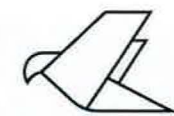
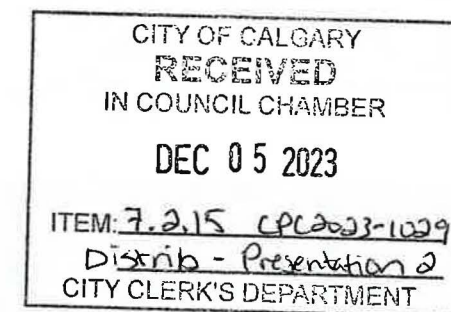


2639 29 ST SW

Item 7.2.15 | LOC2023-0169 | CPC2023-1029

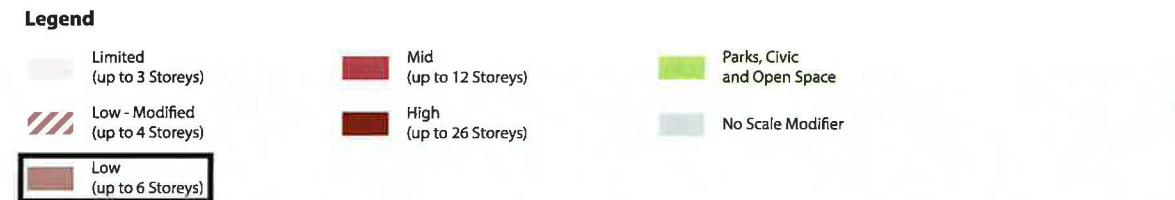
Public Hearing Presentation | December 5, 2023

