

BN6357: 6357, 6363, & 6367 34 AV NW

Item 7.2.11 | LOC2023-0245 | DP2023-08954 | CPC2024-0064

Public Hearing Presentation I March 5, 2024 Prepared by CivicWorks CITY OF CALGARY

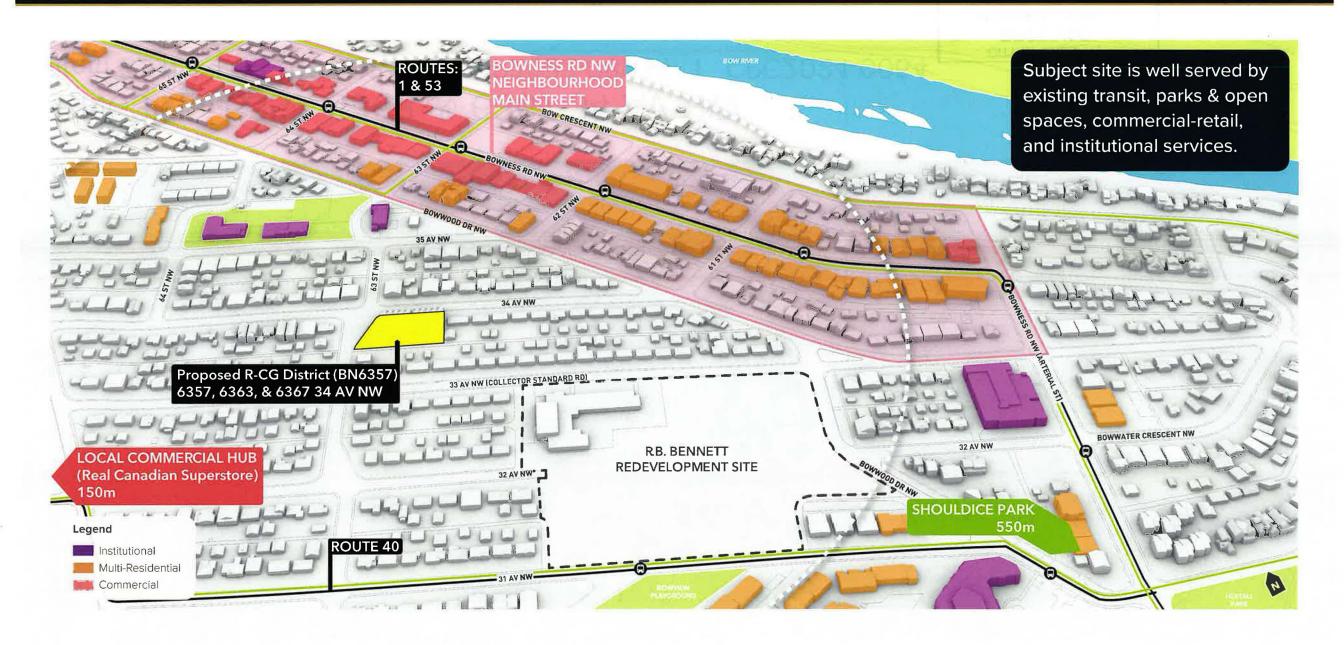
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Distrib-Presentation 2
CITY CLERK'S DEPARTMENT



Site Context



Applicant-Led Outreach

Neighbour Mailers

Delivered to residences within 200m of the BN6357 site, second delivery Digital Information Session invitation, third delivery at Outreach Closure

Outreach Webpage & Feedback Form ecliving.ca/engage, updated at project milestones

Project Voicemail & Email
On-going correspondence to community members (±20 respondents)

Custom On-Site Signage
Updated for Digital Information Session & second update Outreach Closure

Application Materials, Updates & Meets
Sept. 11, 2023 Digital Meeting with the BCA (±90 attendees);
Sept. 28, 2023 Digital Meeting with Ward 1 Office;
Oct. 11, 2023 Digital Information Session Zoom webinar (±70 attendees);
Oct. 24, 2023 Digital Meeting with the Main Street Bowness BIA;
Nov. 9, 2023 Meeting with the Ward 1 Office

Top Feedback Themes:

- Proposed Density Excessive
- Proposed Scale Out of Character with Neighbours
- Proposed Parking Supply & On Street Impacts





Outreach Closure Notification

6357, 6363, 6367 34 AV NW R-C2 to Residential - Grade-Oriented Infill (R-CG) District City of Calgary Application Reference: LOC2023-0245

Hello

Following a robust Applicant-led Outreach process, the project team is revising the initial BN6357 H-GO District redesignation application to an R-CG District application. In response to the main feedback themes heard by the project team, this change to R-CG reduces the proposed density from 42 to 32 units, includes bylaw rules so the built form is more contextually sensitive to neighbours, and maintains a similar level of vehicle parking for less units.

