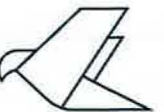
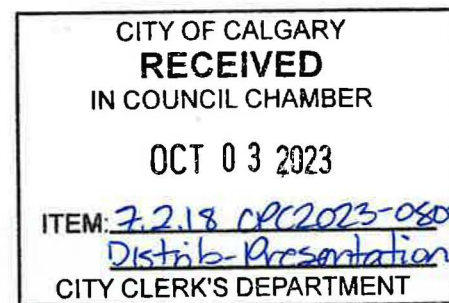


3206 29 ST SW

Item 7.2.18 | LOC2023-0042 | CPC2023-0802

Public Hearing Presentation | October 3, 2023

Prepared by CivicWorks

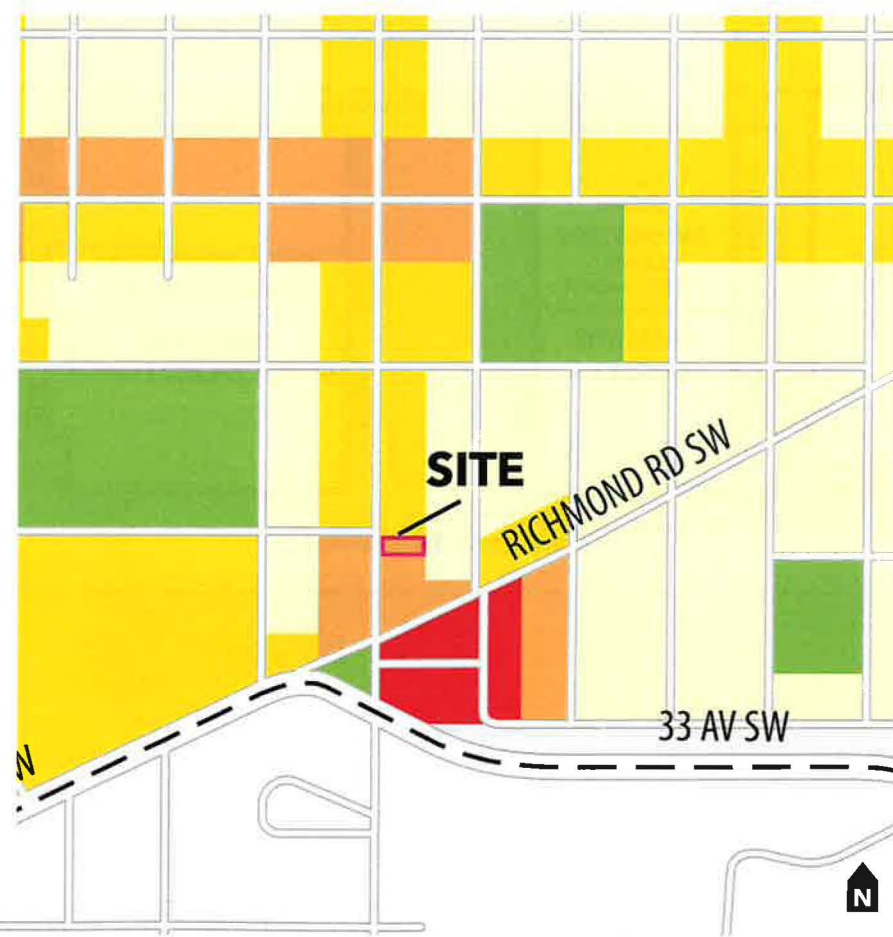


ec LIVING



### Map 3: Urban Form

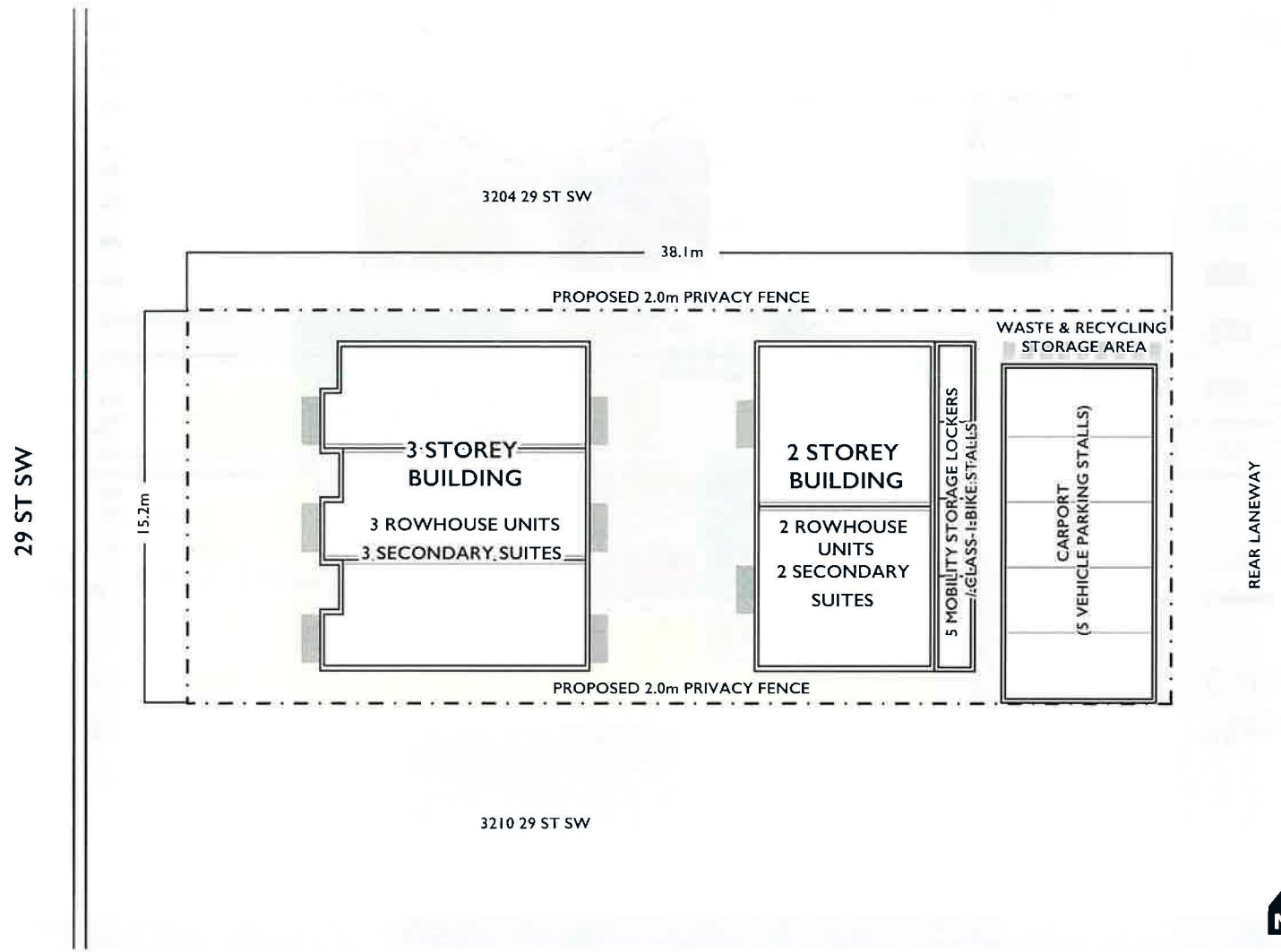
- Legend**
- Urban Form Categories
- Neighbourhood Commercial
  - Neighbourhood Flex**
  - Neighbourhood Connector
  - Neighbourhood Local
  - Commercial Corridor
  - Industrial General
  - Natural Areas
  - Parks and Open Space
  - City Civic and Recreation
  - Regional Campus
  - No Urban Form Category



### Map 4: Building Scale

- Legend**
- No Scale Modifier
  - Limited (up to 3 Storeys)
  - Low - Modified (up to 4 Storeys)**
  - Low (up to 6 Storeys)
  - Mid (up to 12 Storeys)
  - High (up to 26 Storeys)
  - Parks, Civic and Recreation
  - Plan Area Boundary





Land Use Application:  
From DC to H-GO

**DP2023-05043 Development Vision:**

- Rowhouse-Style Development
- Low Scale (3 Storeys / 12m)
- 5 Dwelling Units
- 5 Secondary Suites
- 5 Motor Vehicle Parking Stalls
- 5 Storage Units / Class-1 Bike Stalls



## Letters to Neighbours

Delivered to neighbours within 200m



## Outreach Webpage & Feedback Form

[ecliving.ca/engage](http://ecliving.ca/engage)



