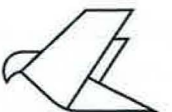


3207 29 ST SW

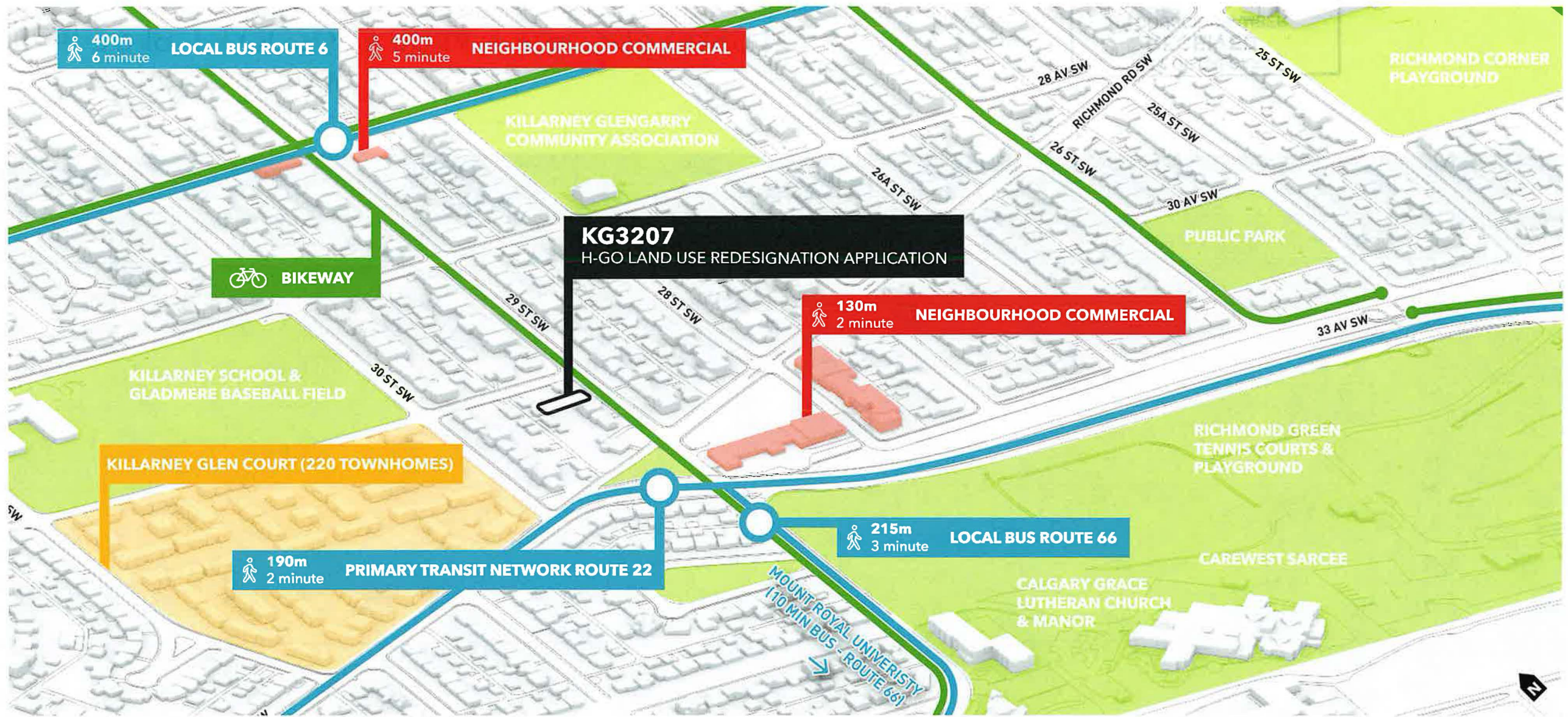
Item 7.2.19 | LOC2023-0044 | CPC2023-0804