The proposed change will now enable a 2-3 storey rowhouse development, with 16 rowhouse units, 16 basement secondary suites, 20 vehicle parking stalls in a garage, and 14 secure bike / scooter / stroller storage units.

Fulsome details of change can be reviewed in the Applicant-led Outreach Summary published on the project team website. Outreach has now formally concluded for this application, though the project team will continue to respond to inquiries as they are received.

Find Out More

You can review publicly available materials for the proposed land use change (including the Outreach Summary) and share questions or feedback with the project team via:

ecliving.ca/engage engage@civicworks.ca 587.747.0317 Reference: BN6357

City of Calgary Application Info: dmap.calgary.ca

On-Site Signage



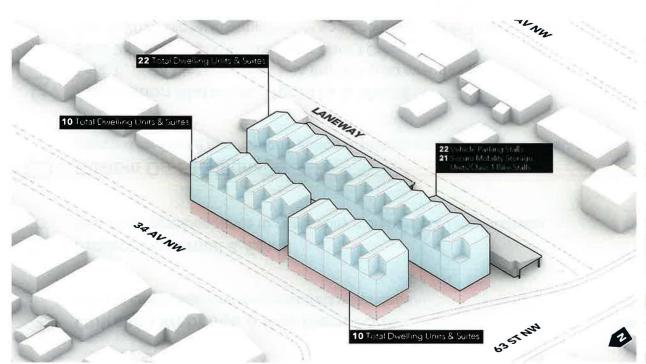
Webpage Feedback Form



Digital Information Session Material

Design Refinement

Initial H-GO District Proposal



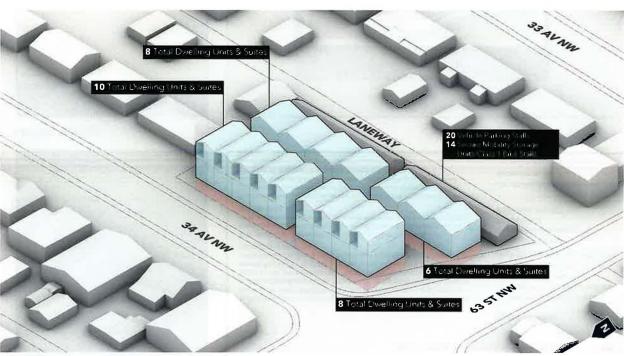
Proposed Density: 42 Units & Suites

Proposed Height: 3 Storeys (12m max)

Proposed Parking: 21 Vehicle Parking Stalls (0.5 stalls/unit), 21 Active Modes Storage Units

(1 per unit without vehicle parking stall)

Refined R-CG District Proposal



Proposed Density: 32 Units & Suites (25% Density Reduction)

Proposed Height: 2-3 Storeys (11m max in front yard, 8.6m max in rear yard, rear yard

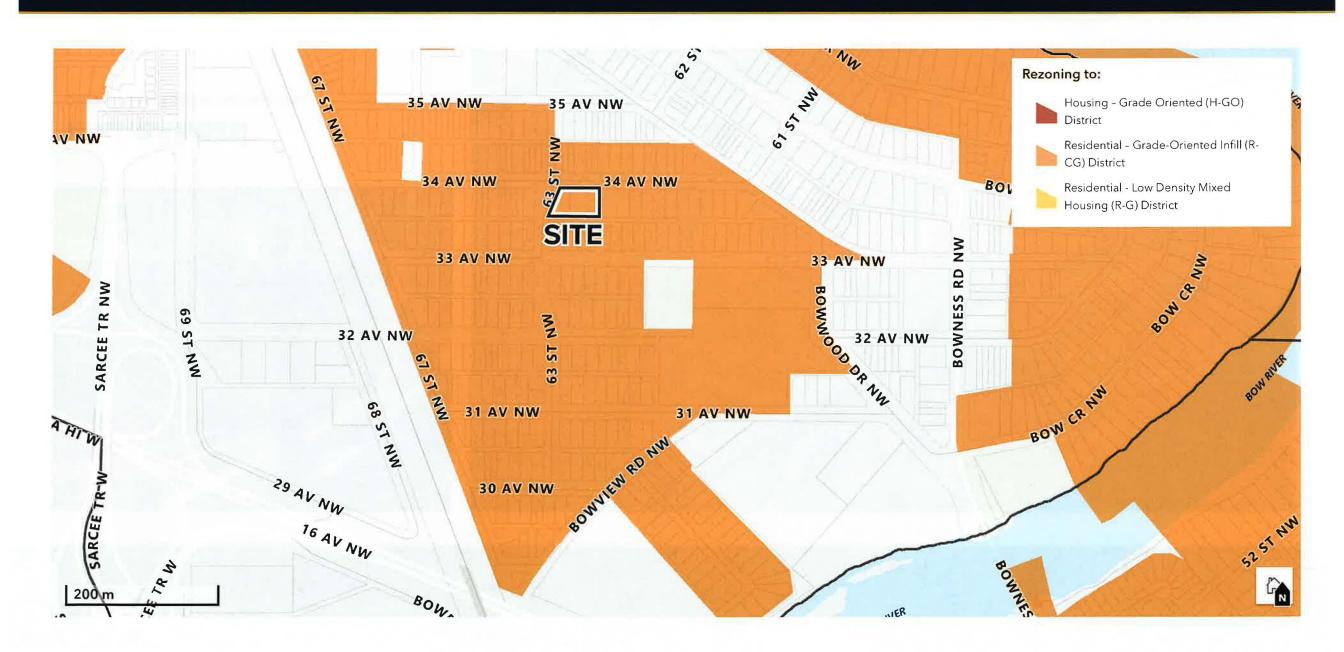
buildings now measure 2 storeys)

