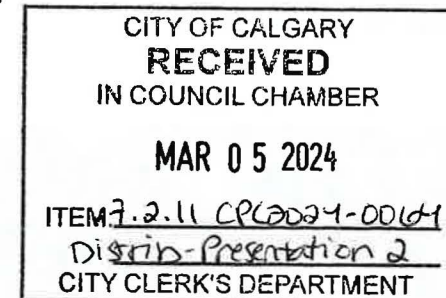


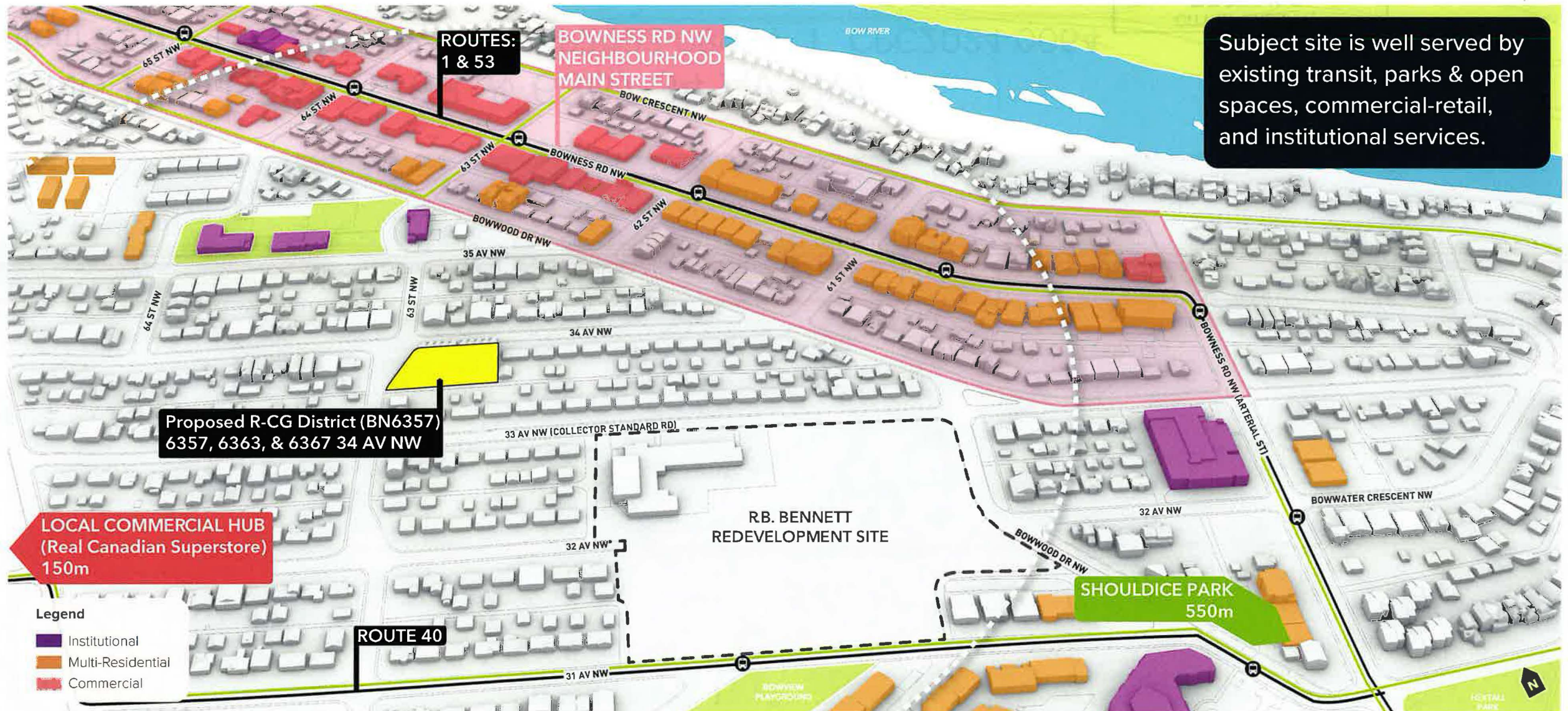
BN6357 : 6357, 6363, & 6367 34 AV NW

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

Public Hearing Presentation | March 5, 2024

Prepared by CivicWorks





Applicant-Led Outreach

03



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:

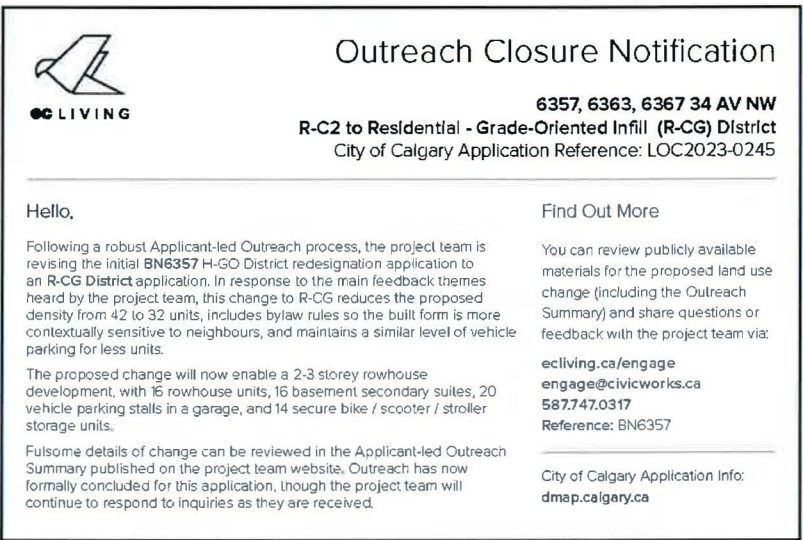
- Proposed Density Excessive
- Proposed Scale Out of Character with Neighbours
- Proposed Parking Supply & On Street Impacts