Public Hearing Presentation | October 3, 2023

Prepared by CivicWorks



ec LIVING

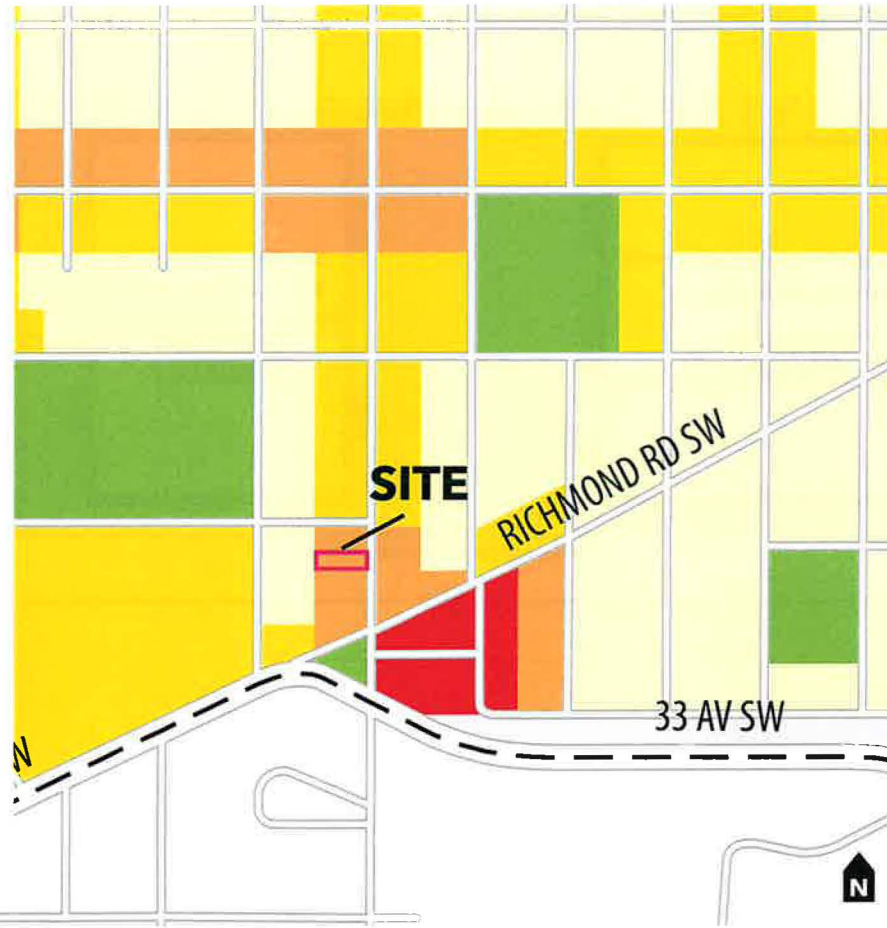


Map 3:
Urban Form

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

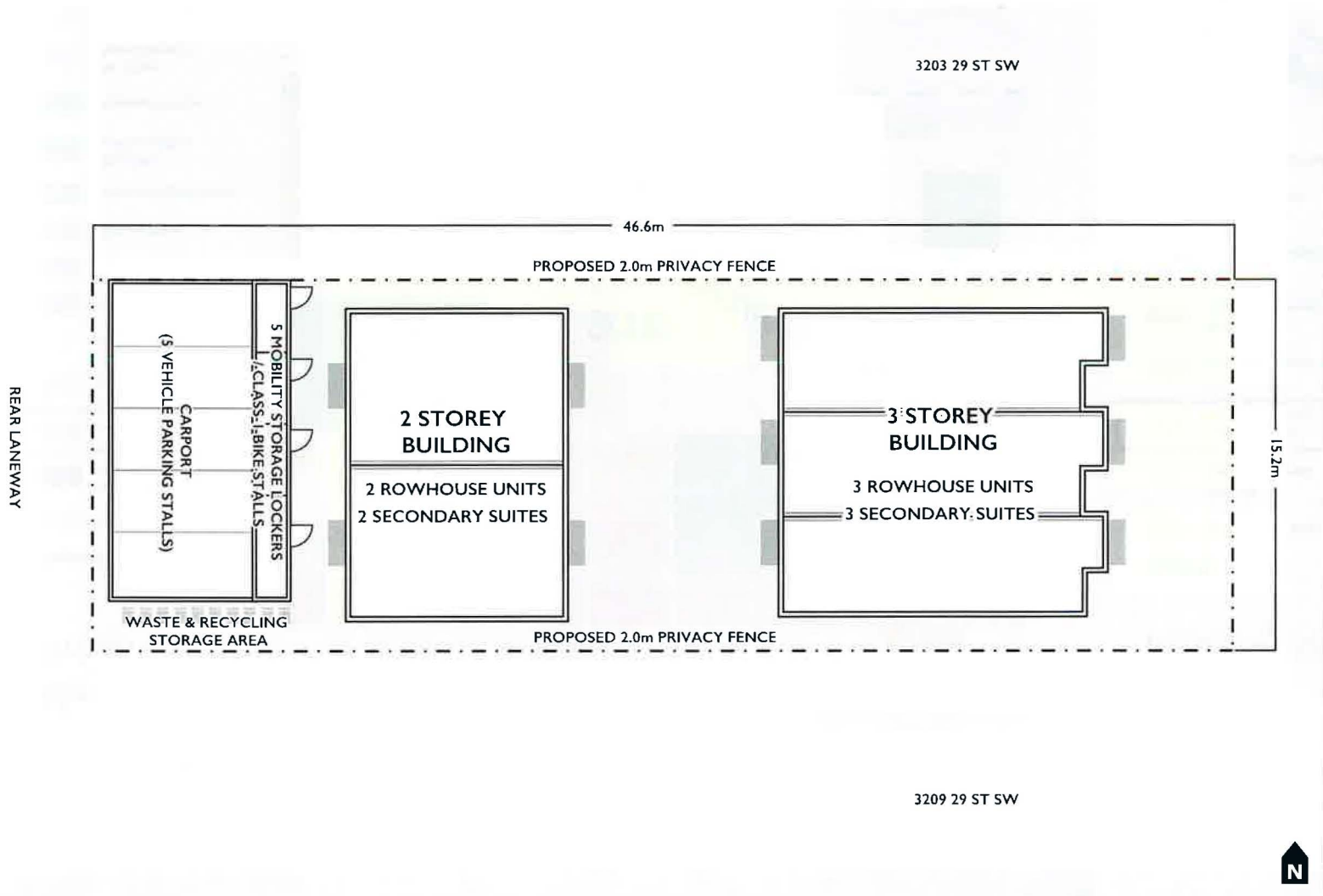


Map 4:
Building Scale

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

DP2023-04202 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



Project Voicemail & Email



Custom On-Site Signage



Application Memos & Updates

Shared with Local CA & Ward 8 Office

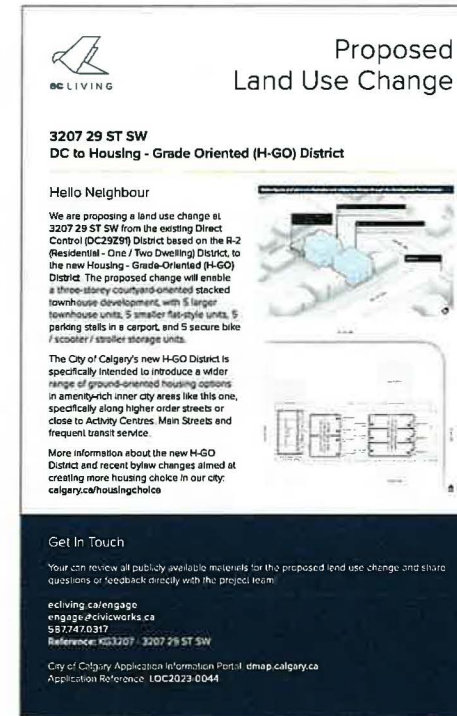
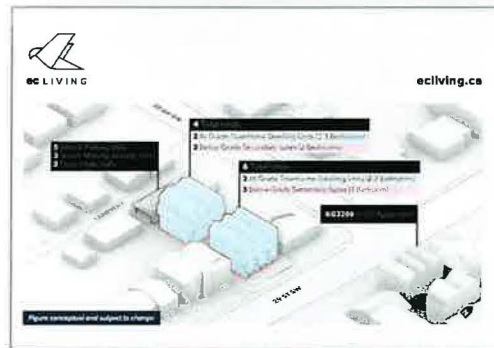
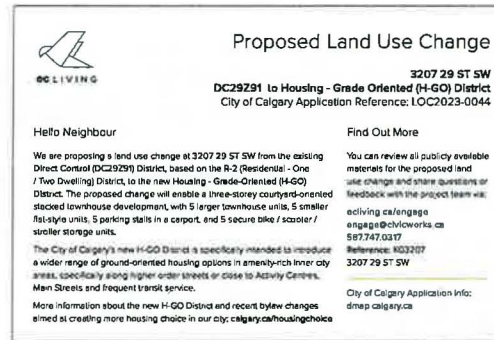
Common Outreach Themes