## Project Voicemail & Email



## Custom On-Site Signage



## Application Memos & Updates

Shared with Local CA & Ward 8 Office

---

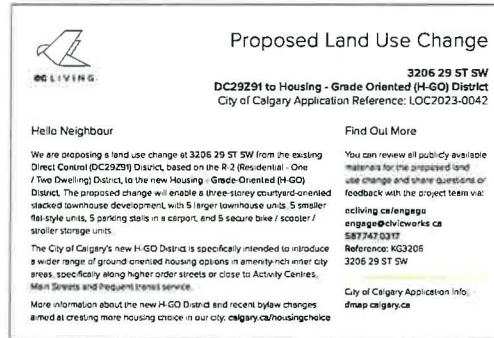
## Common Outreach Themes

Parking and Traffic

Policy Alignment, and Development Rationale

Height, Density, and Contextual Fit

Shadowing and Overlooking



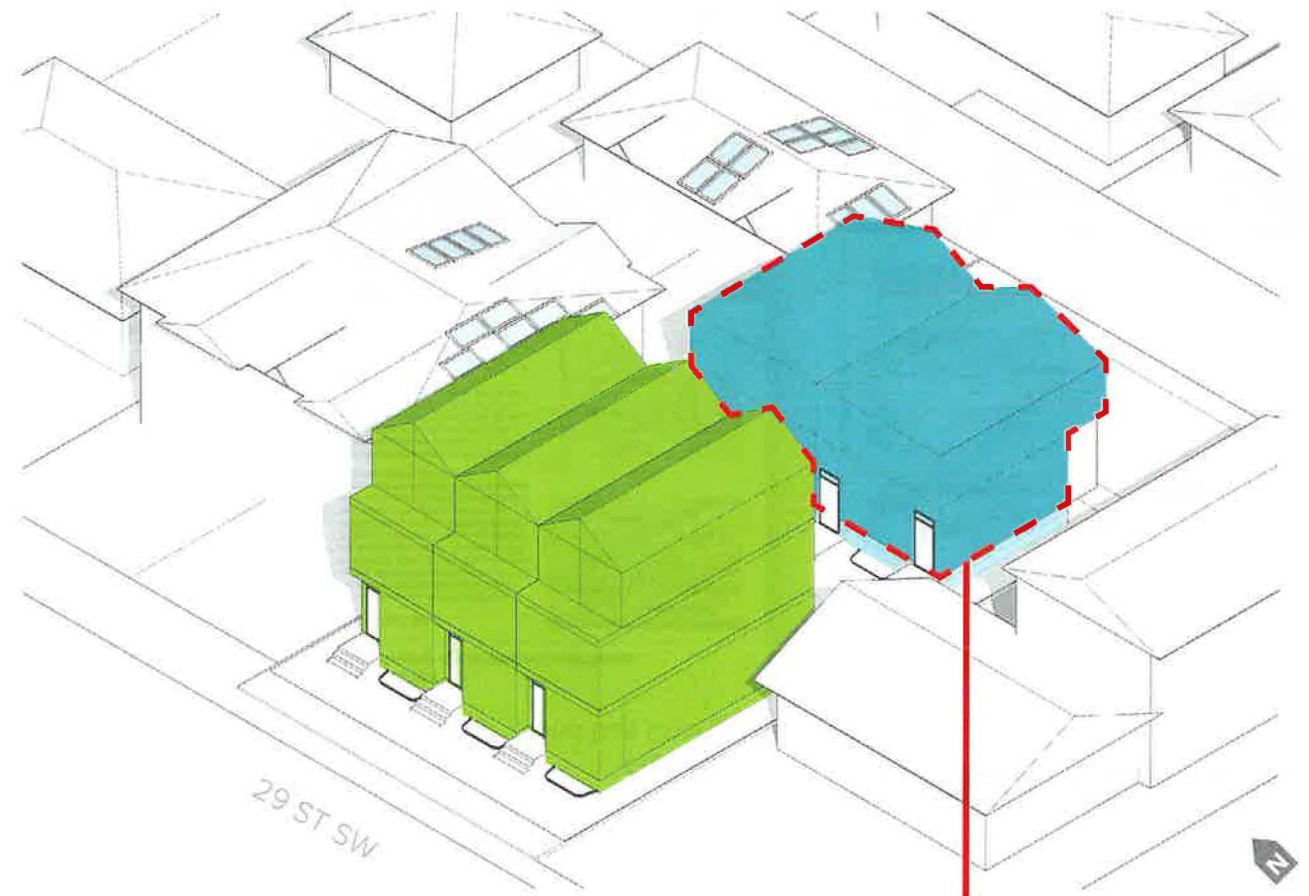
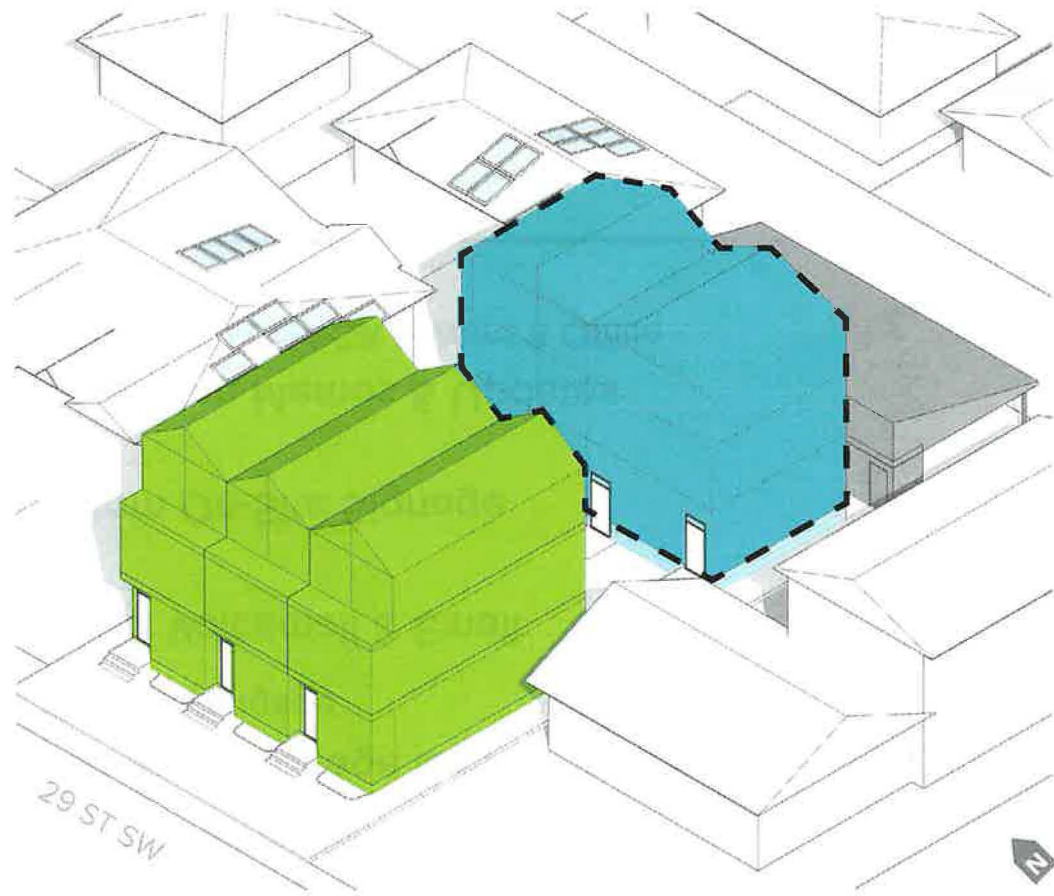
Custom On-Site Signage



Mailers to Neighbours



Project Website



**Reduced 2-Storey Building**  
from 12.0m maximum H-GO Building Height



Thank you



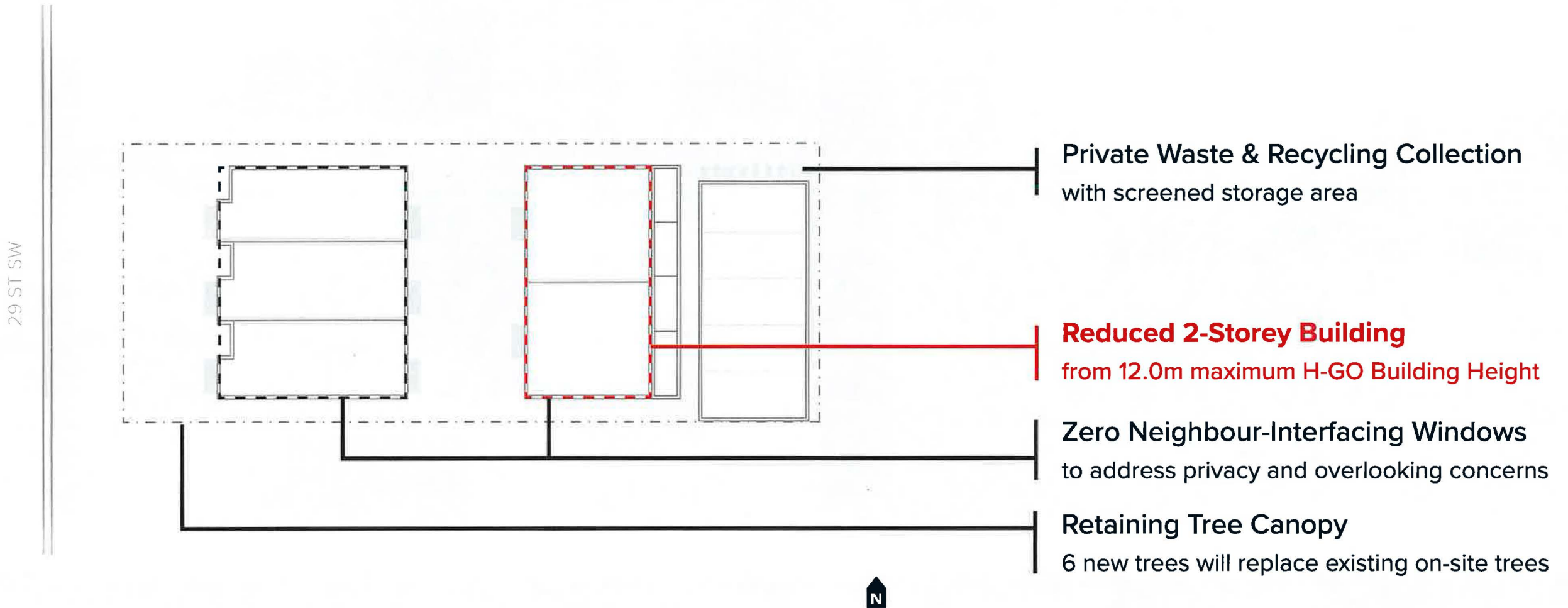
ec LIVING

Supplemental Slides





Note: Building design is conceptual in nature and subject to change through the review of DP2023-04863 - for discussion purposes only.





