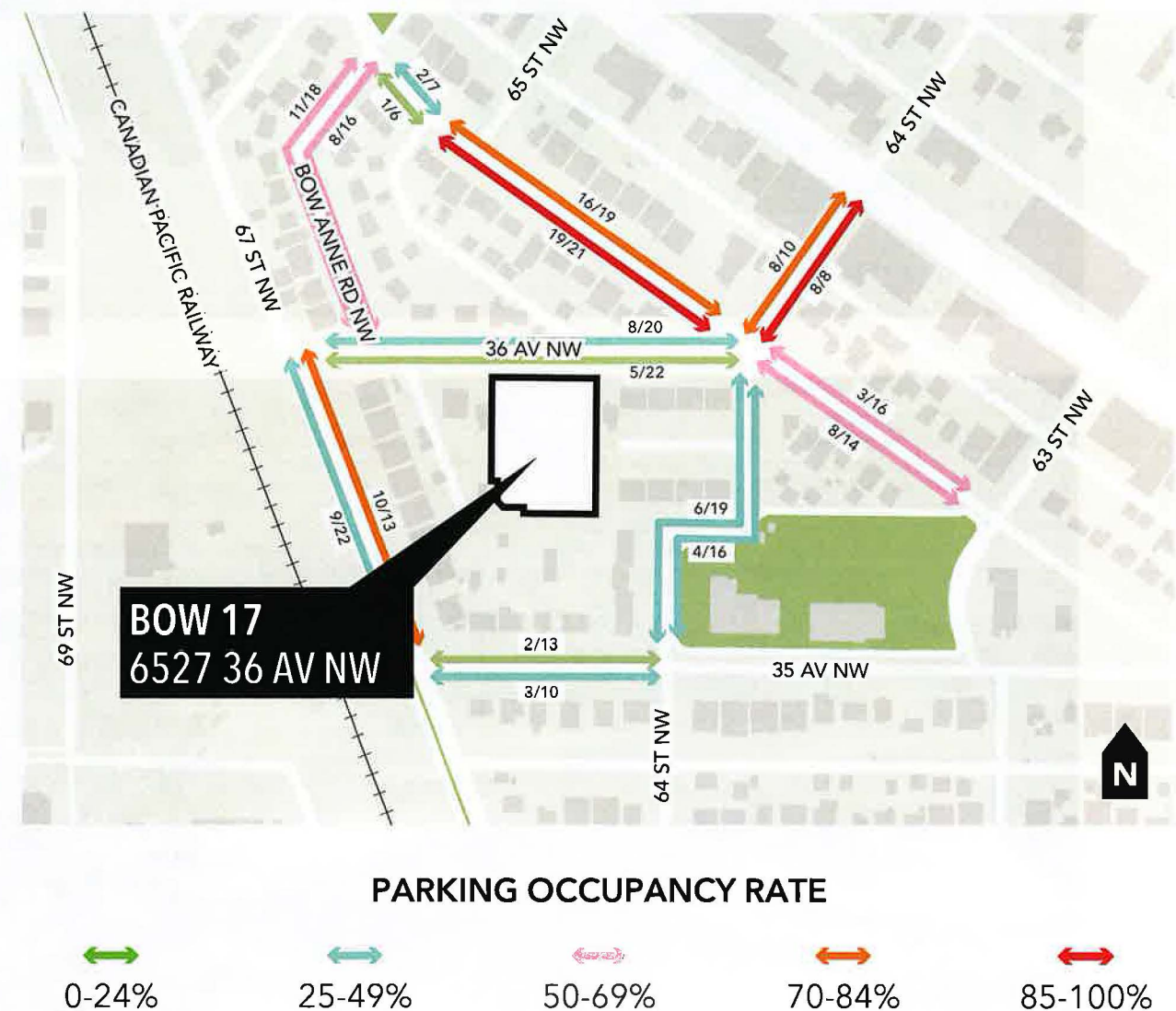
On-Site Vehicle
Stalls Provided

On-Street Parking Demand



Peak On-Street Parking Demand

(Friday February 21, 2020 @ 20:00)



SITE PHOTOS

LOOKING NORTHEAST



LOOKING SOUTHEAST



LOOKING SOUTHWEST



LOOKING NORTHWEST



NOTE: BOUNDARY IS APPROXIMATE ONLY