Prepared by CivicWorks

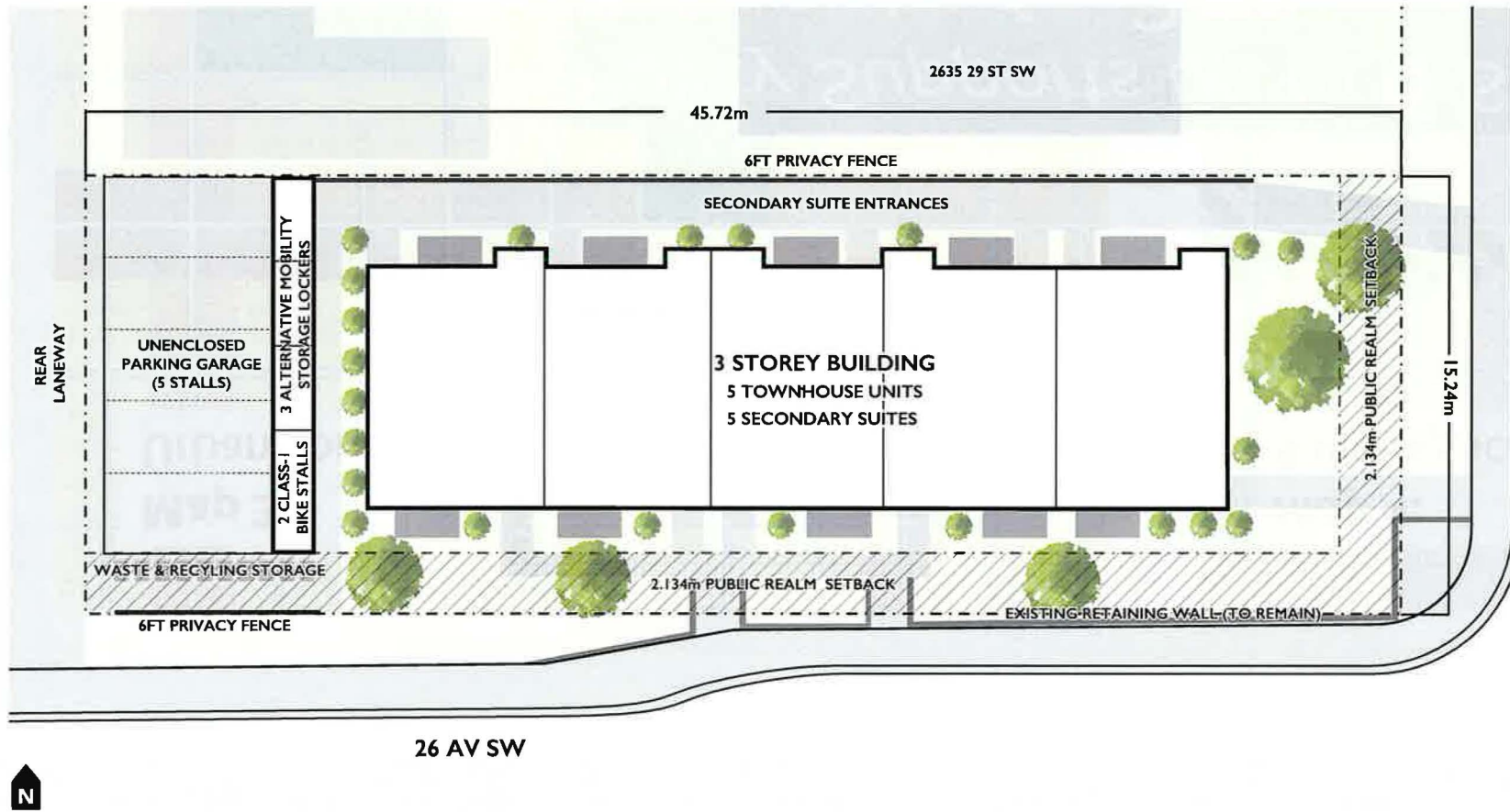


ec LIVING





*Policy Supports up to 6 Storeys
Proposal is for 3 Storeys*



Land Use Redesignation from C-N1 to H-GO

- Currently Designated as Neighbourhood Commercial
- Policy Aligned
- Meets H-GO District Criteria
- Creates 10 New Homes

Note: Building design is conceptual in nature and subject to change through the review of DP2023-06042.

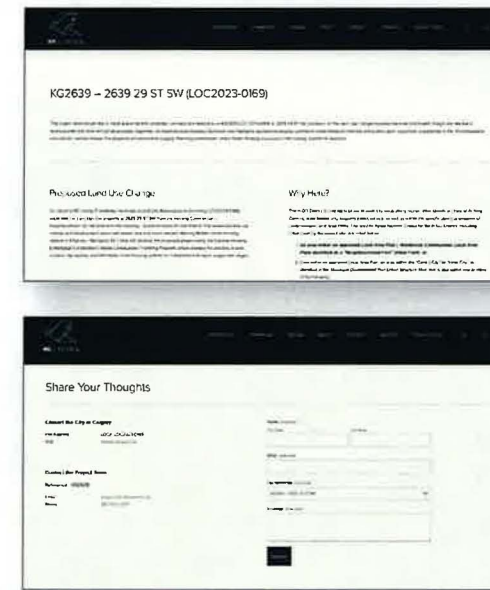
Custom On-Site Signage



Postcards to Neighbours



Outreach Webpage



Notices & Outreach Summary




Launch Jul. 2023 Public Hearing Dec. 2023

 Custom On-Site Signage

 Postcards to Neighbours

 Outreach Webpage & Feedback Form
eLIVING.ca/engage

 Project Voicemail + Email

 Notice Memos

 Applicant-Led Outreach Summary



Note: Building design is conceptual in nature and subject to change through the review of DP2023-06042.