On-Site Signage

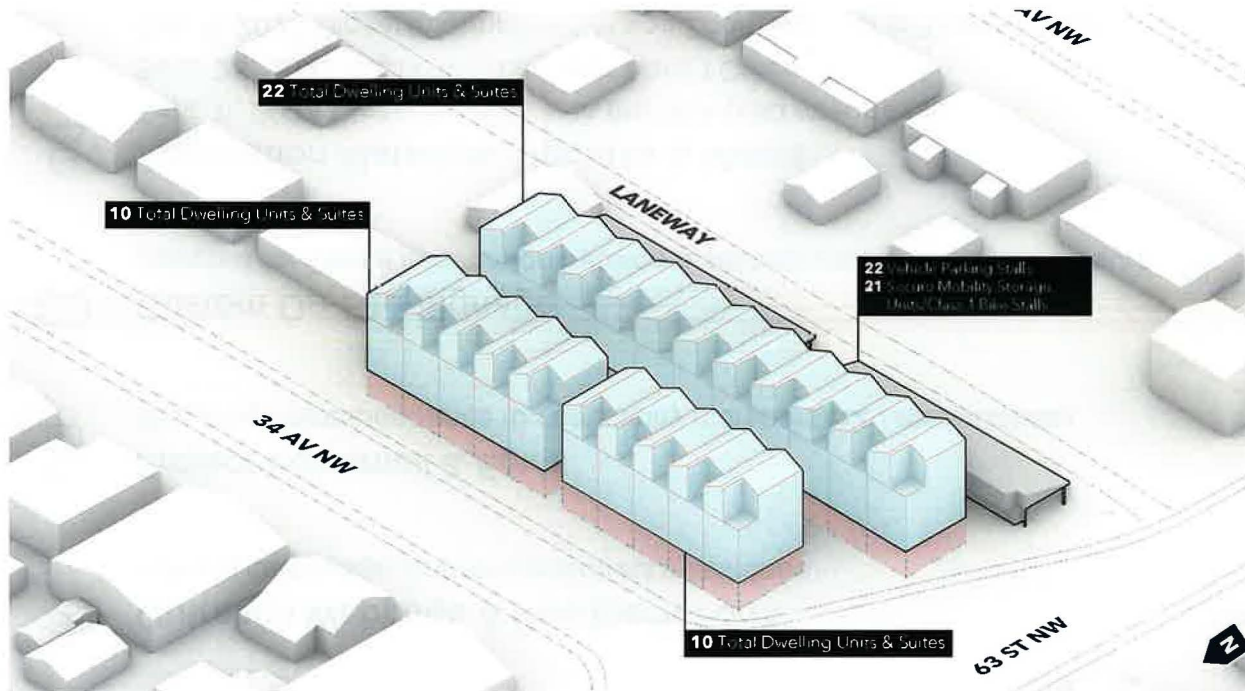


Webpage Feedback Form



Digital Information Session Material

Initial H-GO District Proposal

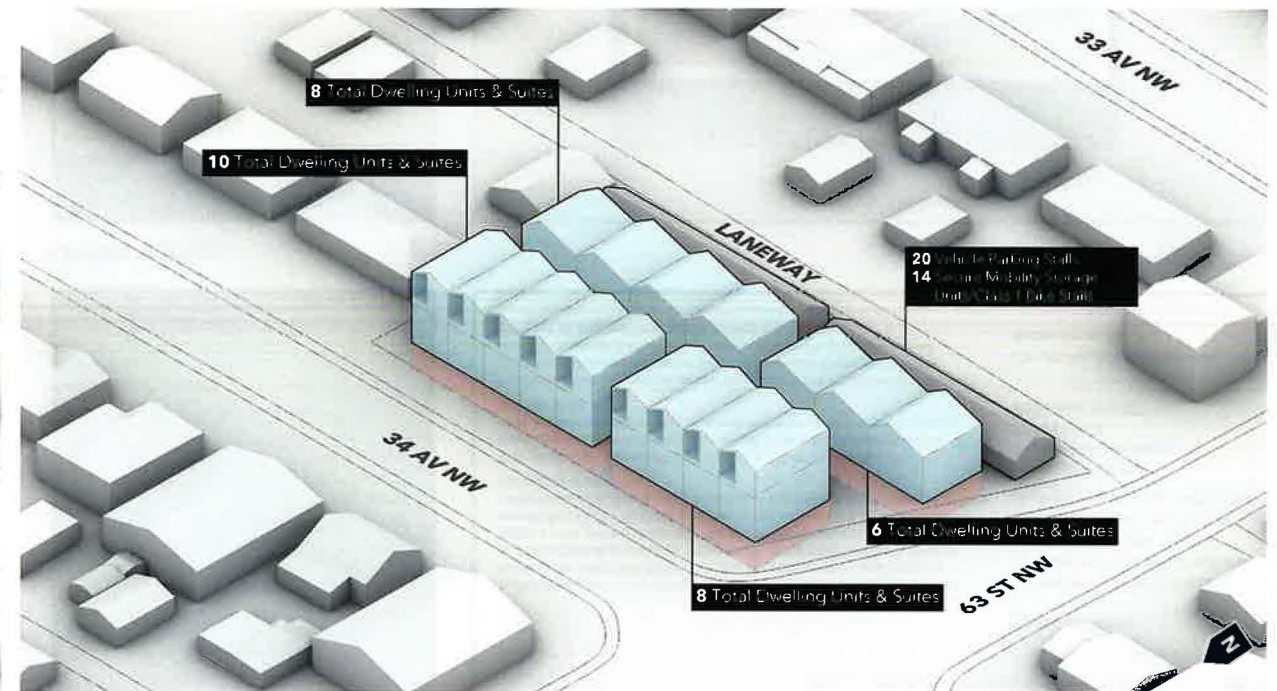


Proposed Density: 42 Units & Suites

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)