Proposed Parking: 20 Vehicle Parking Stalls (0.625 stalls/unit provided, 0.5 stalls per

unit required), 14 Active Modes Storage Units (1.17/unit without

vehicle parking stall provided, 1 required)

City-led Rezoning

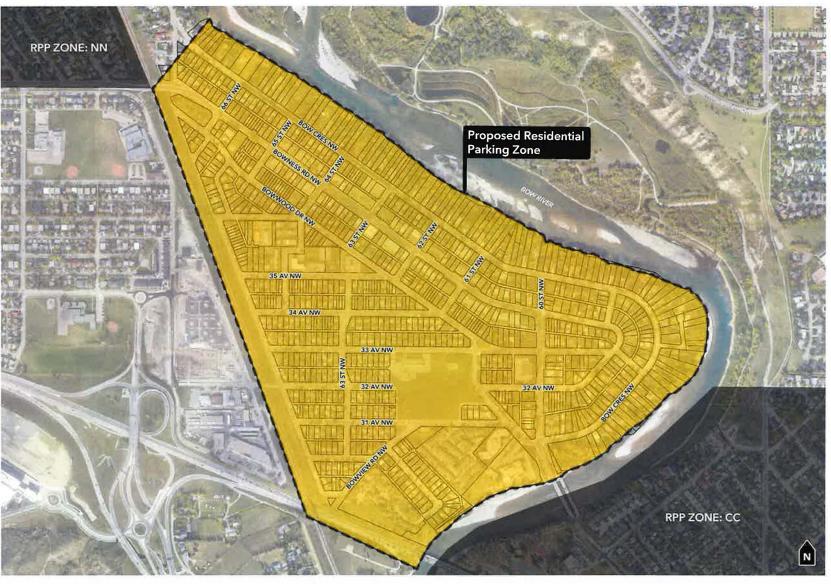


Off Site Advocacy Work



RouteAhead

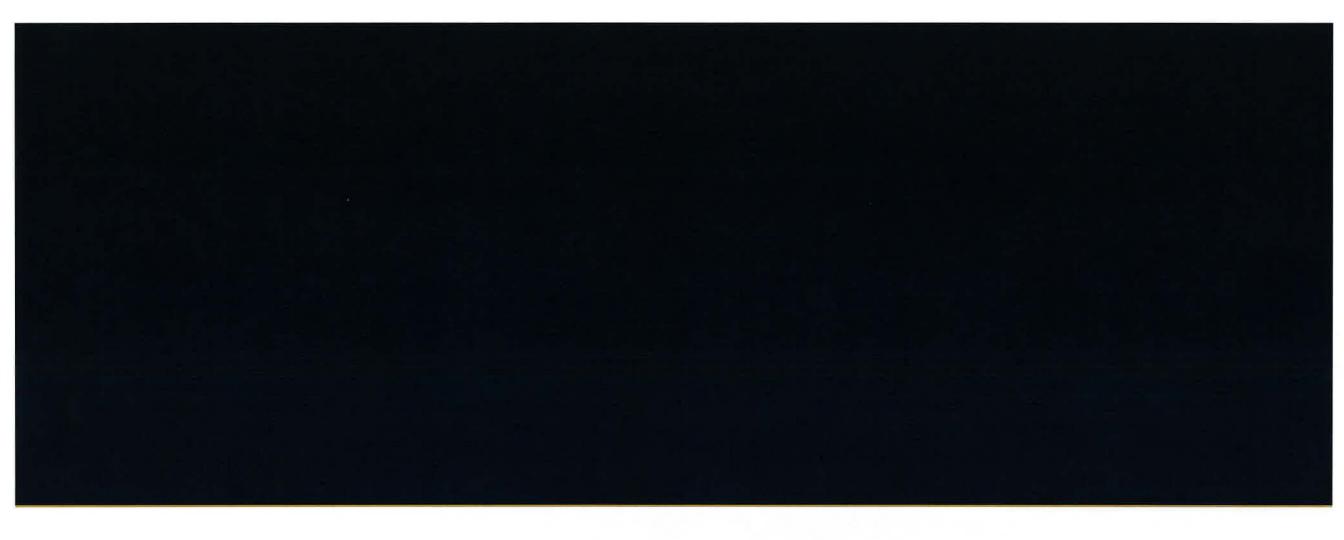
Calgary Transit's 30-Year Strategic Plan