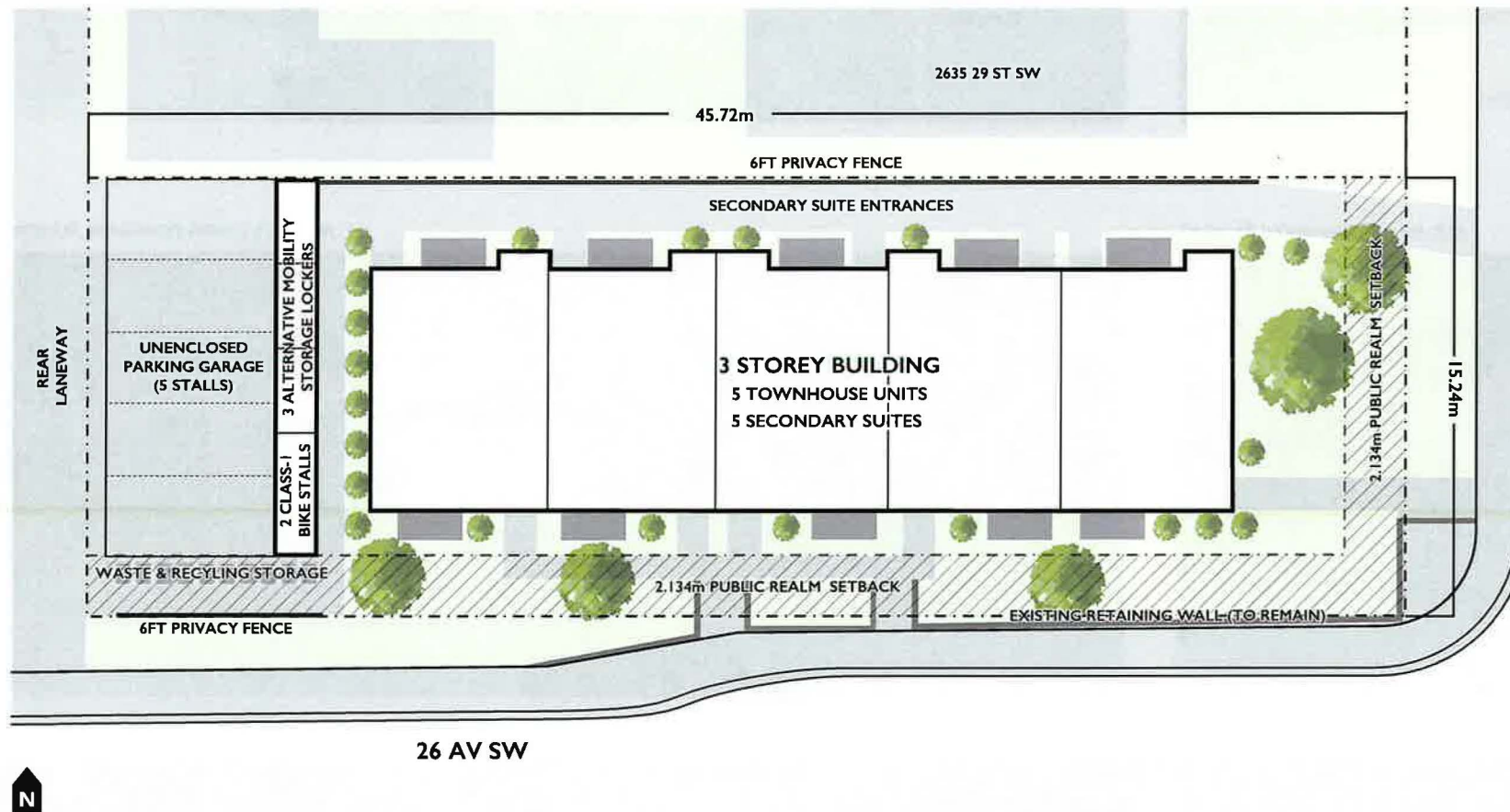
Questions?



Supplemental Slides



Note: Building design is conceptual in nature and subject to change through the review of DP2023-06042.



Land Use Redesignation from **C-N1** to **H-GO**

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

Note: Building design is conceptual in nature and subject to change through the review of DP2023-06042.