Parking and Traffic

Policy Alignment, and Development Rationale

Height, Density, and Contextual Fit

Shadowing and Overlooking



Custom On-Site Signage

Mailers to Neighbours

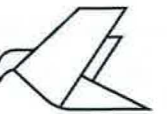
Project Website



Thank you

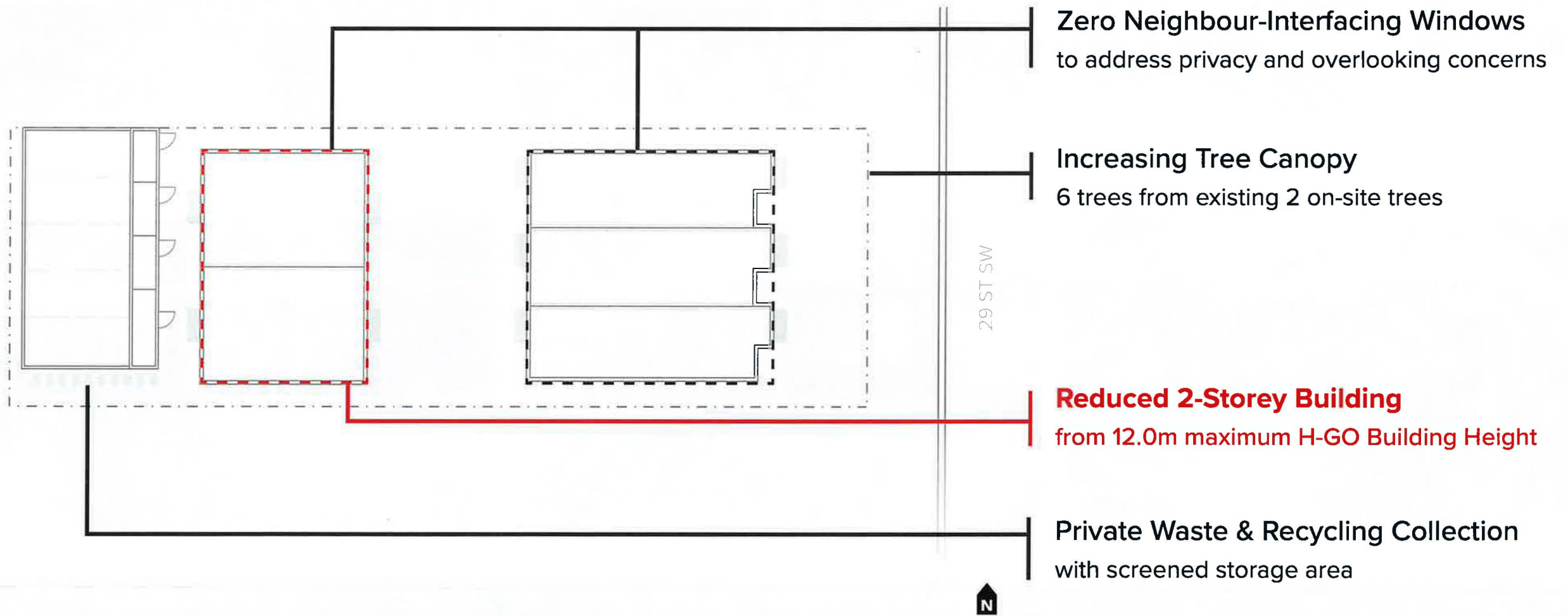


Supplemental Slides





Note: Building design is conceptual in nature and subject to change through the review of DP2023-04202 - for discussion purposes only.





Looking West from 29 ST SW



Looking Southwest from 29 ST SW



Looking Northwest from 29 ST SW



Looking Southeast from rear lane



Looking South from rear lane

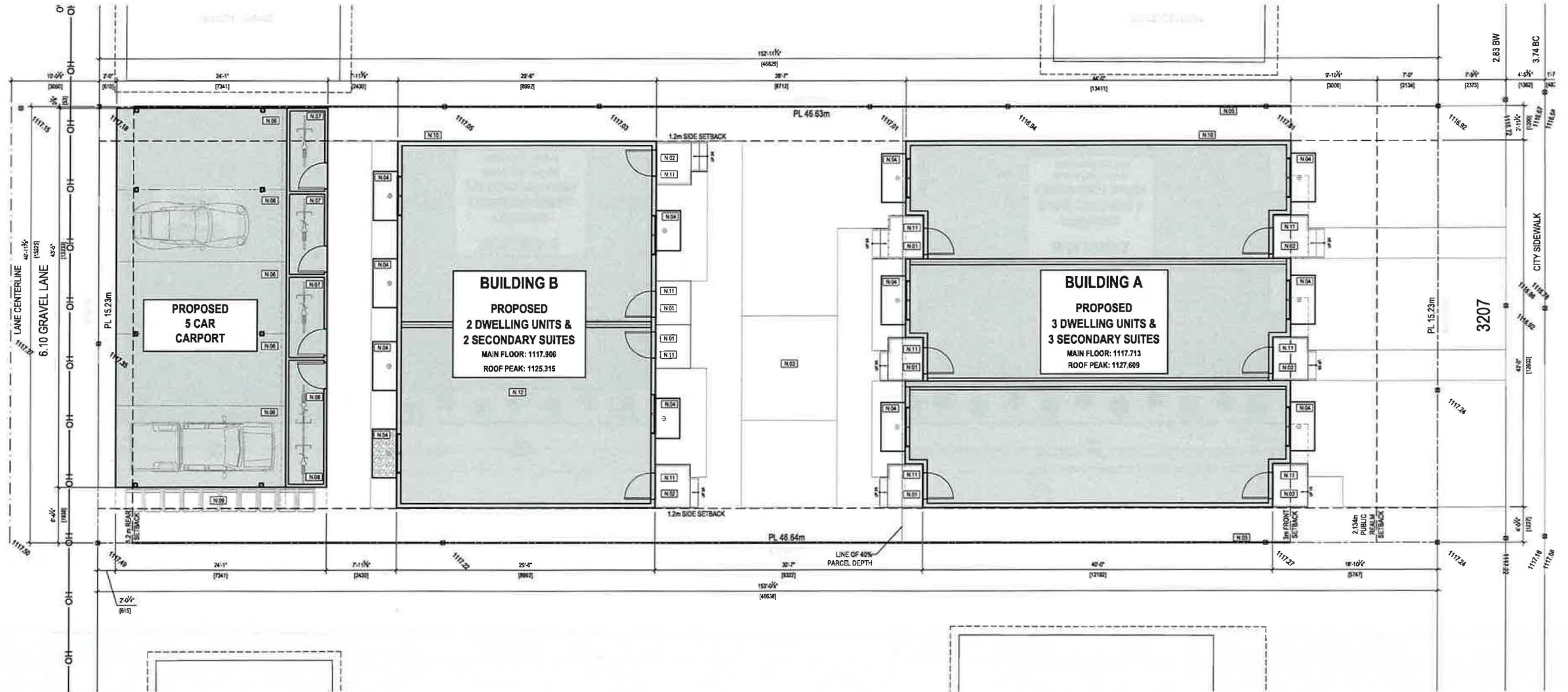


Looking Northwest from 29 ST SW (adjacent development)