Looking East from 29 ST SW



Looking Northeast from 29 ST SW



Looking Southeast from 29 ST SW



Looking Southwest from rear lane



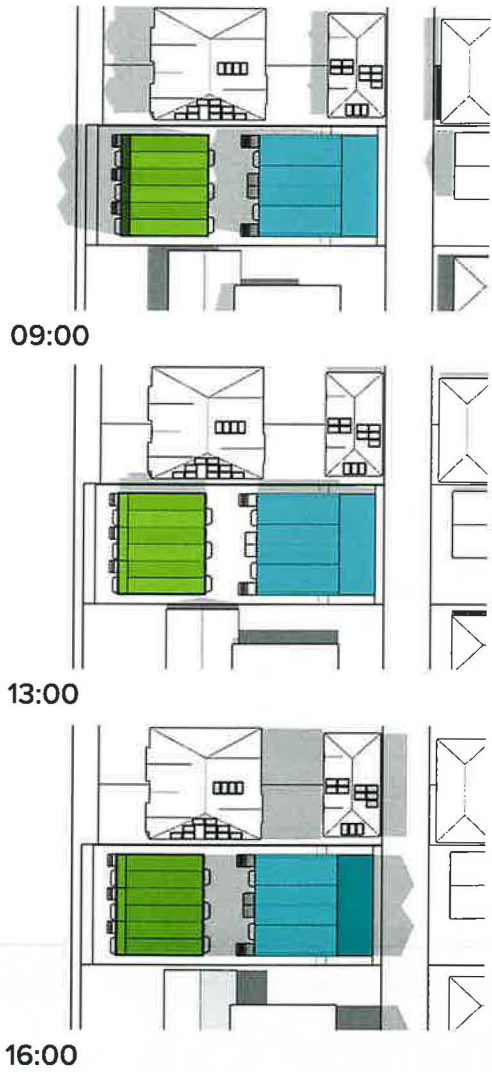
Looking West from rear lane



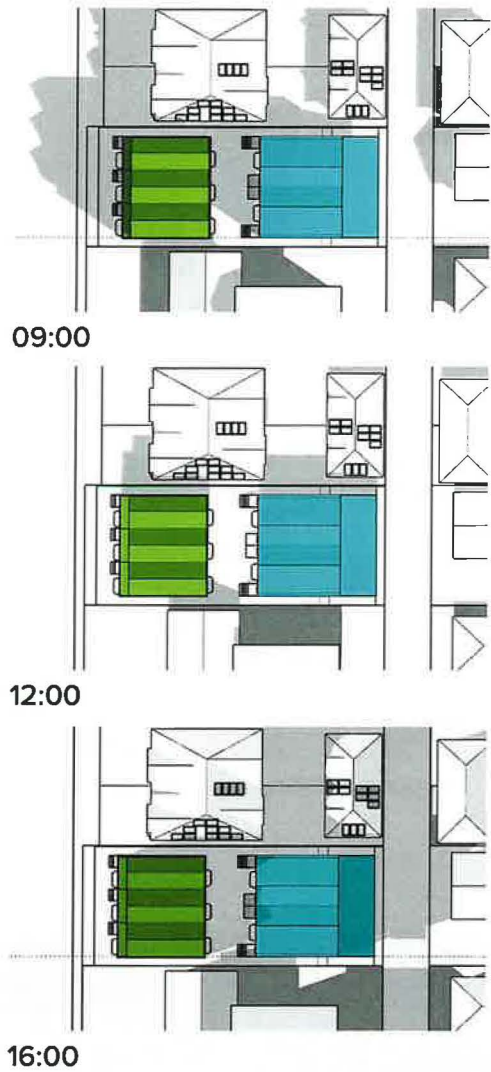
Looking Northwest from rear lane



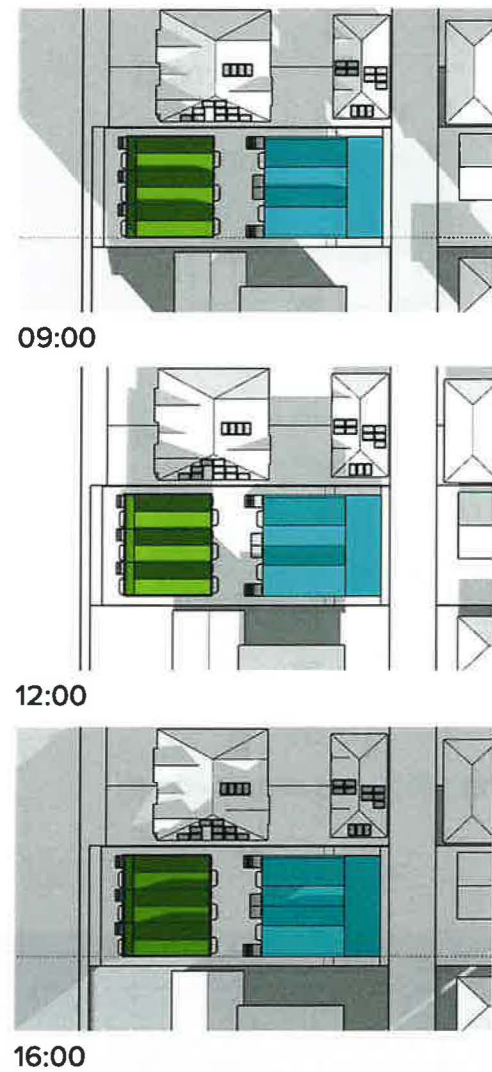
June 21



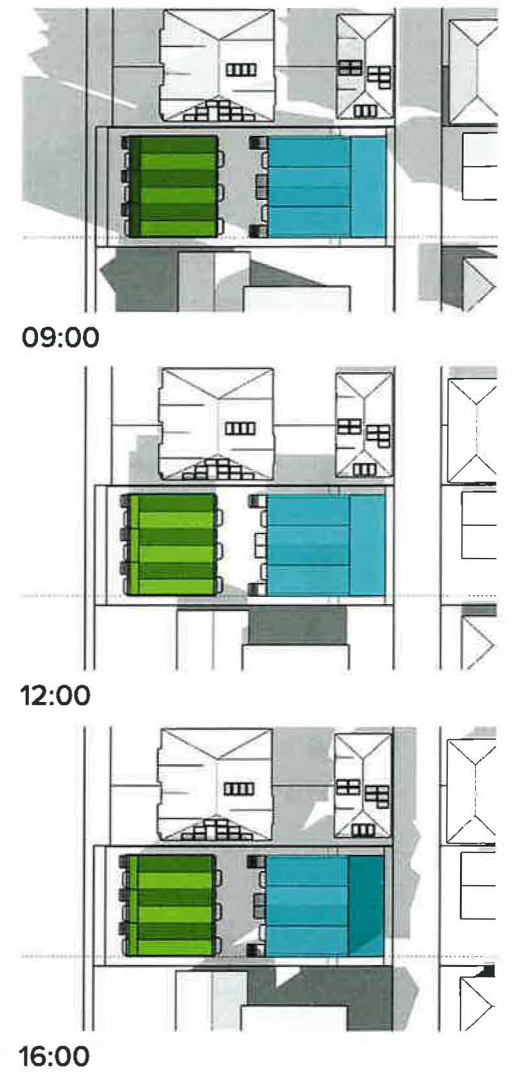
September 21



December 21



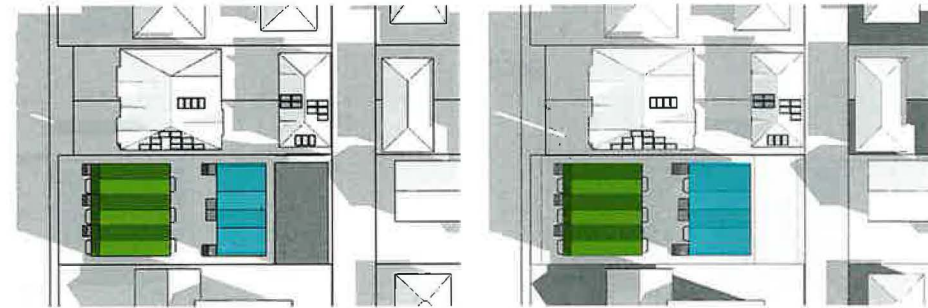
March 21



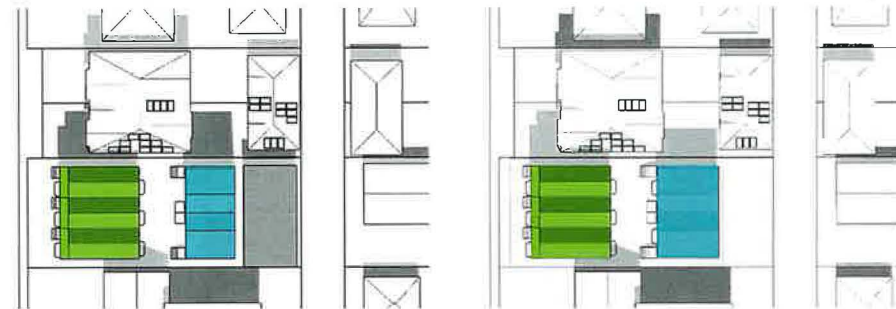
March 21

3-Storey Rear Rowhouse Building

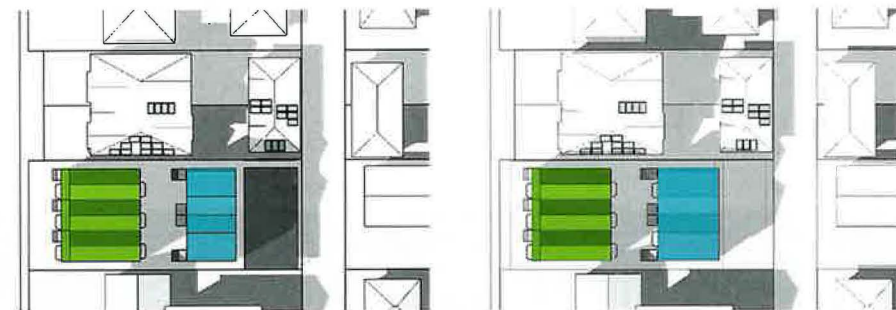
2-Storey Rear Rowhouse Building



09:00



12:00