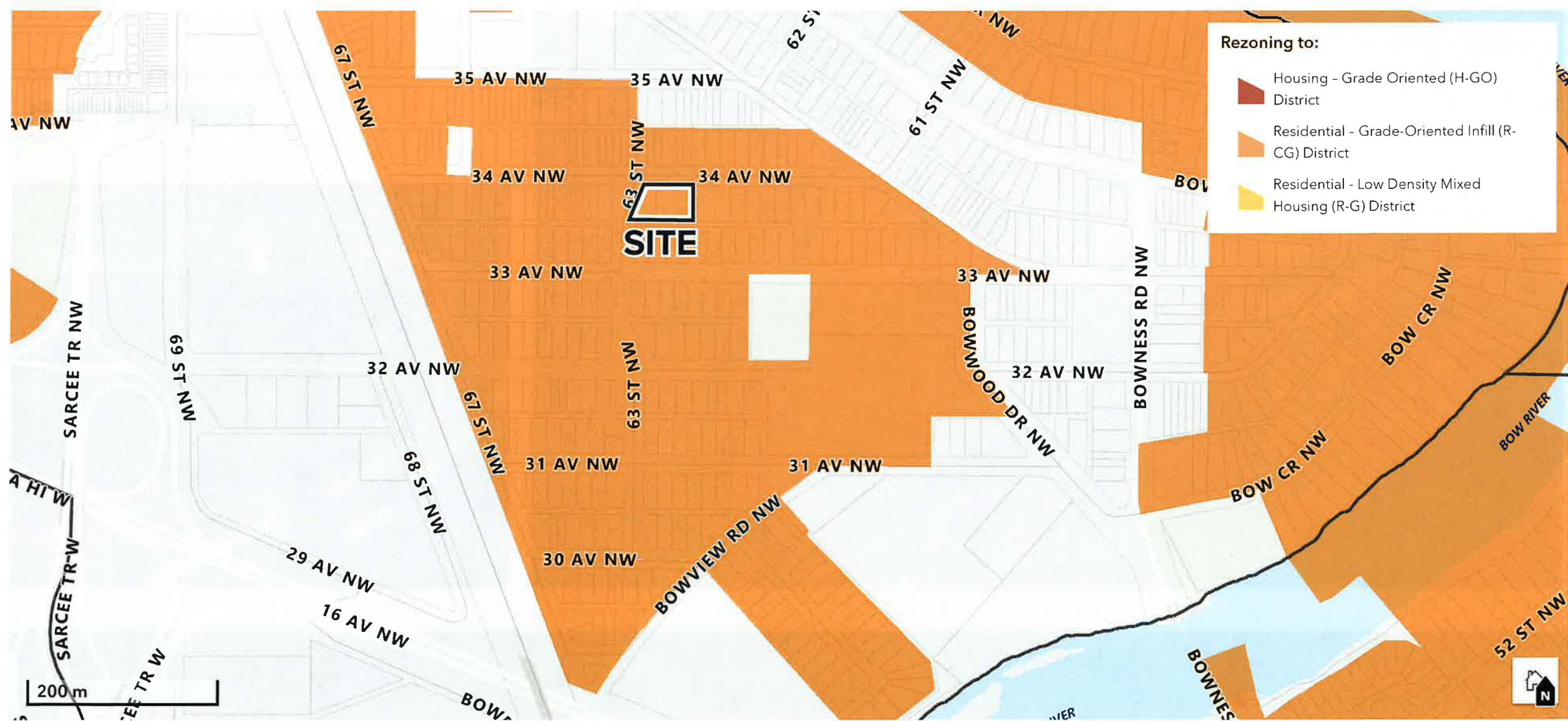
Refined R-CG District Proposal



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

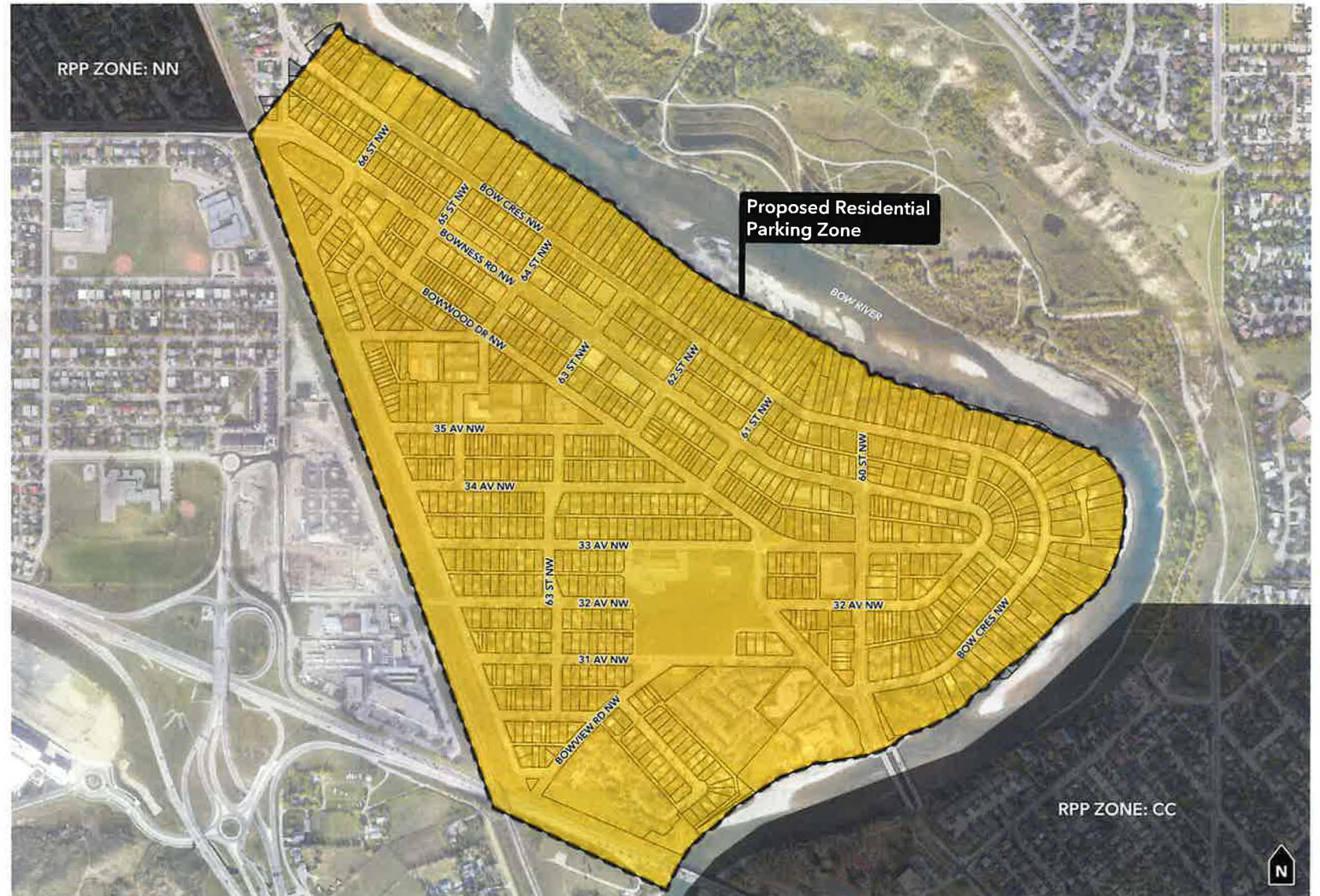
Proposed Height: 2-3 Storeys (11m max in front yard, 8.6m max in rear yard, rear yard buildings now measure 2 storeys)

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)