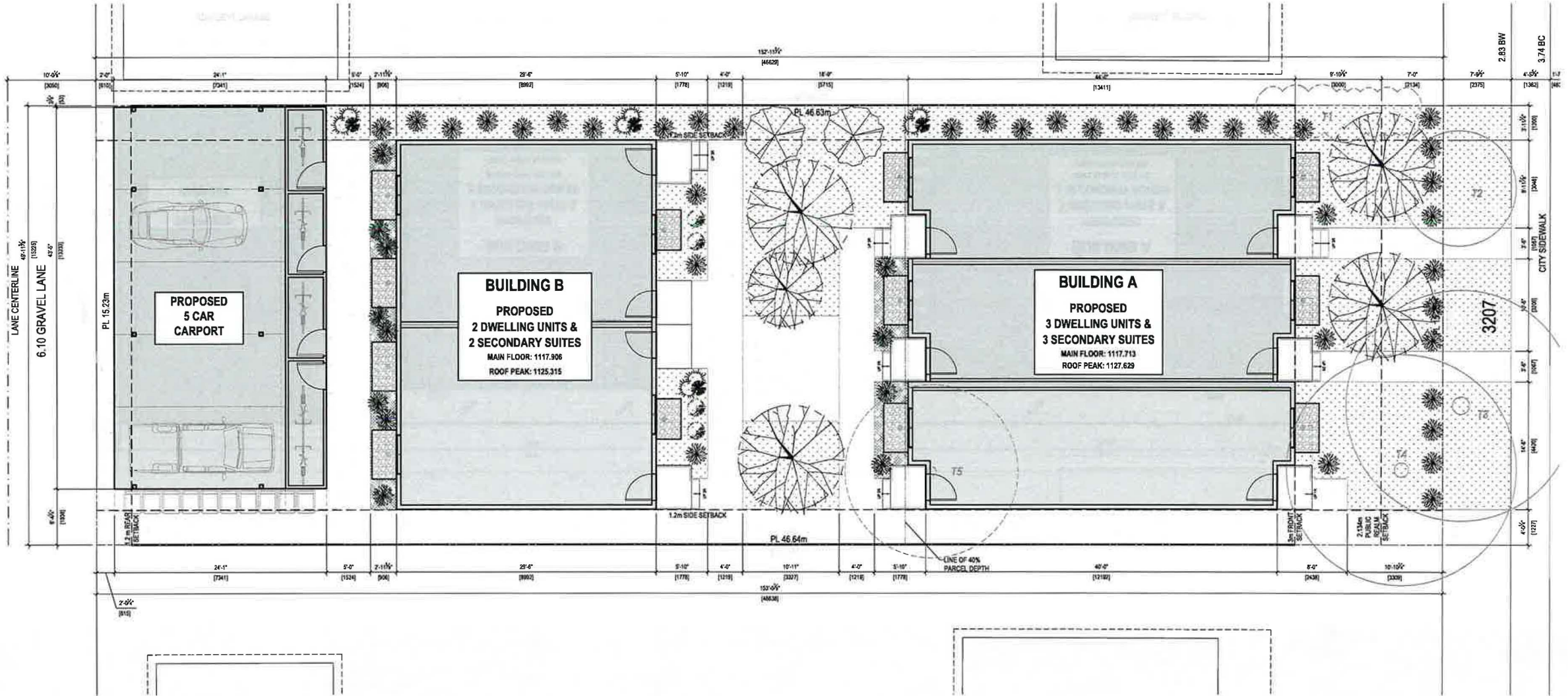
29 ST SW Contextual Elevation



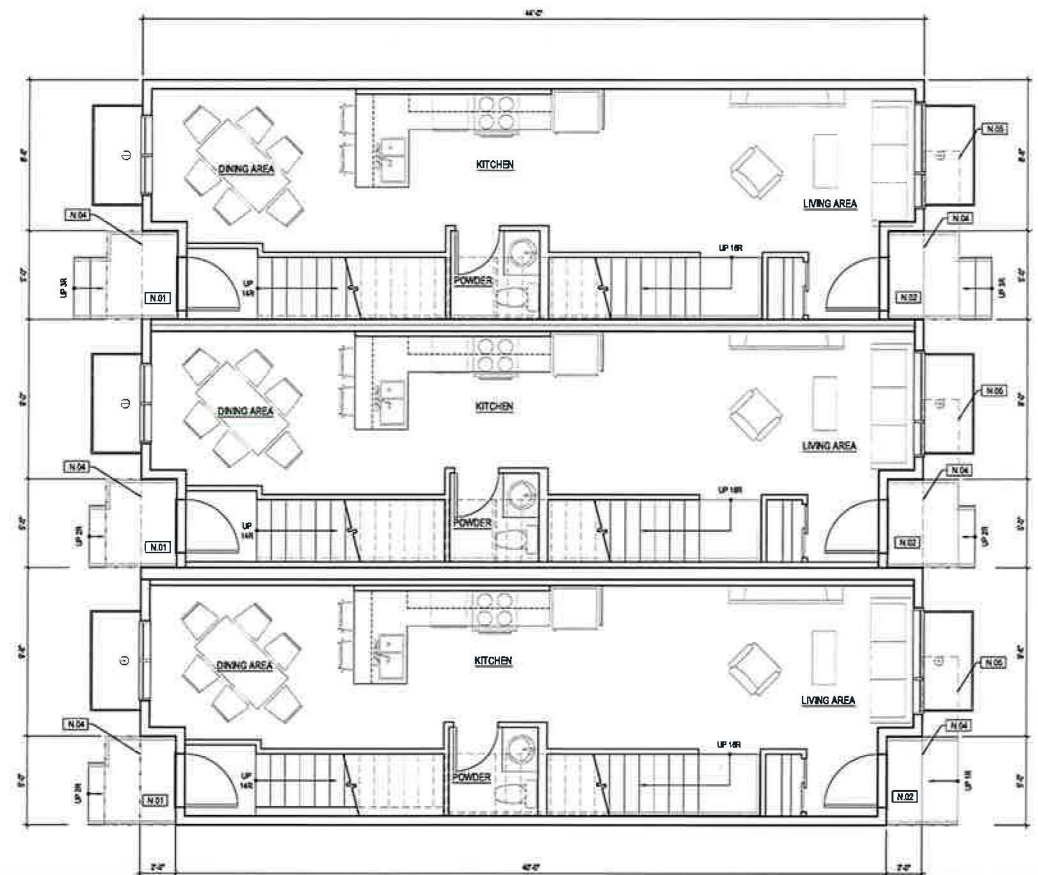
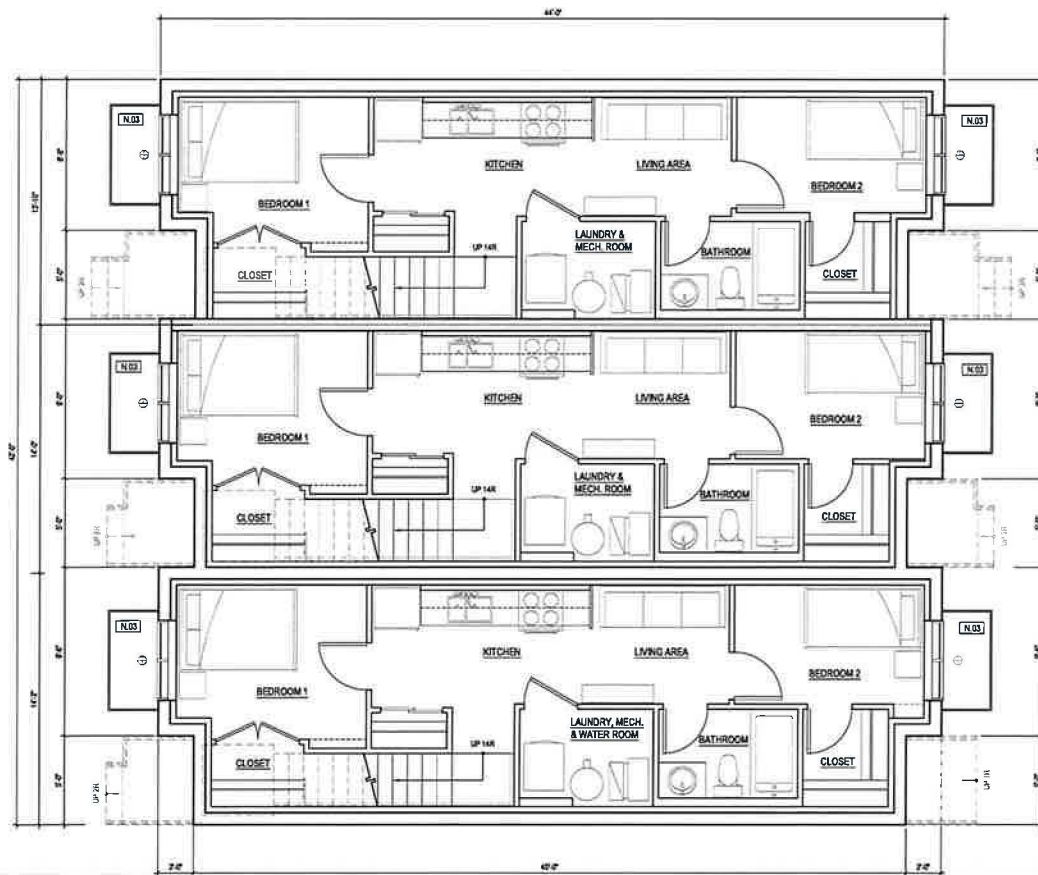
Site Plan