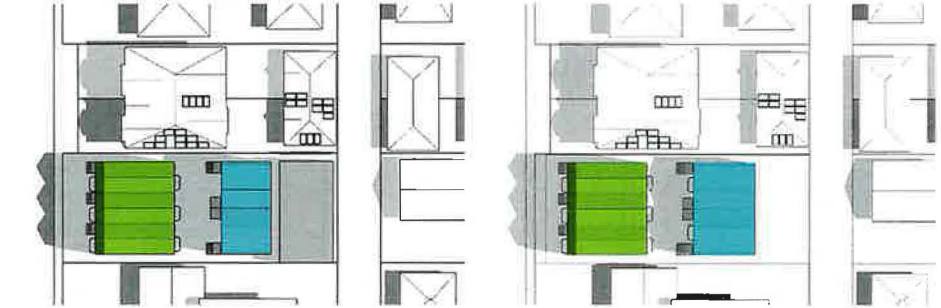


17:00

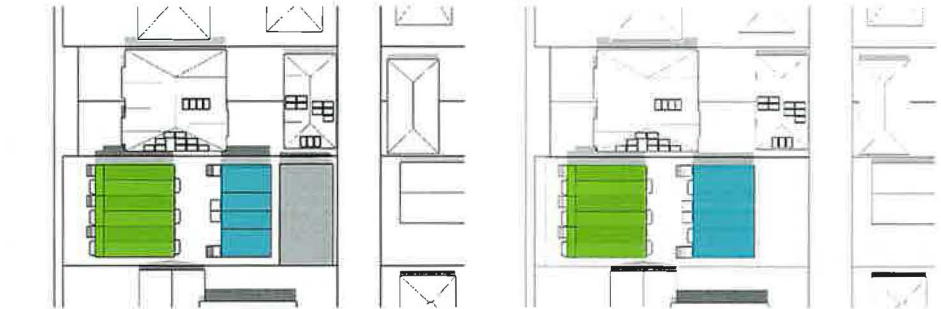
June 21

3-Storey Rear Rowhouse Building

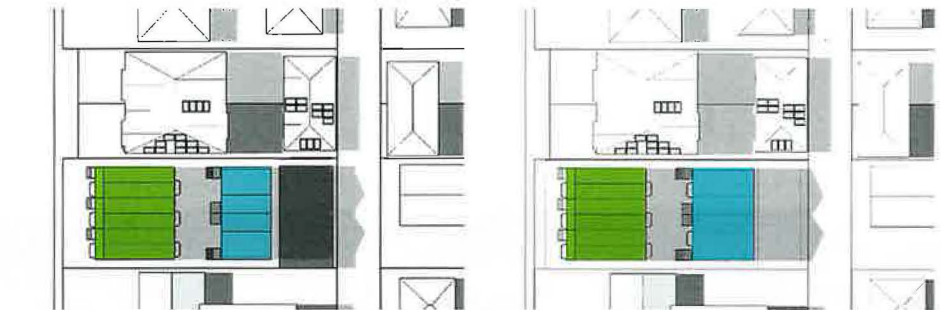
2-Storey Rear Rowhouse Building



09:00



12:00

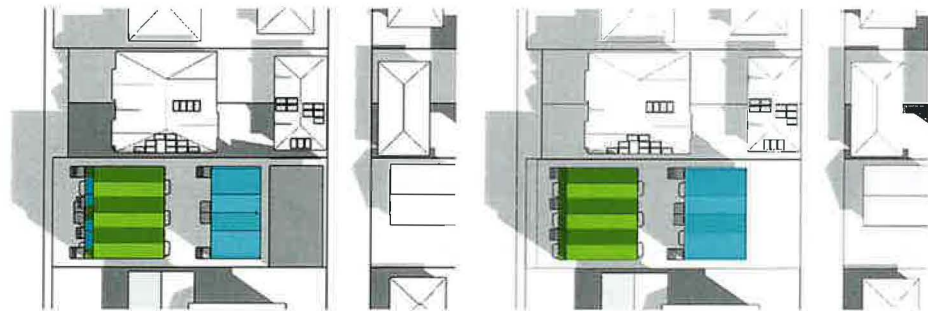


16:00

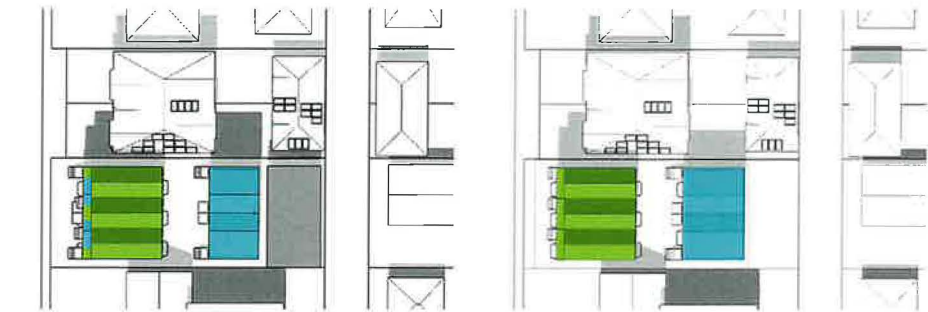


## September 21

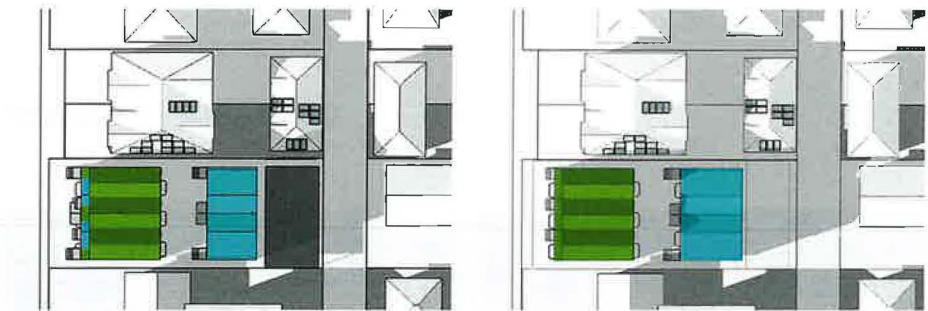
3-Storey Rear Rowhouse Building    2-Storey Rear Rowhouse Building



09:00



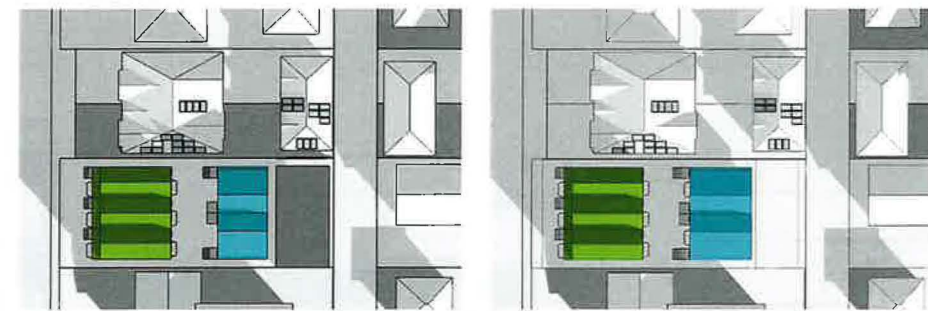
12:00



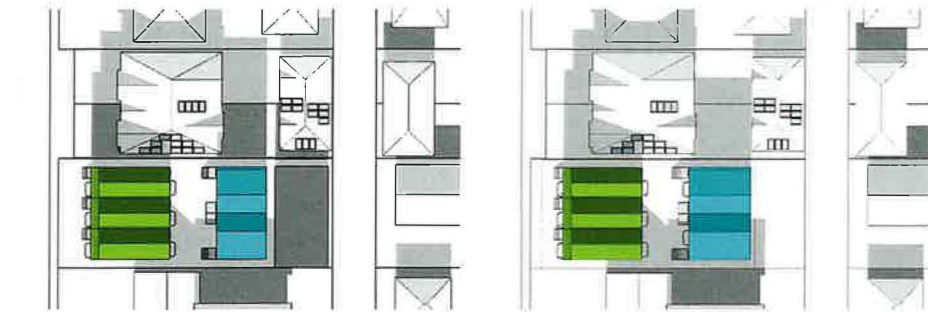
16:00

## December 21

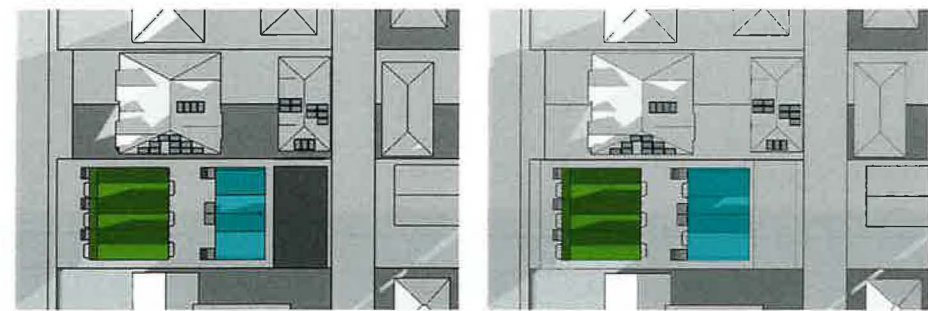
3-Storey Rear Rowhouse Building    2-Storey Rear Rowhouse Building