Thank You



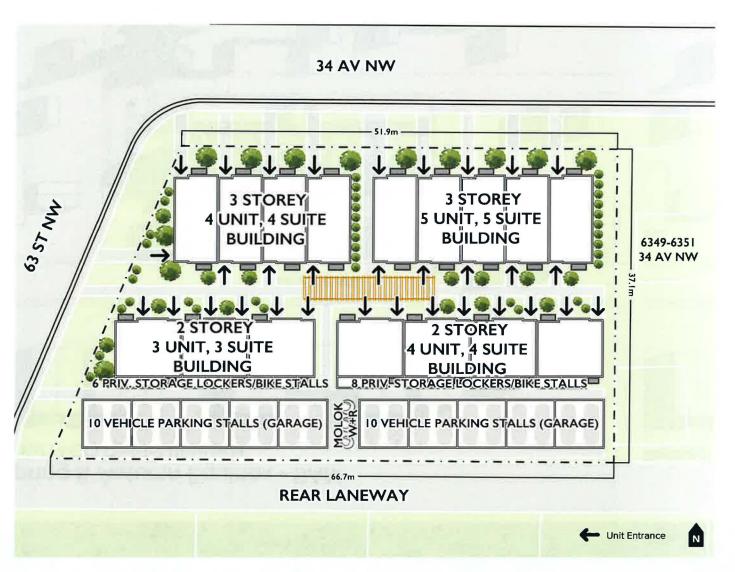
Note: Site Plan reflective of DP2023-08954. Subject to change through City review processes.



SUPPLEMENTARY INFORMATION



Updated Site Plan



Note: Site Plan reflective of DP2023-08954. Subject to change through City review processes.

Land Use Application: From R-C2 to R-CG

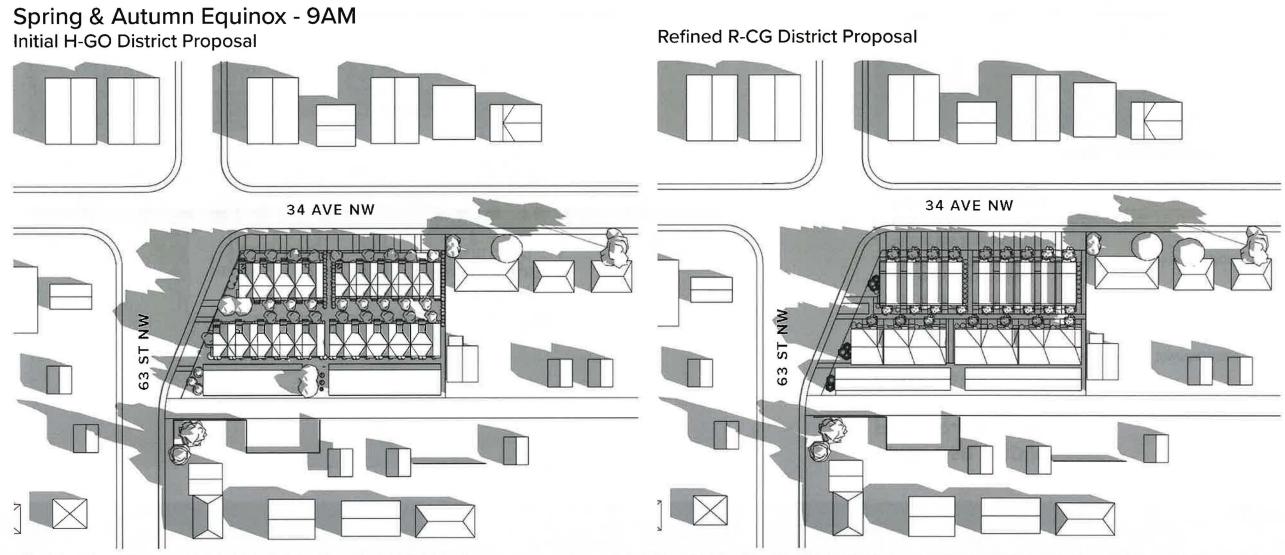
Future Development Vision:

- 4 Building Courtyard-oriented Stacked Townhouse Development
- Maximum 3 Storeys / 11m
- 16 Dwelling Units
- 16 Secondary Suites
- 20 Vehicle Parking Stalls contained within a carport*
- 14 Secure Storage Units**
- 6.5m wide interior common courtyard
- 3 Stream Molok System