Looking Northwest from 26 AV SW



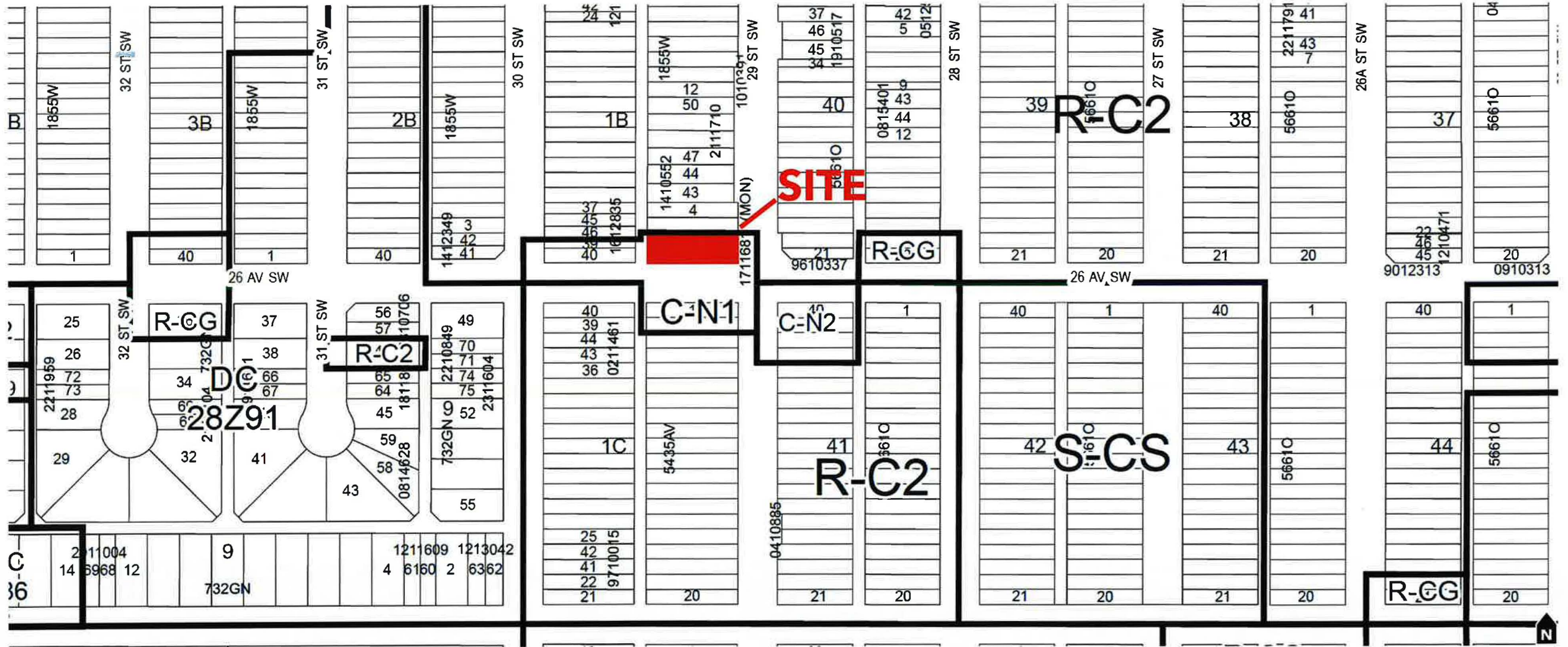
Looking North from 26 AV SW



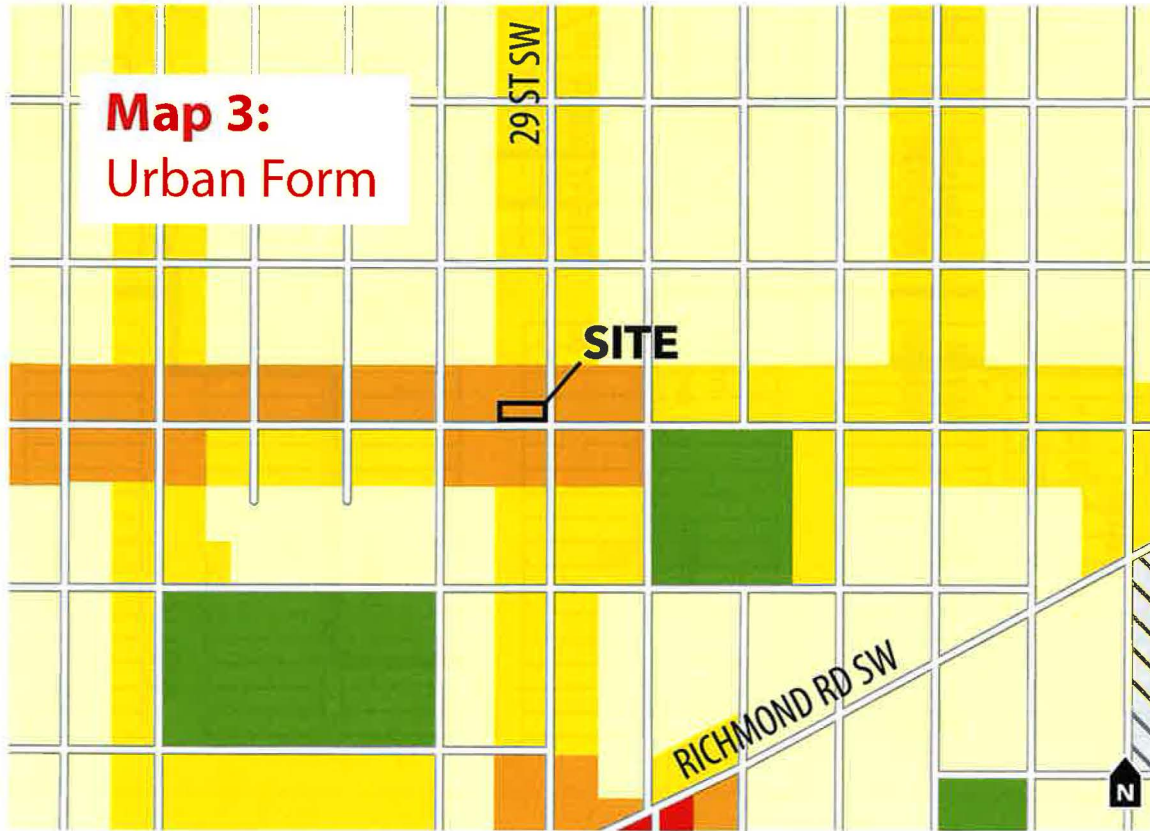
Looking Southwest from 29 ST SW



Looking South from Rear Lane



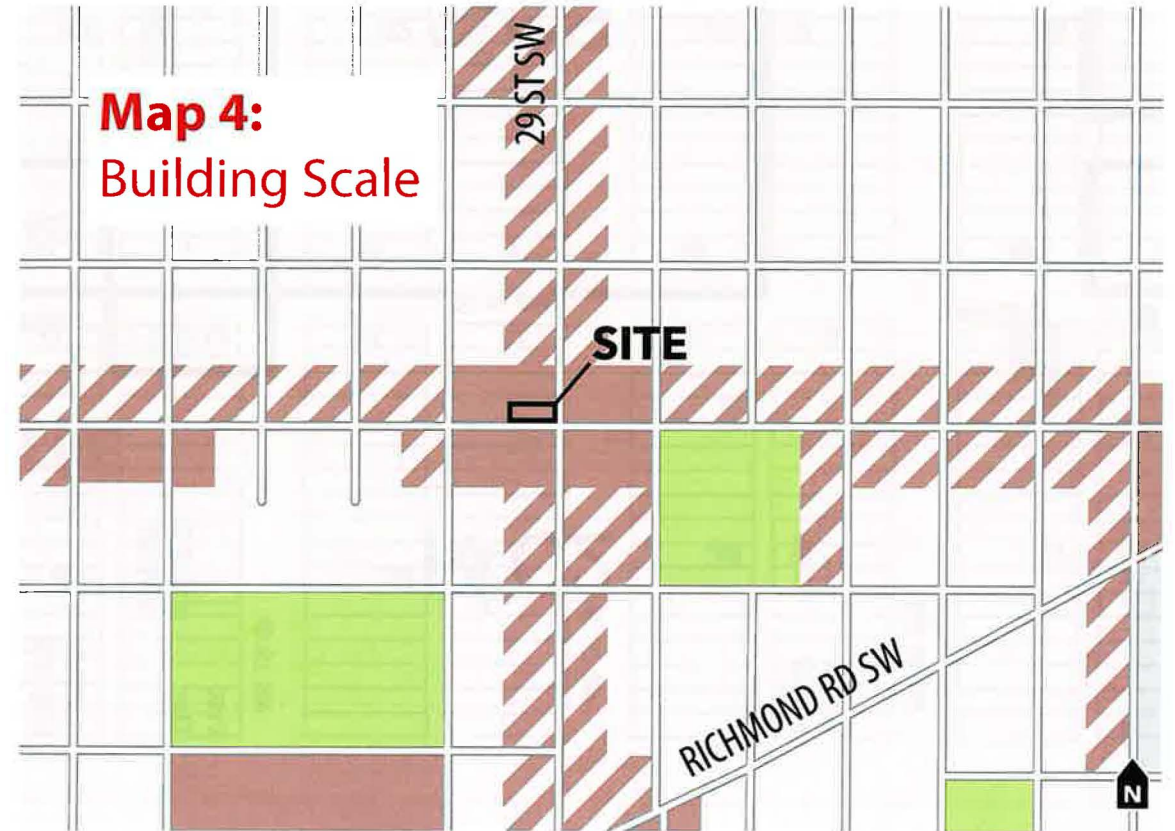
Map 3:
Urban Form



Legend

- | | | | |
|--------------------------|---------------------|---------------------------|------------------------|
| Neighbourhood Commercial | Neighbourhood Local | Natural Areas | Regional Campus |
| Neighbourhood Flex | Commercial Centre | Parks and Open Space | No Urban Form Category |
| Neighbourhood Connector | Commercial Corridor | City Civic and Recreation | |

Map 4:
Building Scale



Legend

- | | | |
|----------------------------------|-------------------------|-----------------------------|
| Limited (up to 3 Storeys) | Mid (up to 12 Storeys) | Parks, Civic and Open Space |
| Low - Modified (up to 4 Storeys) | High (up to 26 Storeys) | No Scale Modifier |
| Low (up to 6 Storeys) | | |