09:00



12:00



16:00

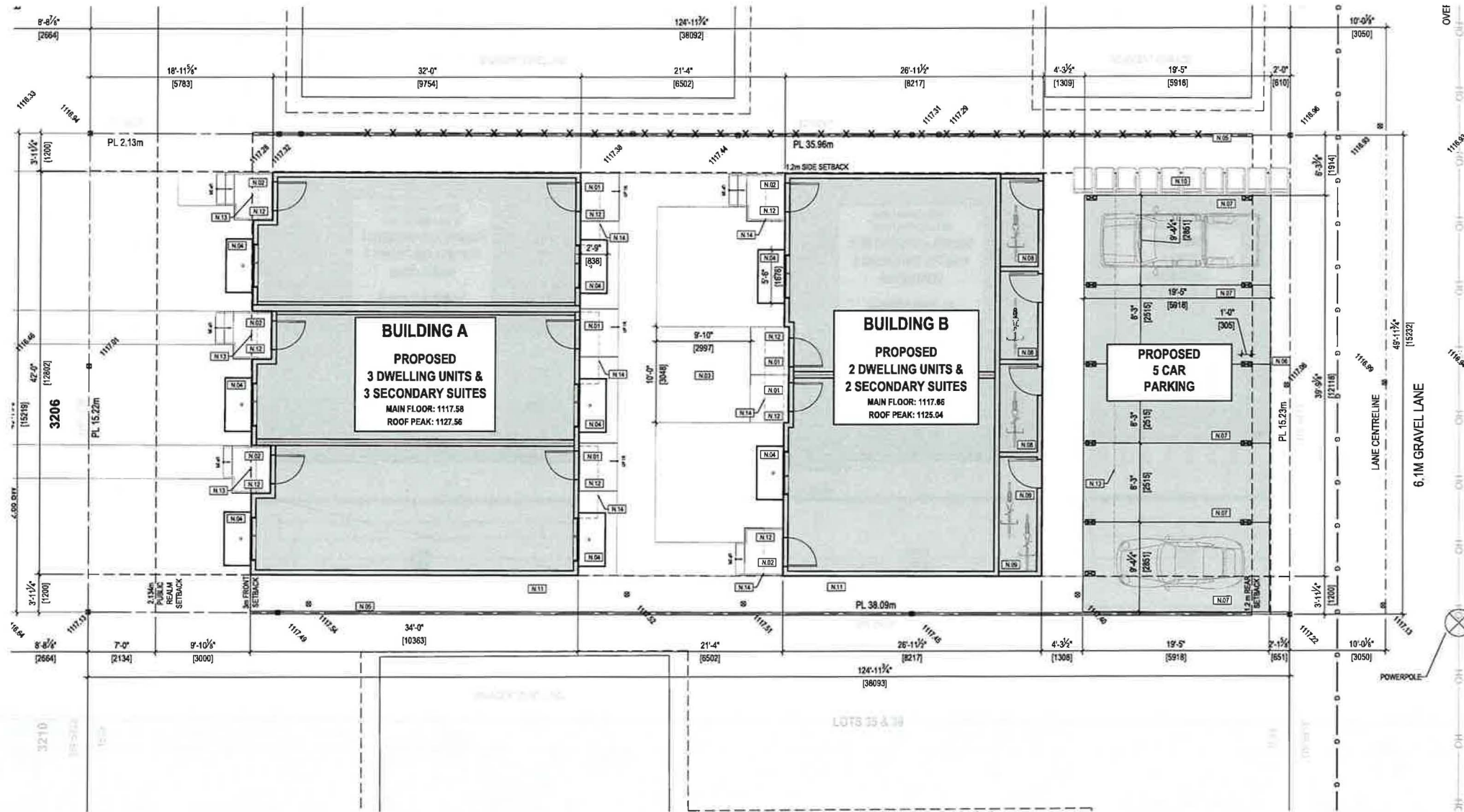


29 ST SW Contextual Elevation

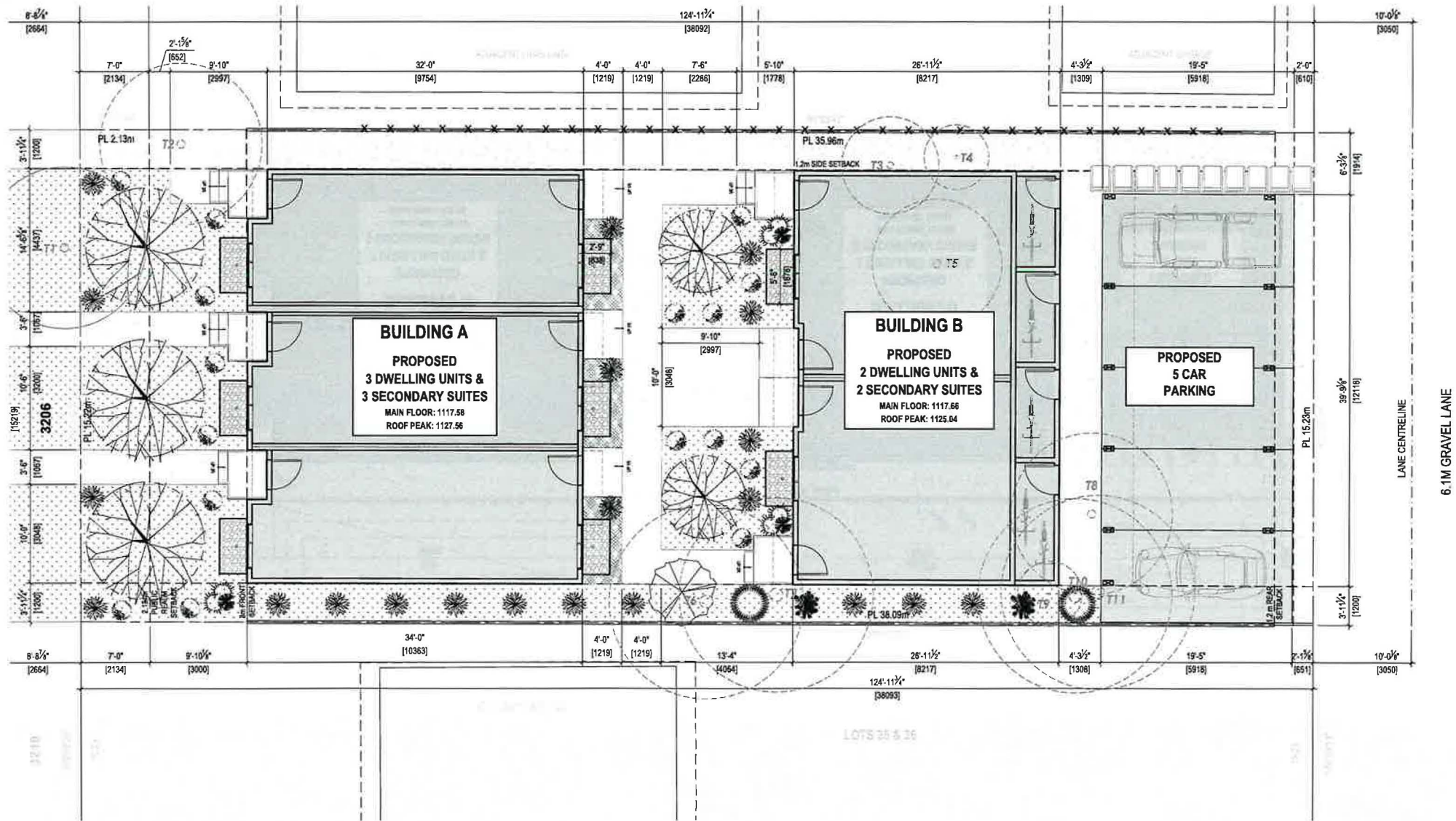




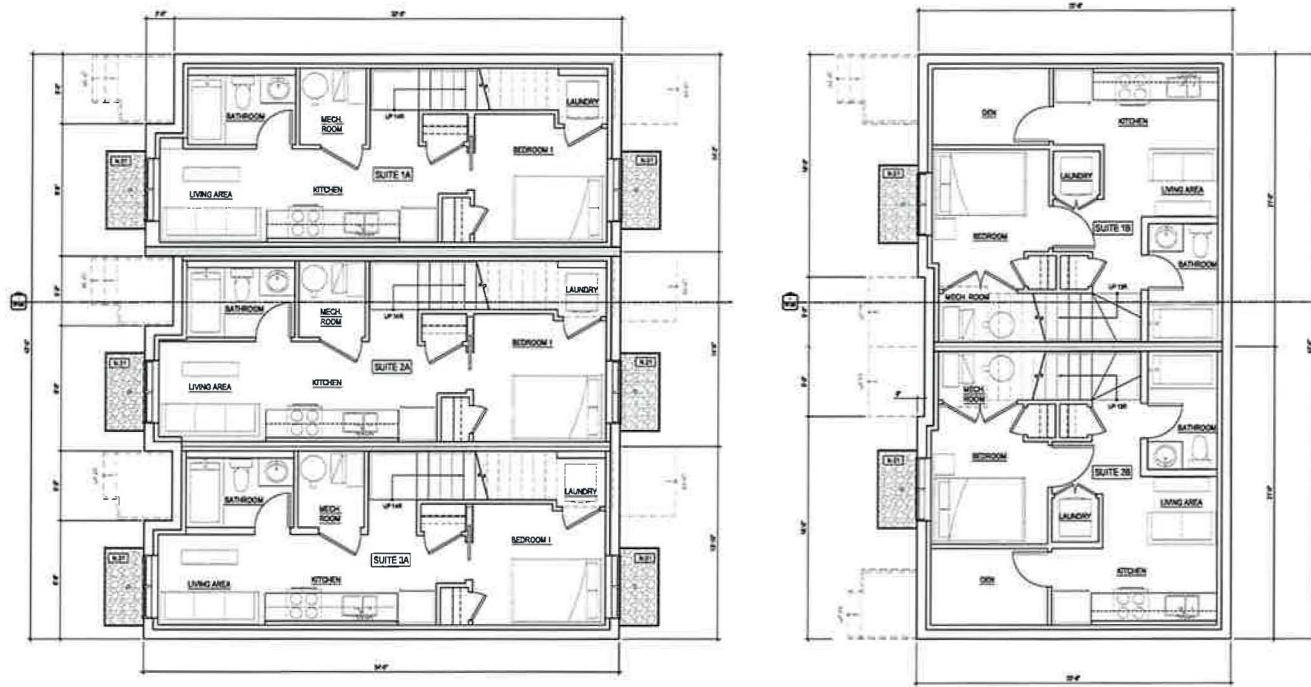