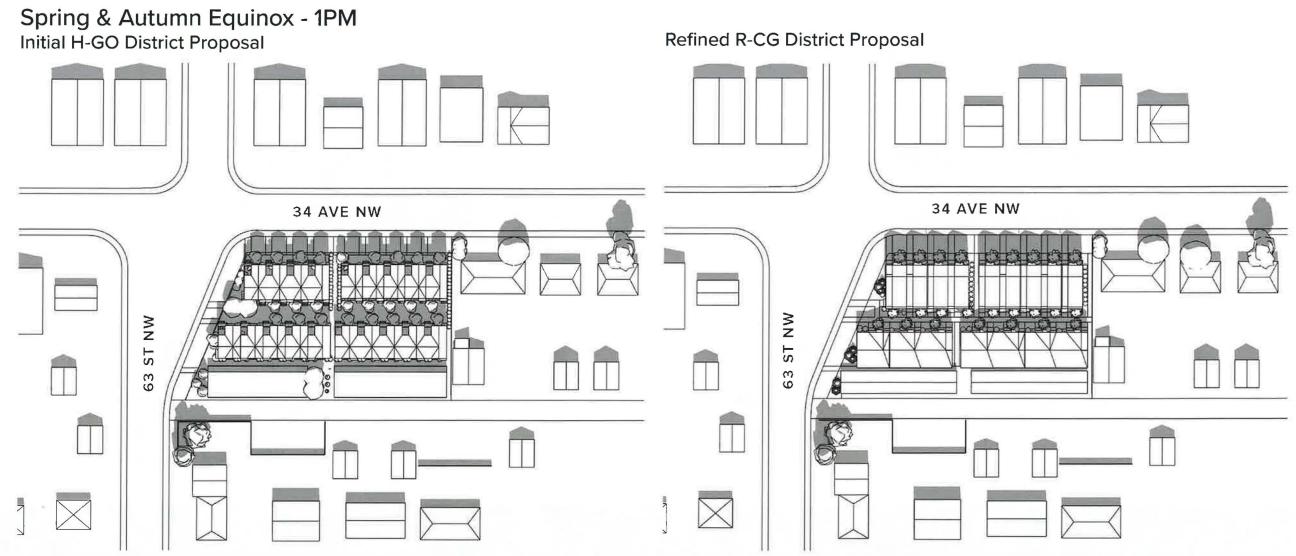


*0.5 Minimum Vehicular Stalls per Unit

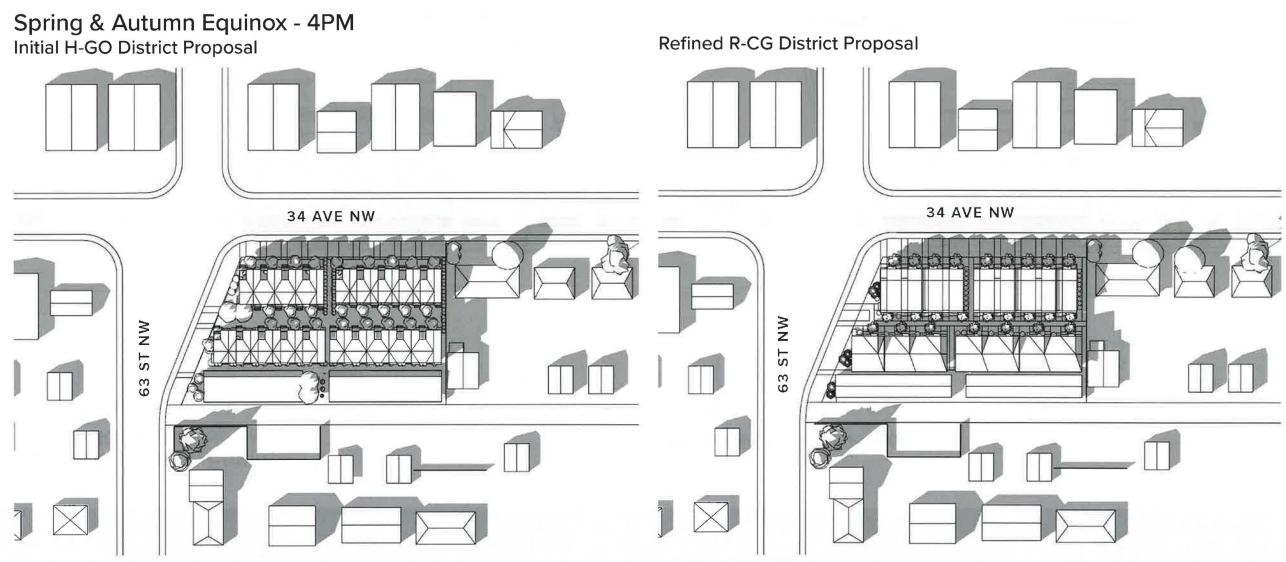
^{**1} Minimum per unit without an assigned Vehicle Parking Stall