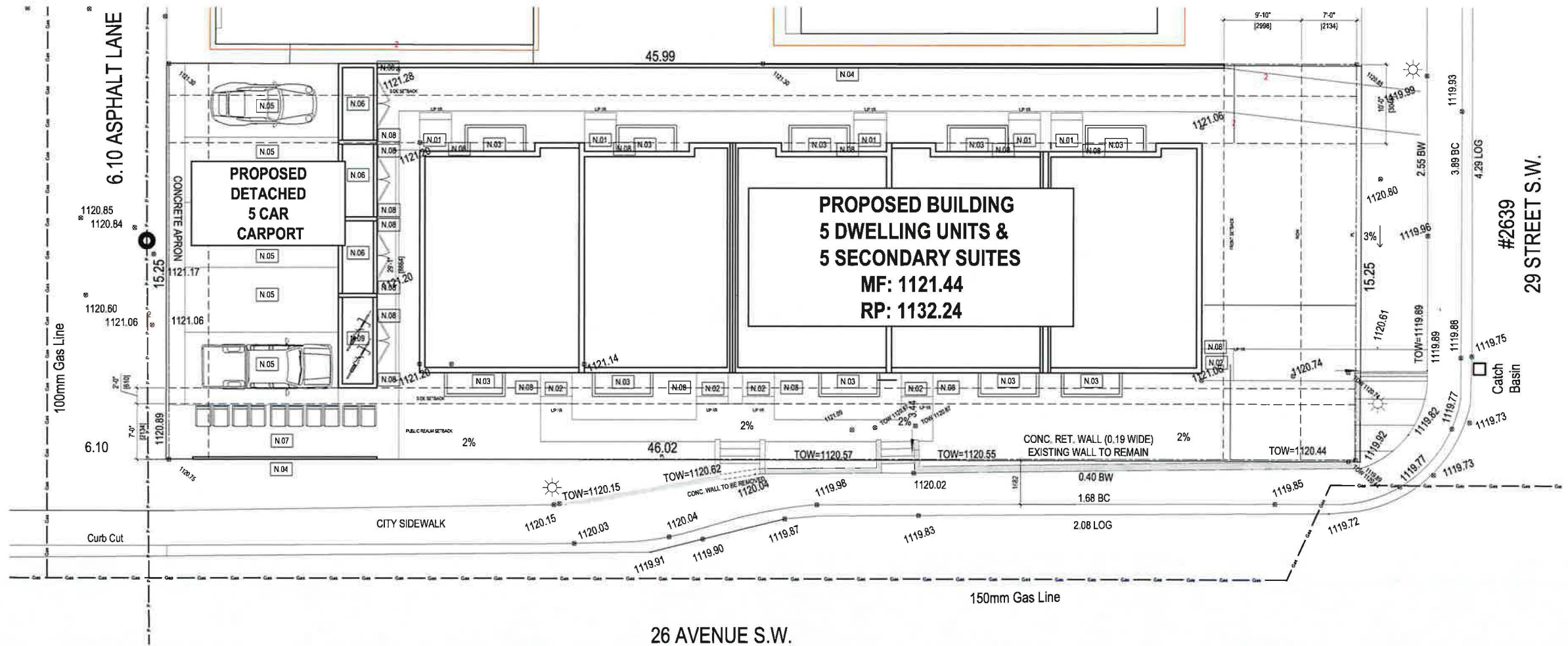
26 AV SW Contextual Elevation



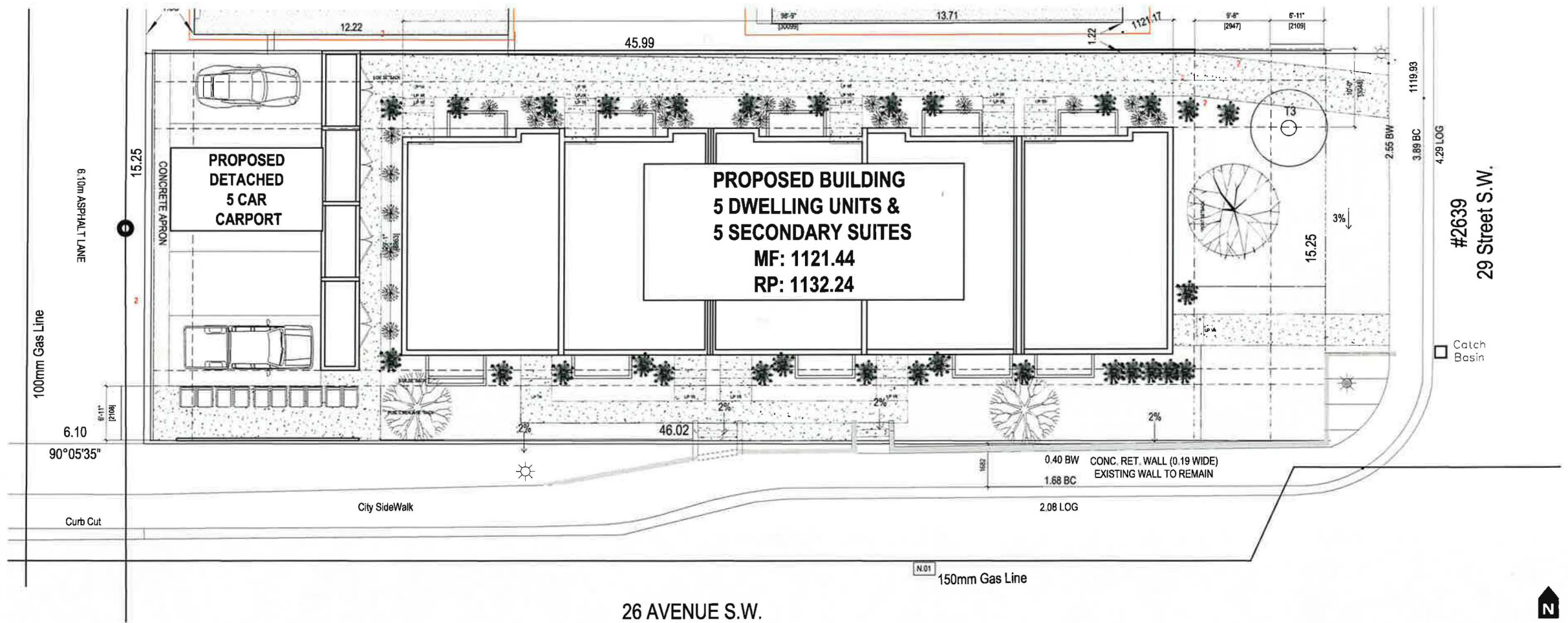
29 ST SW Contextual Elevation