## Site Plan



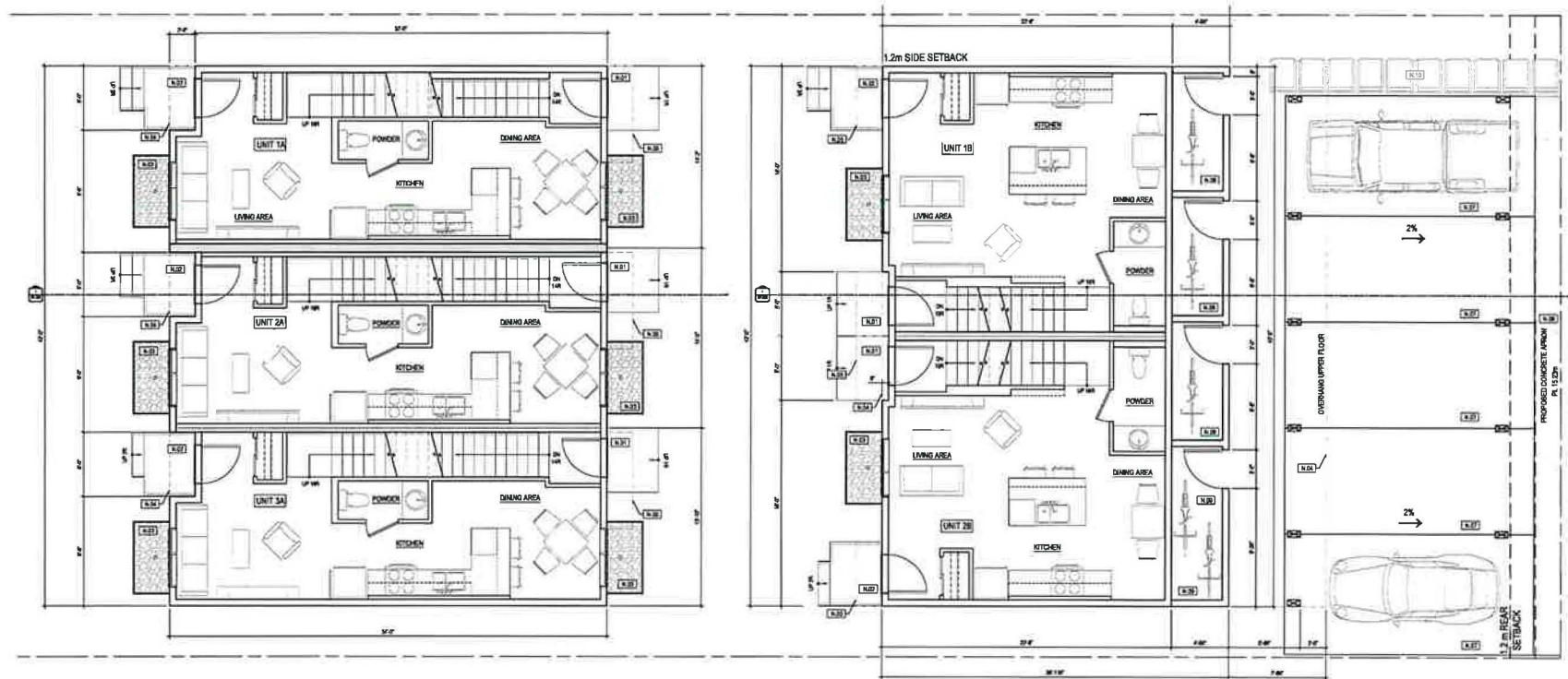
Landscape Plan



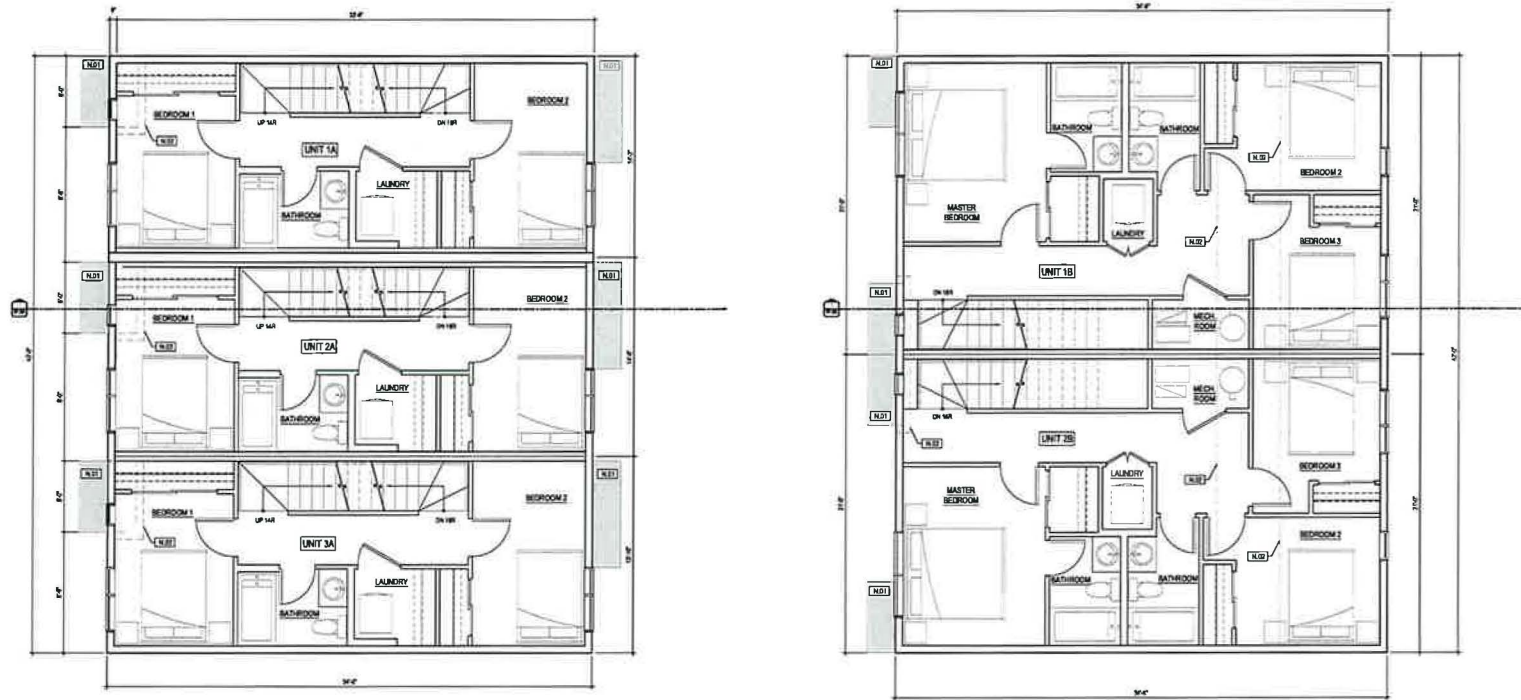
Lower Level Floor Plan



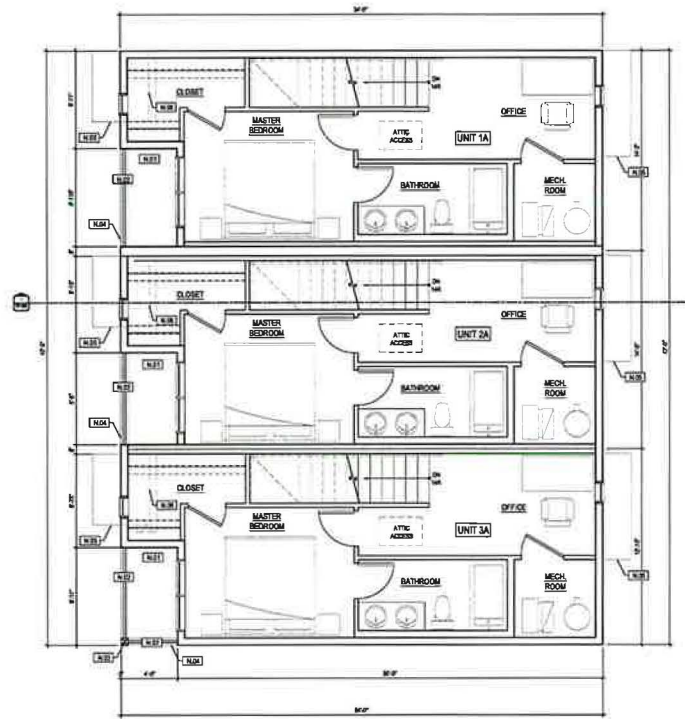
Main Level Floor Plan



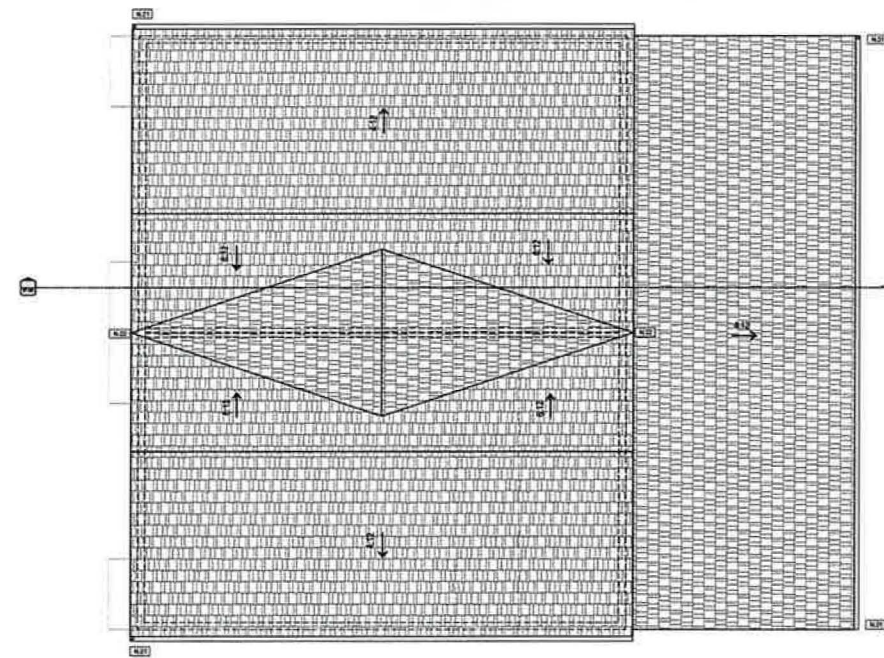