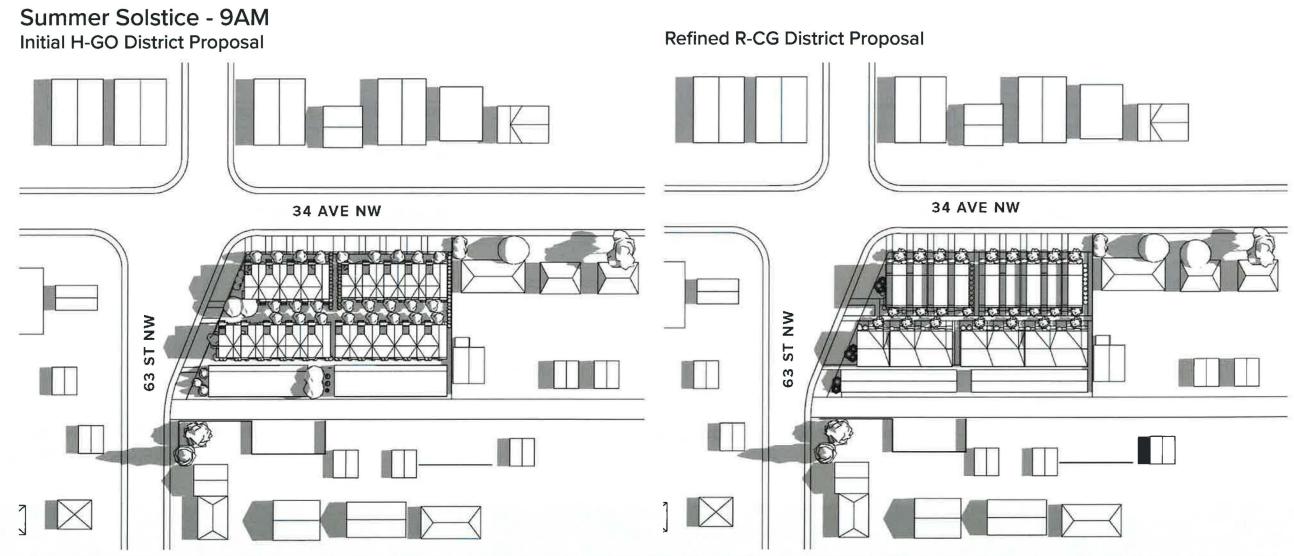
^{*}Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context, The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features, Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface, Simulated dates and times are based on established City of Calgary requirements and account for daylight savings.