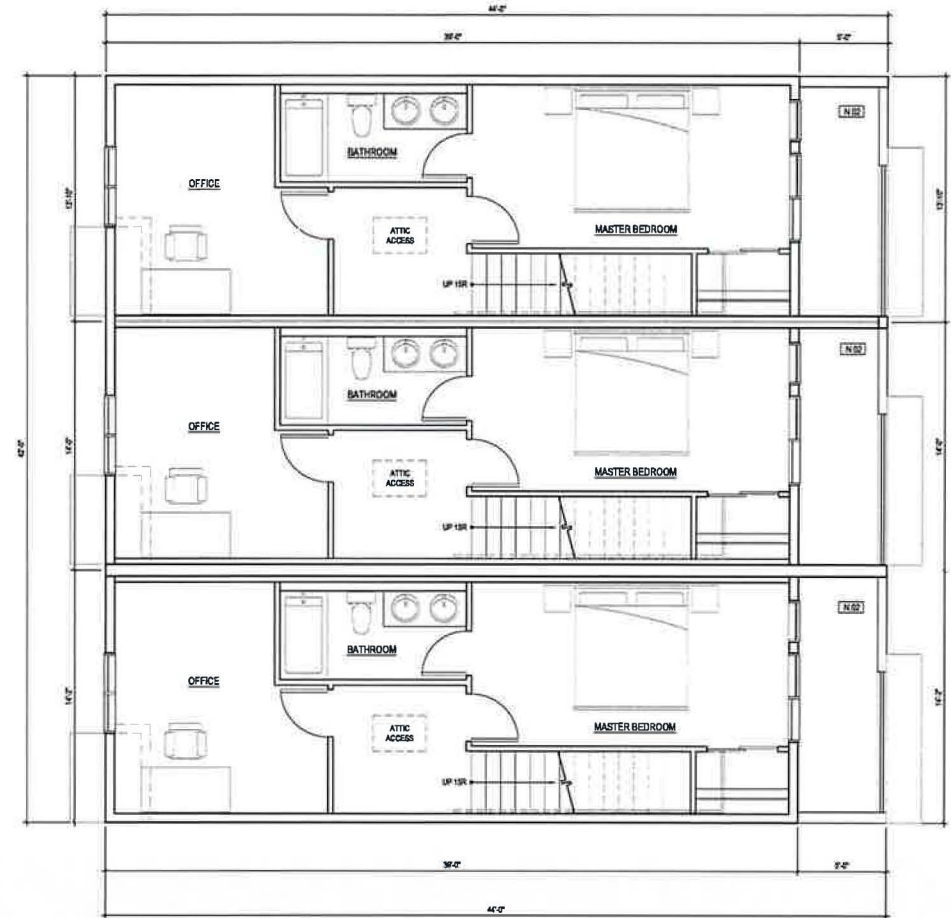
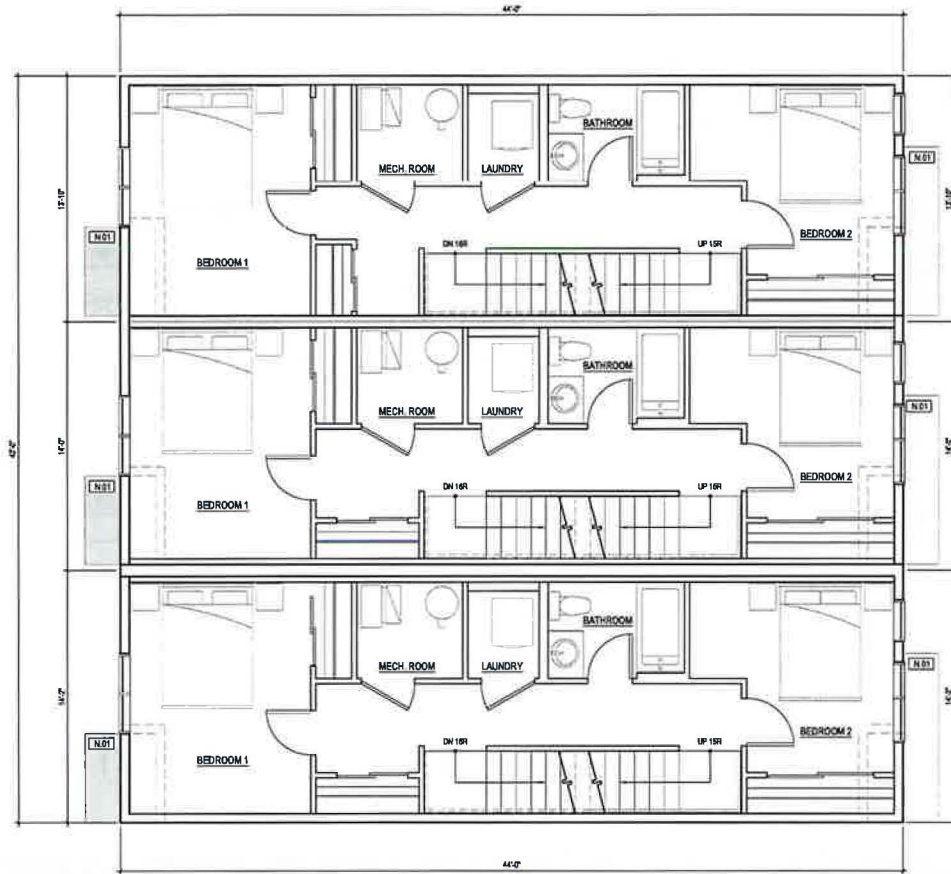
Landscape Plan