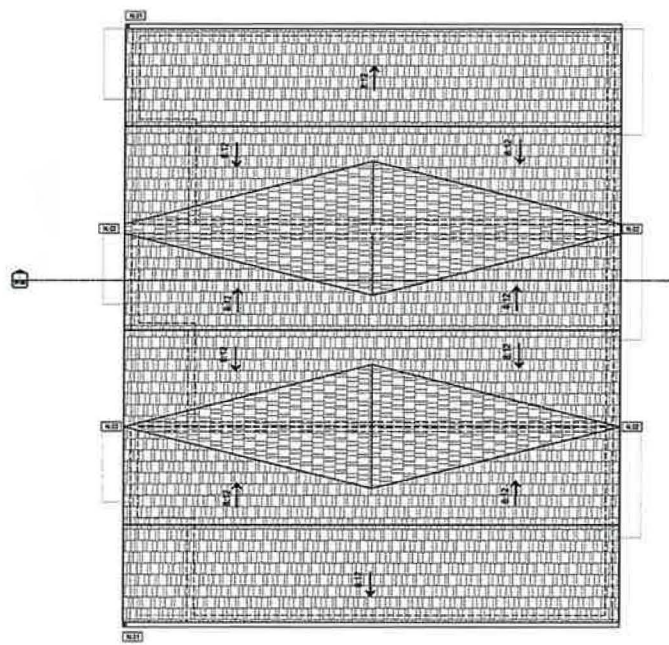
Second Level Floor Plan



Third Level Floor Plan



Roof Plan

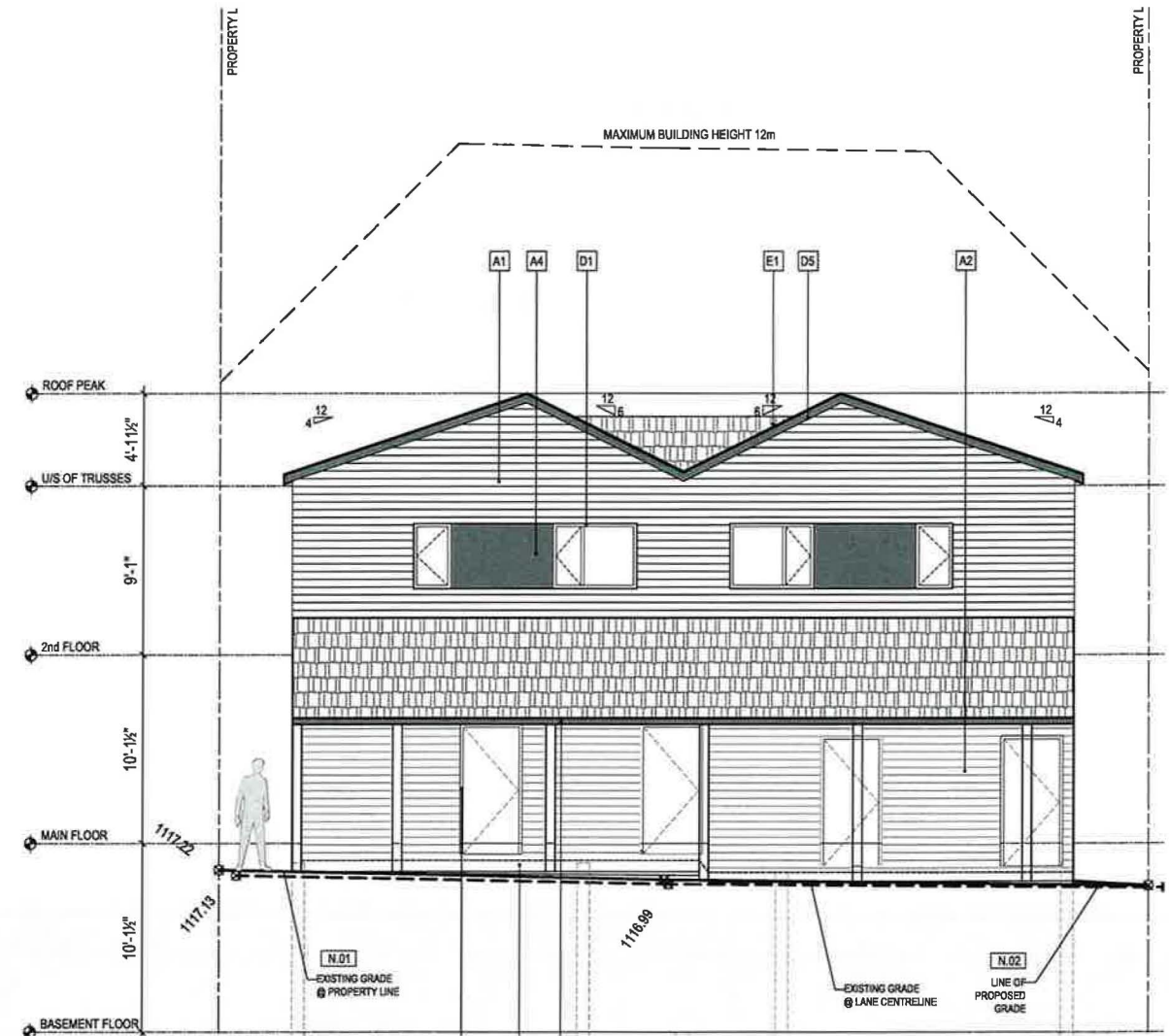
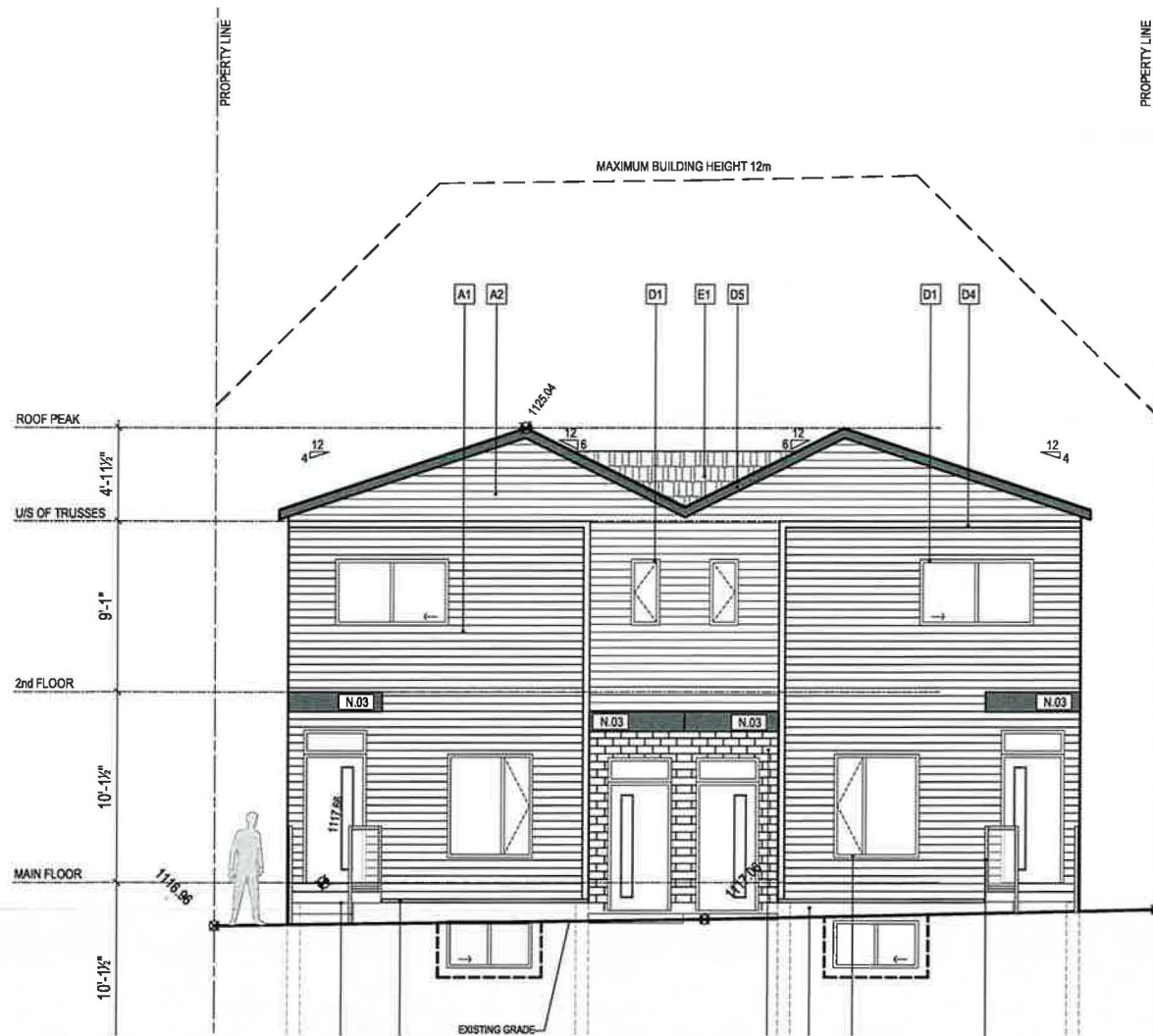