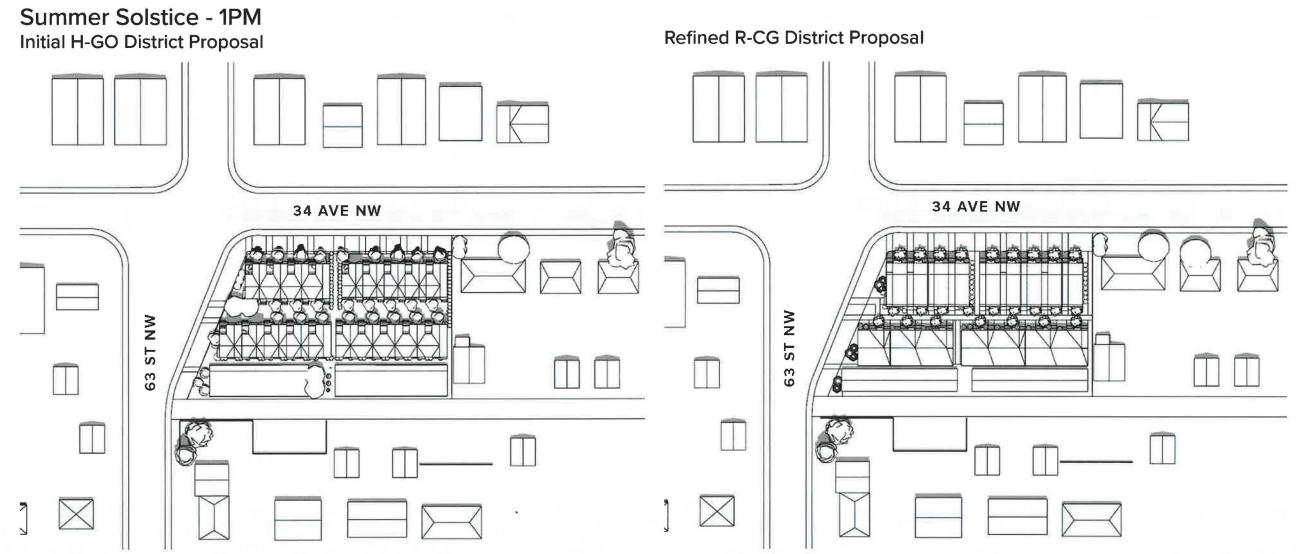
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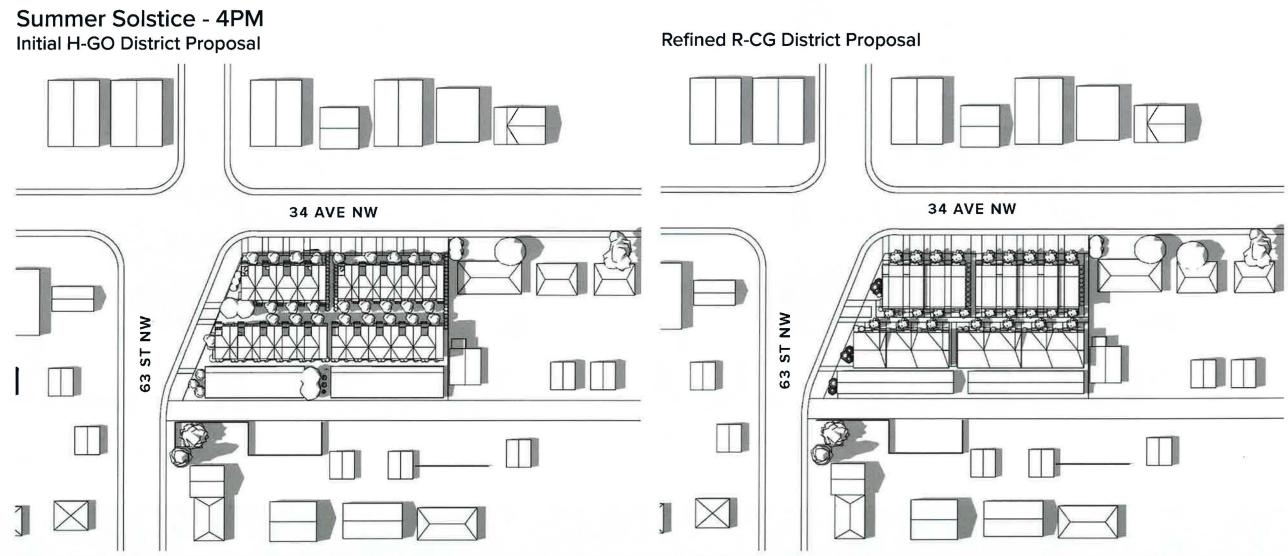
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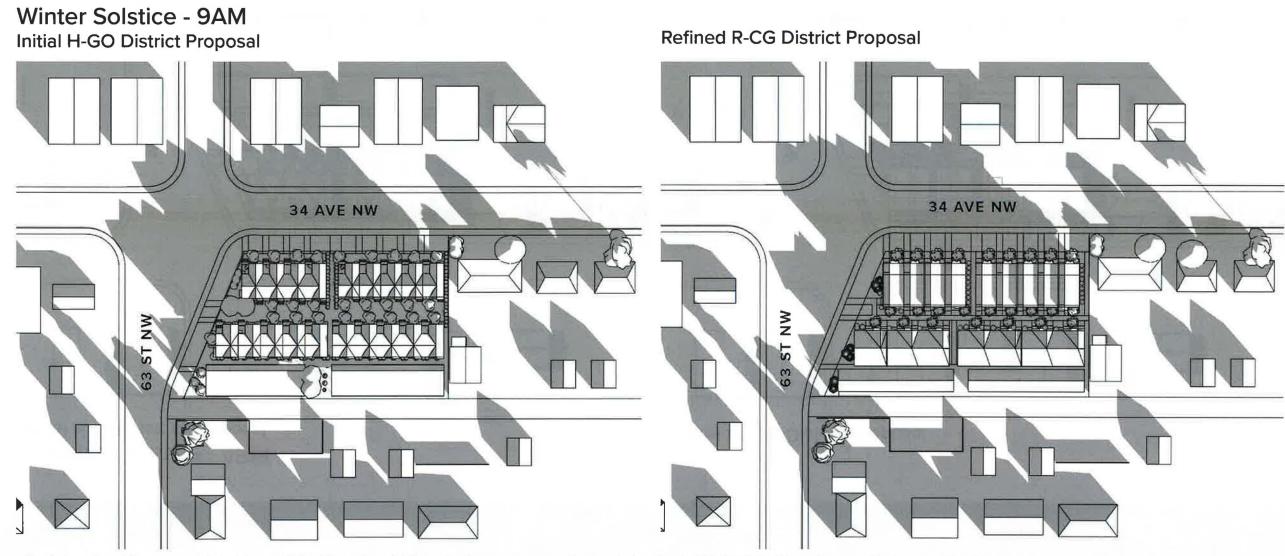
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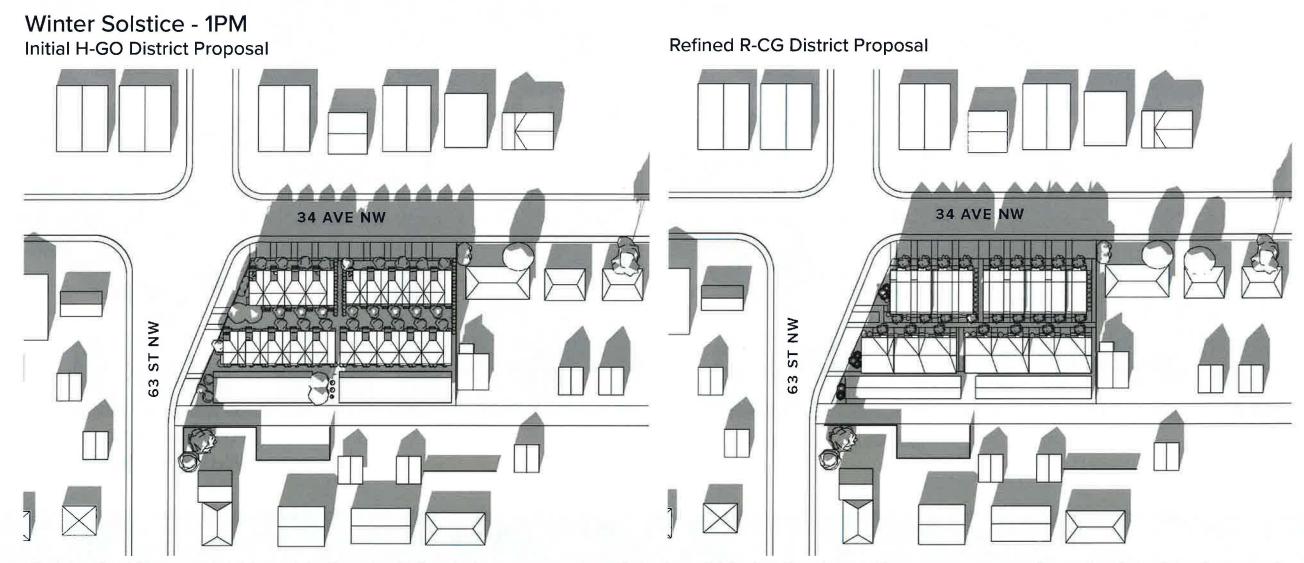
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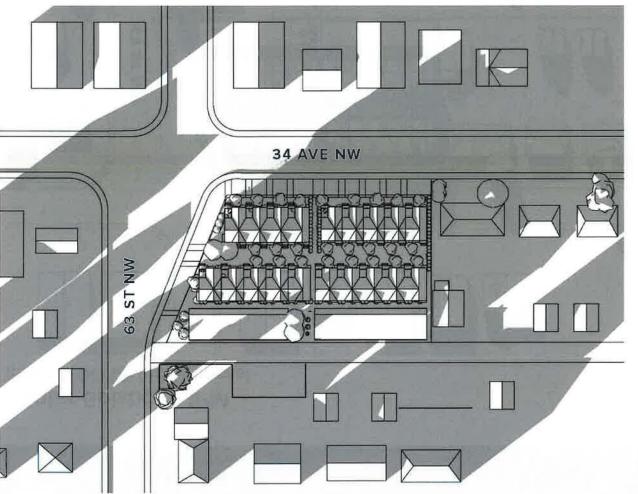