Site Plan



Landscape Plan



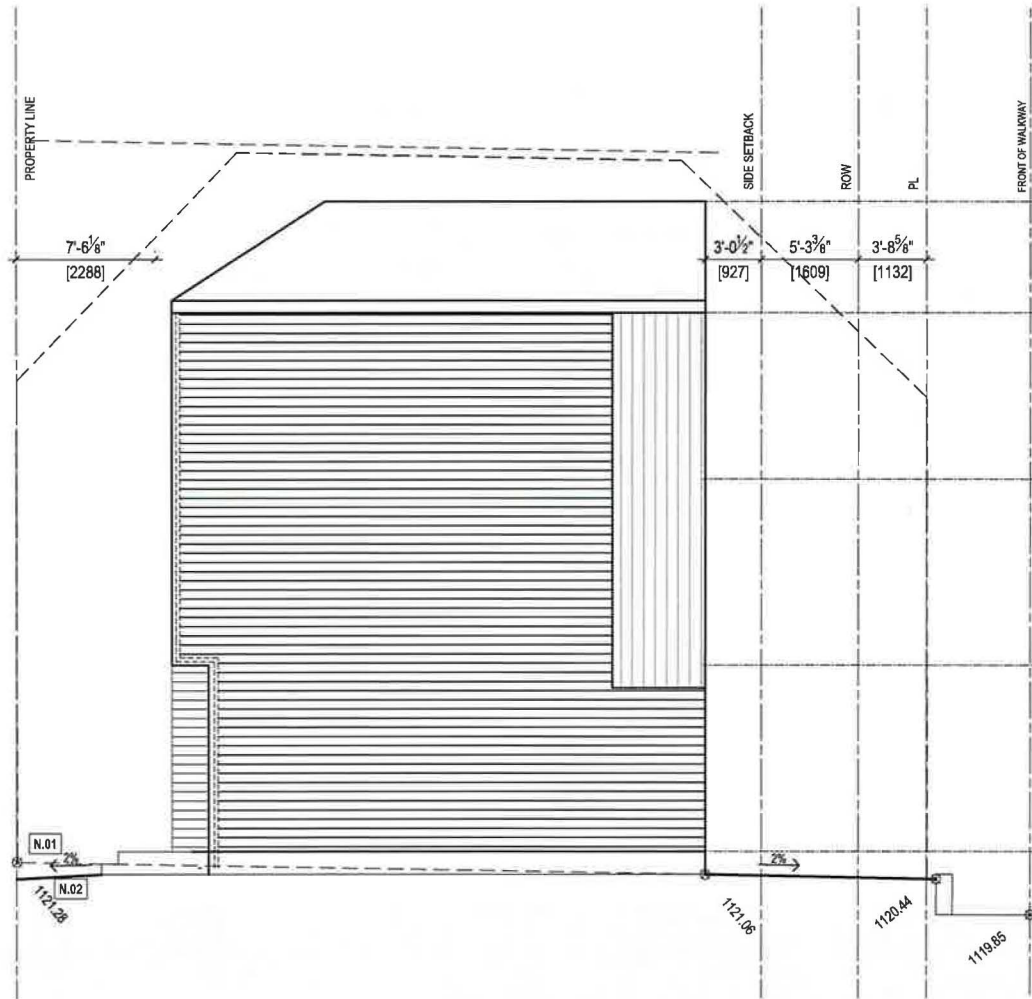
South Elevation



North Elevation



West Elevation



East Elevation