Front Building Elevations

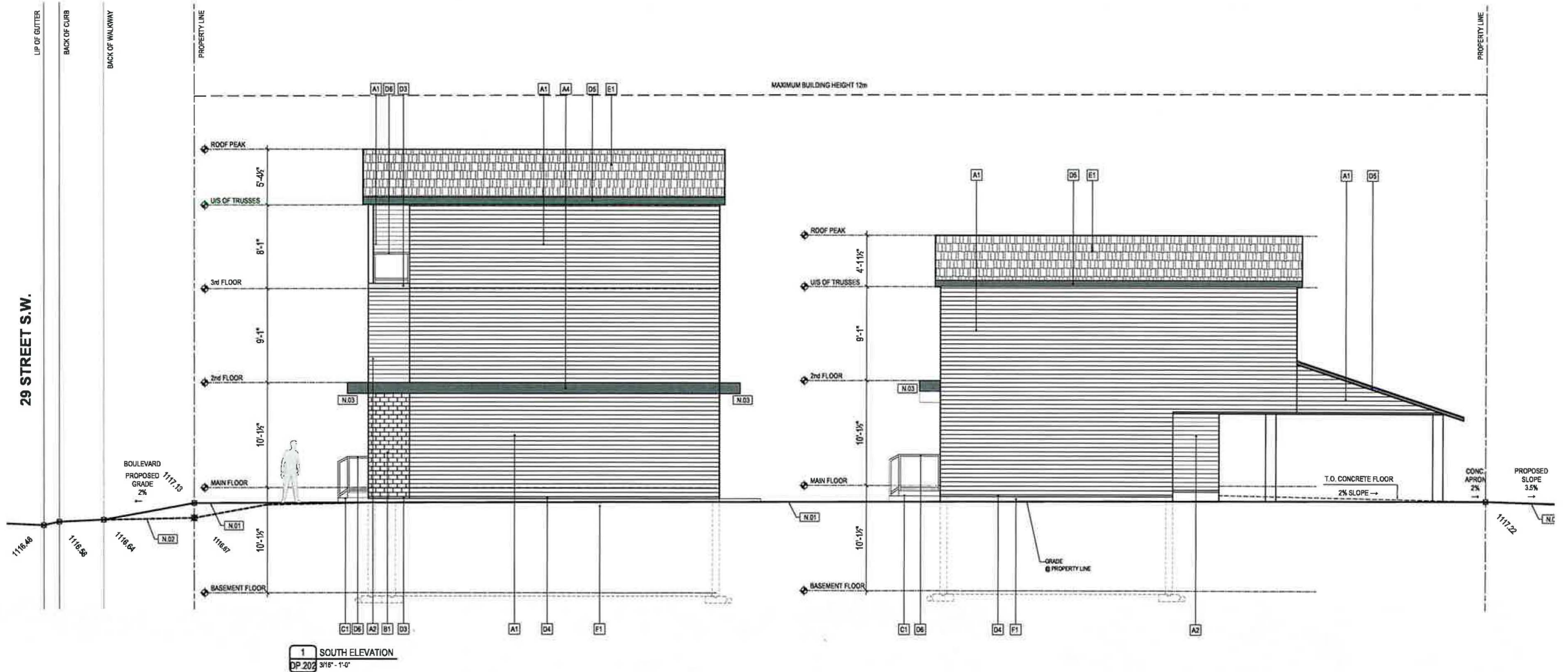




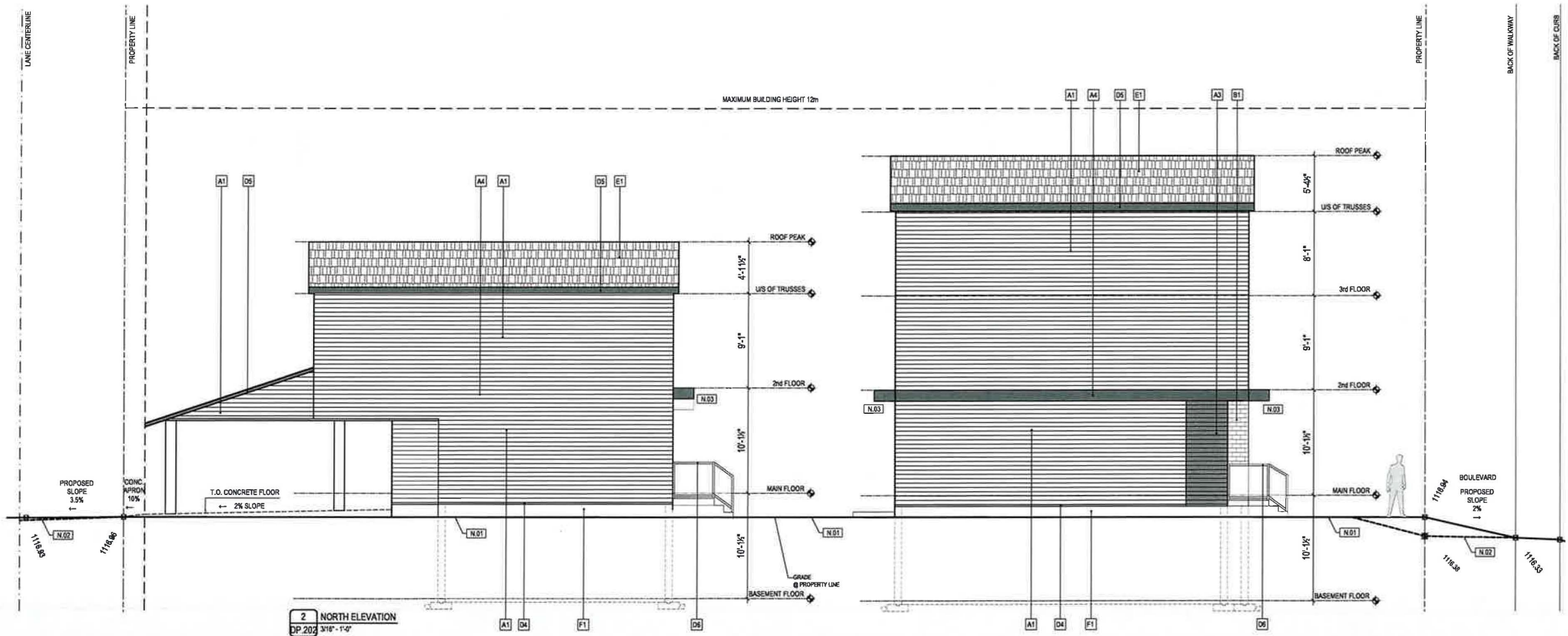
Rear Building Elevations



South Elevation



North Elevation



Building Section