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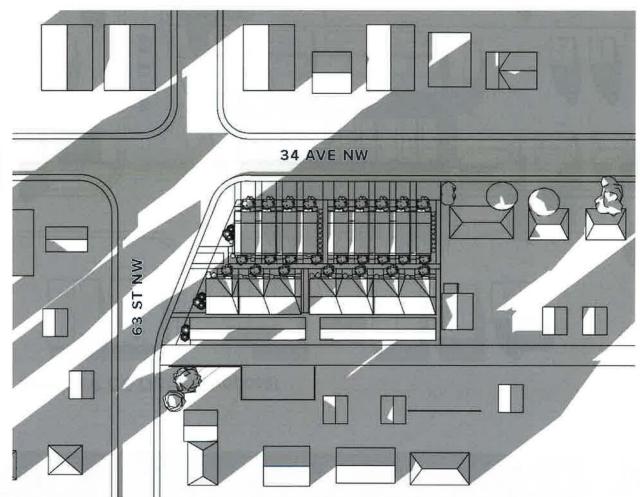


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Winter Solstice - 4PM Initial H-GO District Proposal



Refined R-CG District Proposal



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Aerial Photo



Site Photos



Looking Southwest from 34 AV NW



Looking Southeast from 34 AV NW



Looking East along 34 AV NW



Looking Northeast from rear lane



Looking East along rear lane



Looking Northwest from rear lane