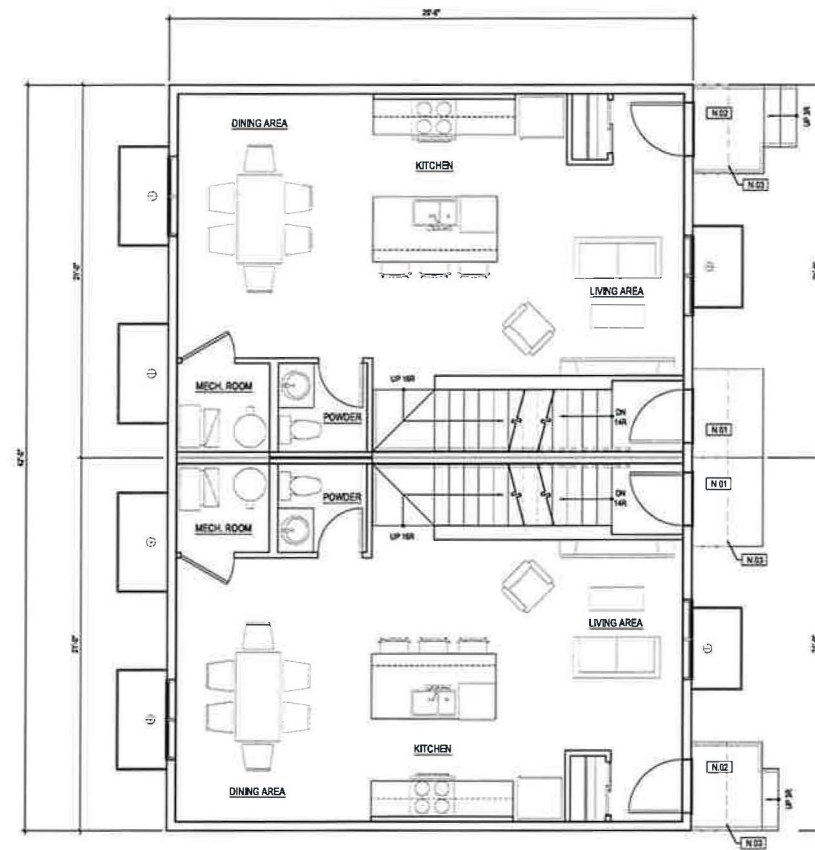
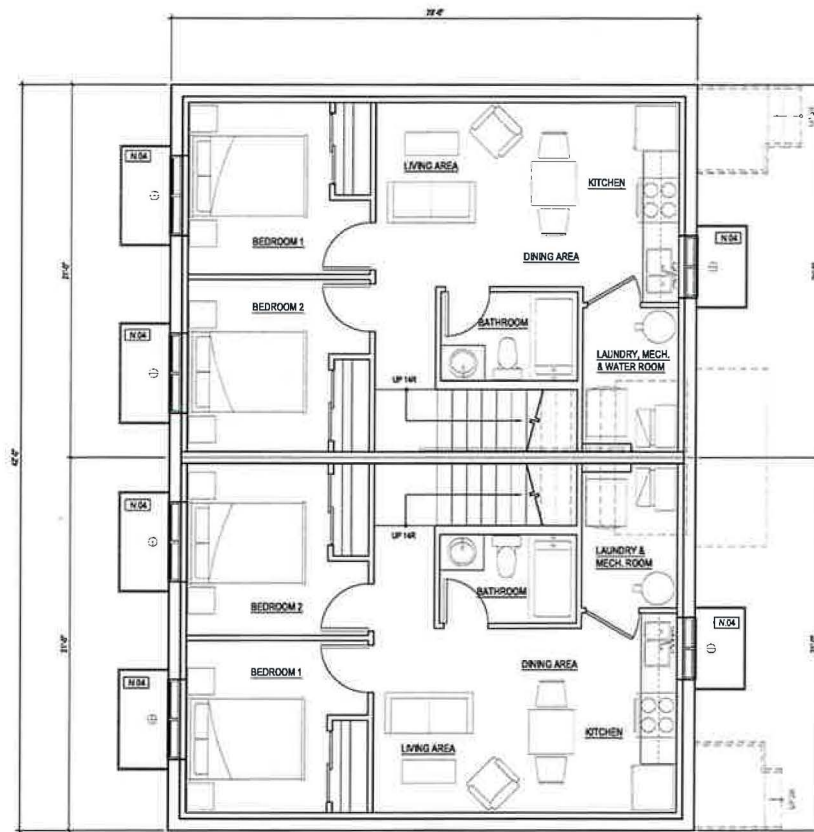
Building A: Lower Level & Main Level Floor Plans



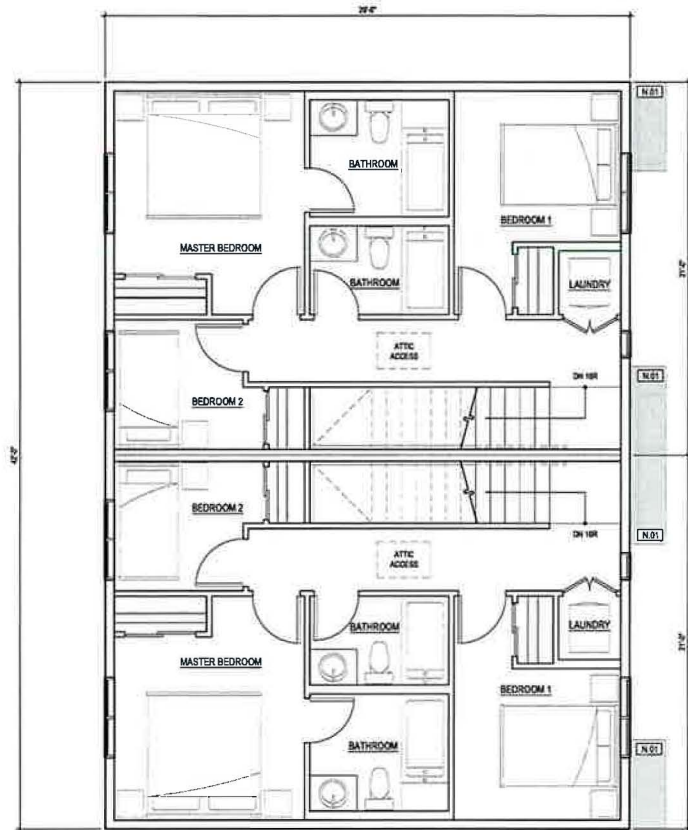
Building A: Second Level & Third Level Floor Plans



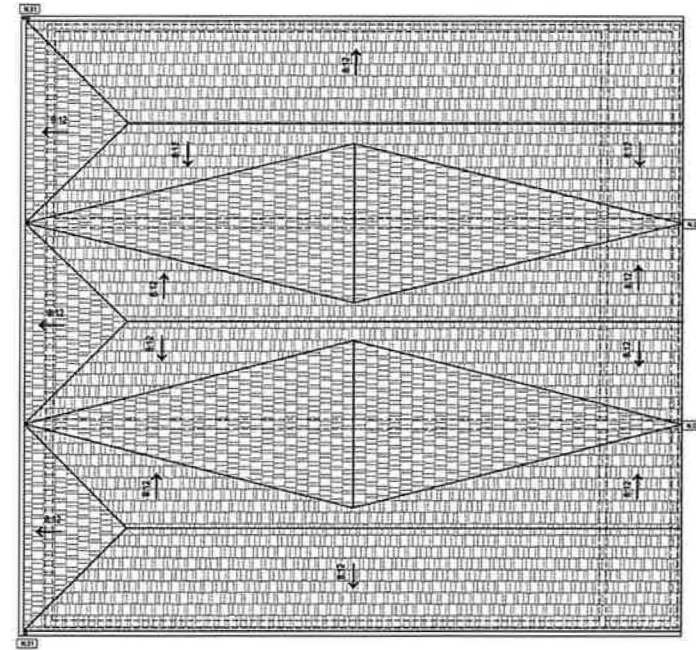
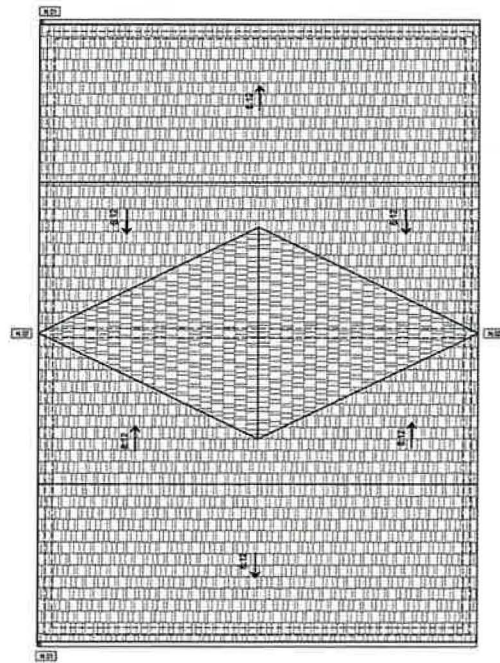
Building B: Lower Level & Main Level Floor Plans



Building B: Second Level Floor Plan



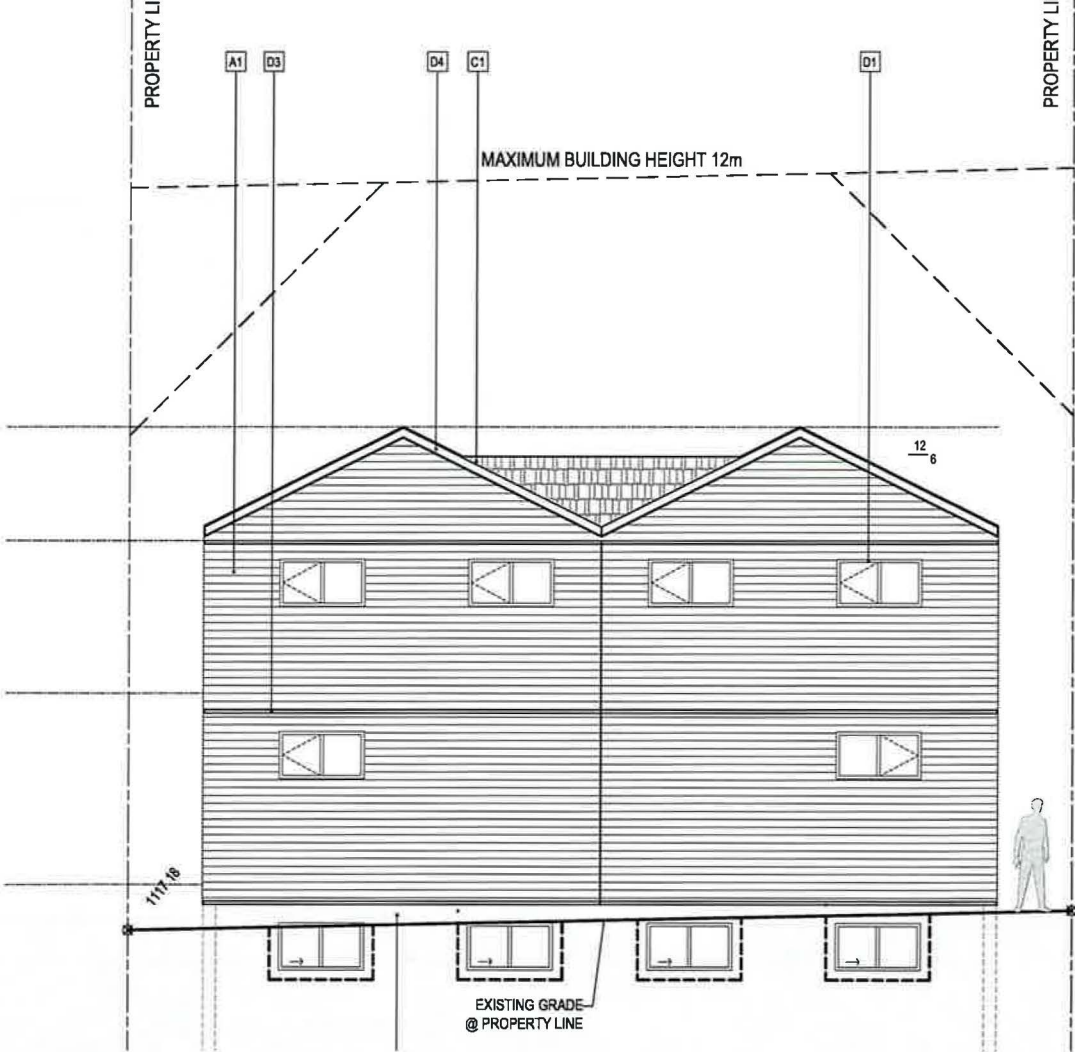
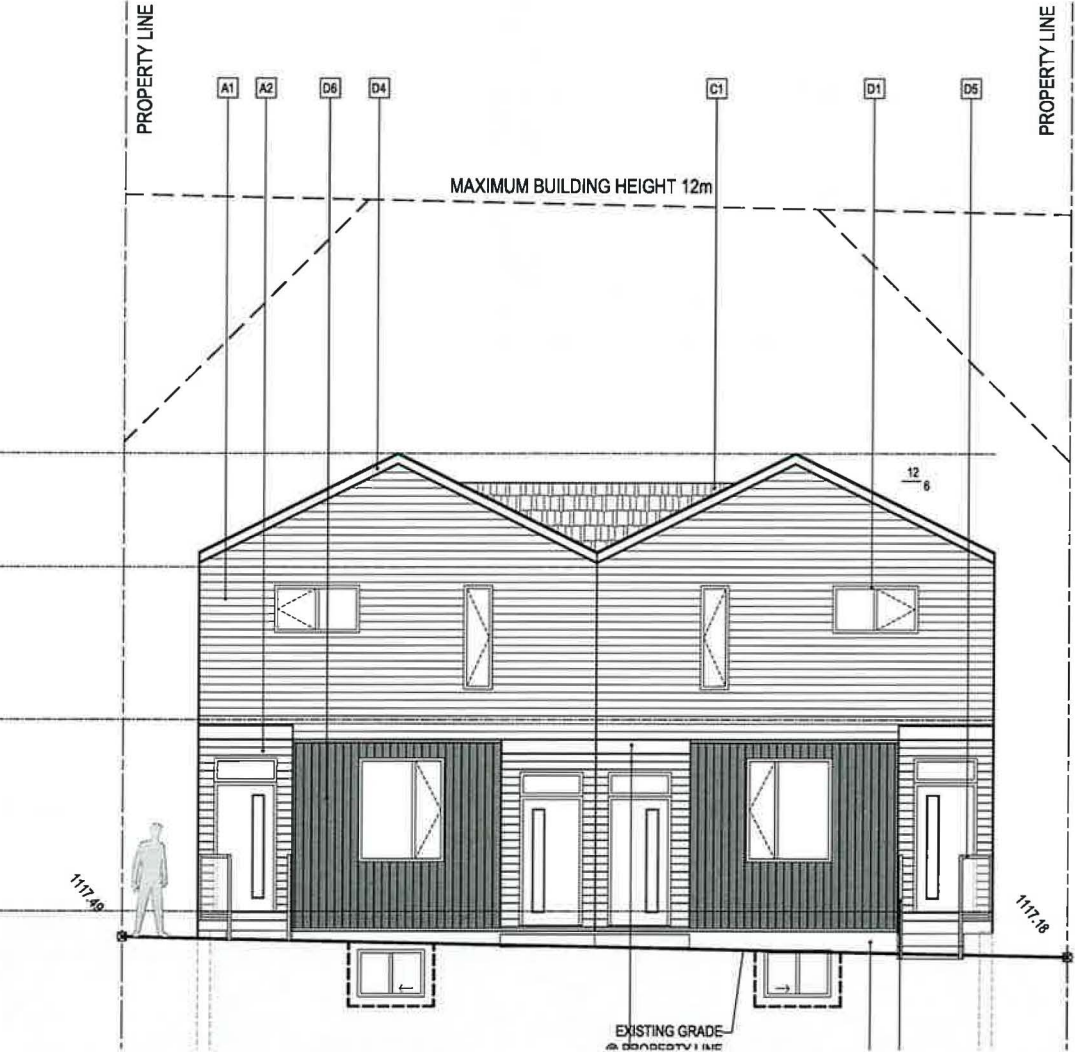
Roof Plan



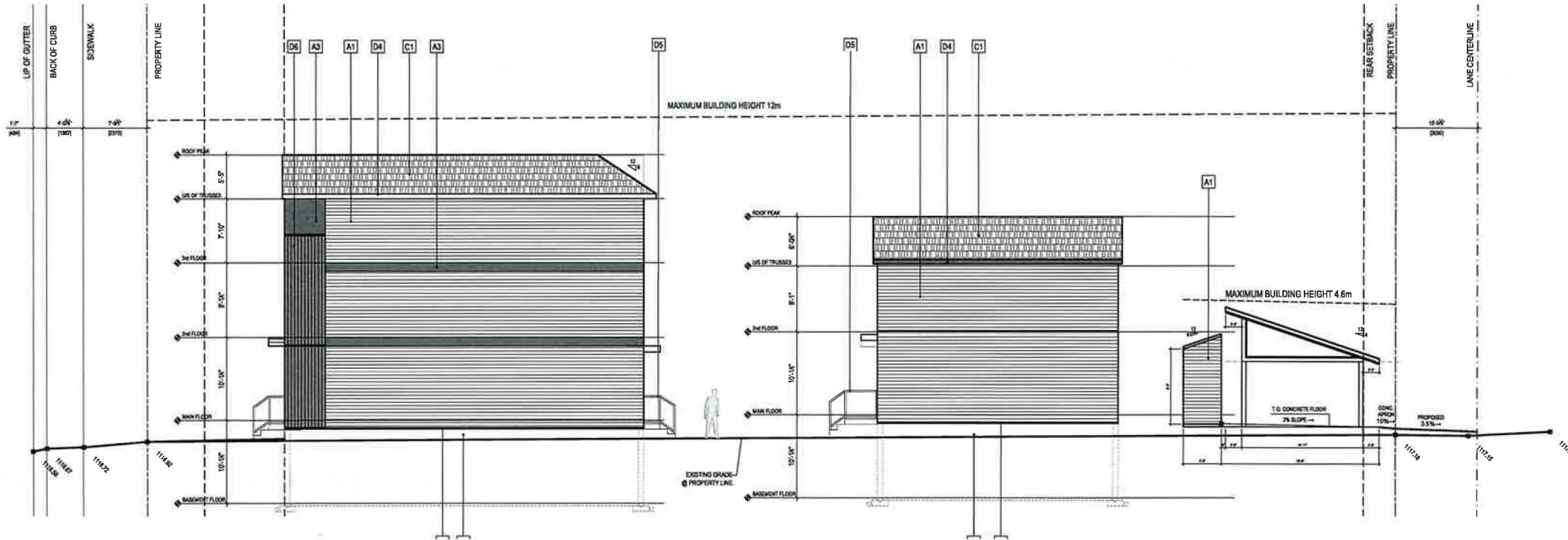
Building A: Front & Rear Building Elevations



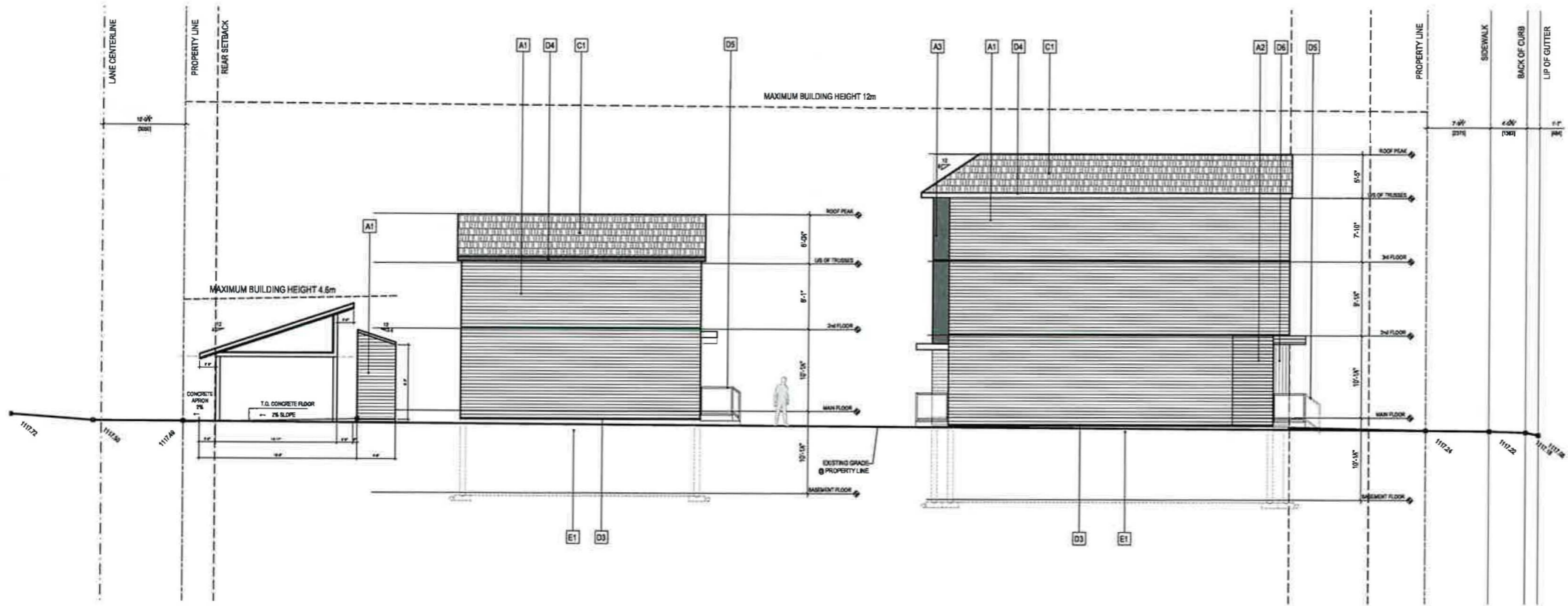
Building B: Front & Rear Building Elevations



North Elevation



South Elevation



Building Section