Calgary Transit's 30-Year Strategic Plan



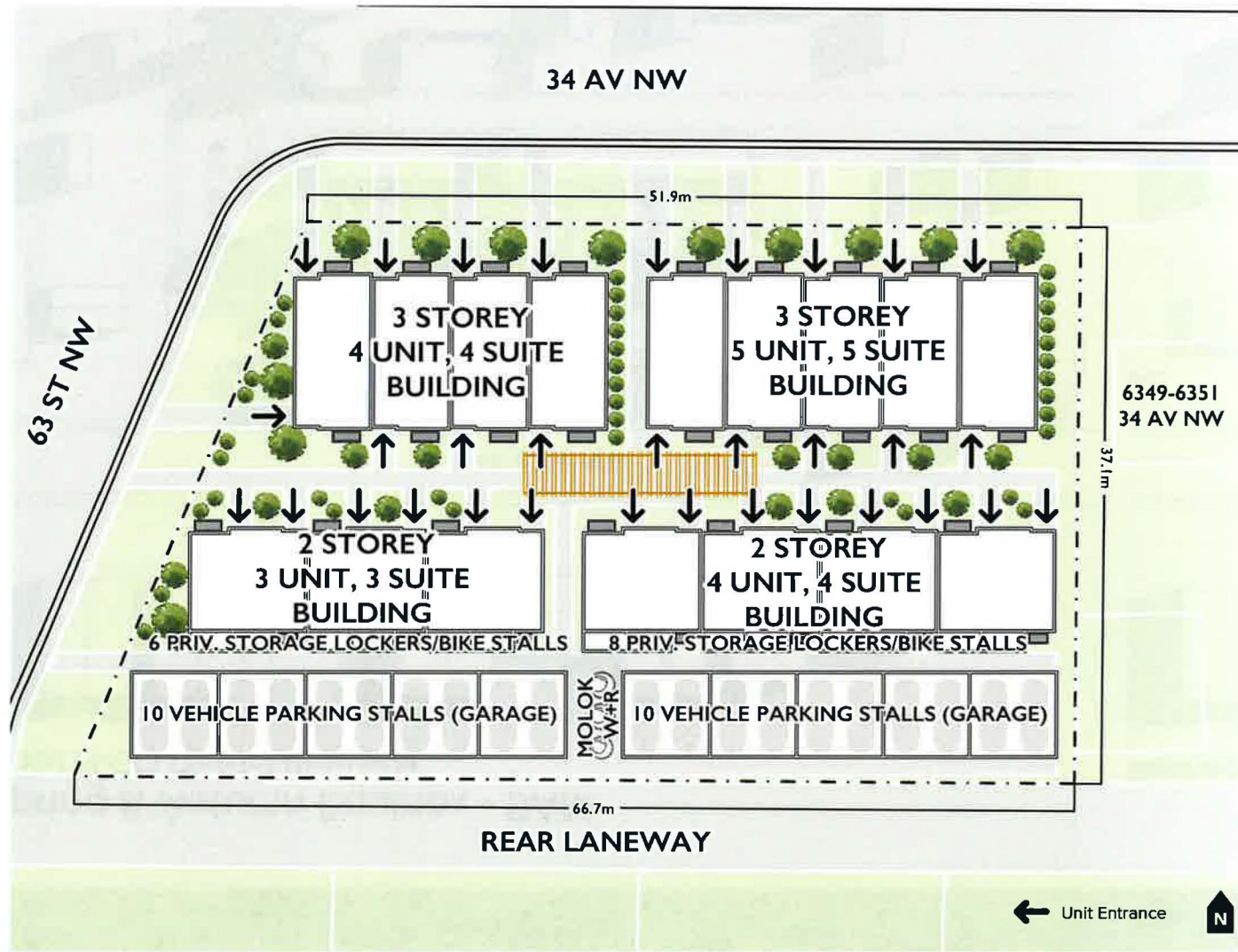
Thank You

07



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

SUPPLEMENTARY INFORMATION



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:

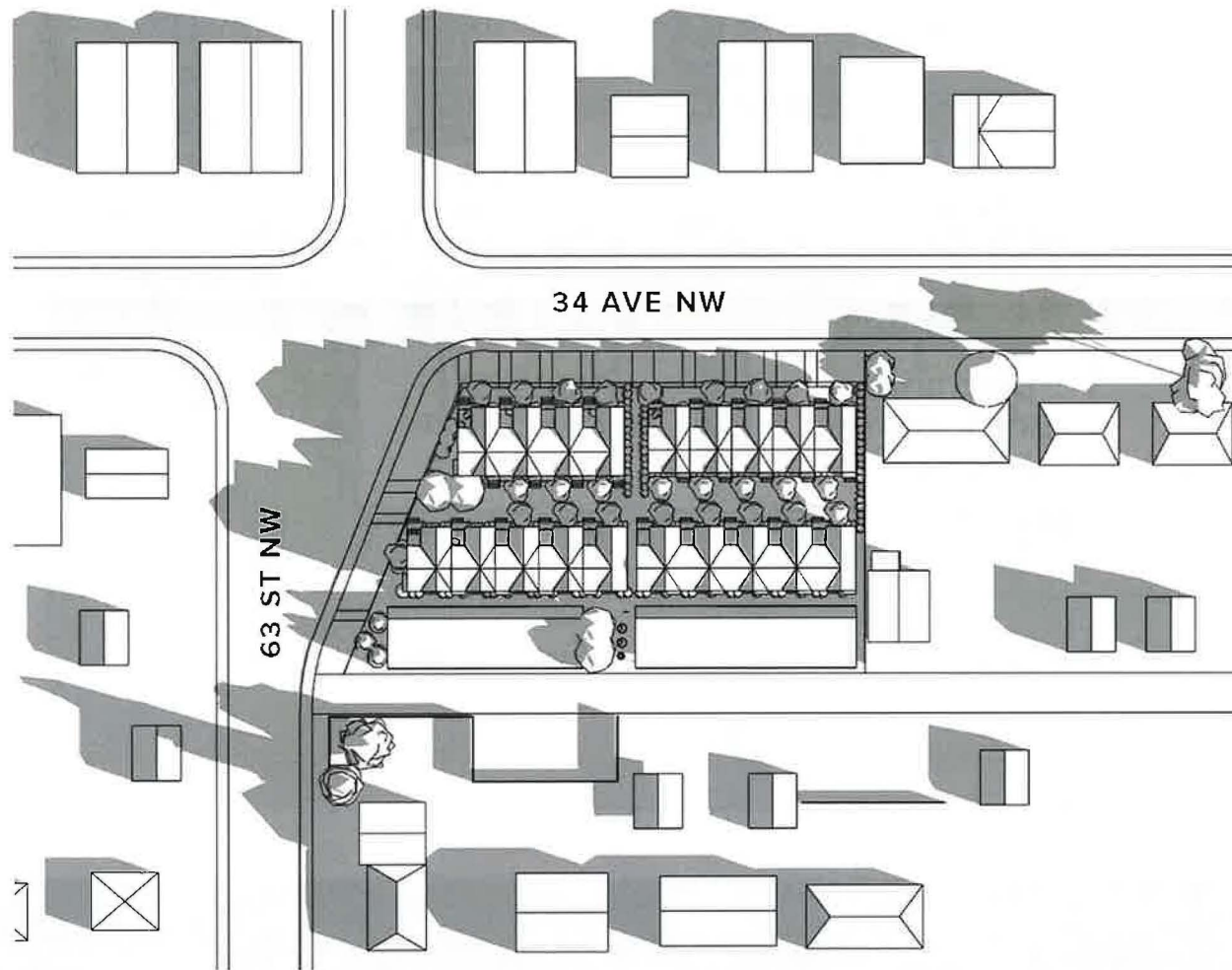
- 4 Building Courtyard-oriented Stacked Townhouse Development
- Maximum 3 Storeys / 11m
- 16 Dwelling Units
- 16 Secondary Suites
- 20 Vehicle Parking Stalls contained within a carport*
- 14 Secure Storage Units**
- 6.5m wide interior common courtyard
- 3 Stream Molok System



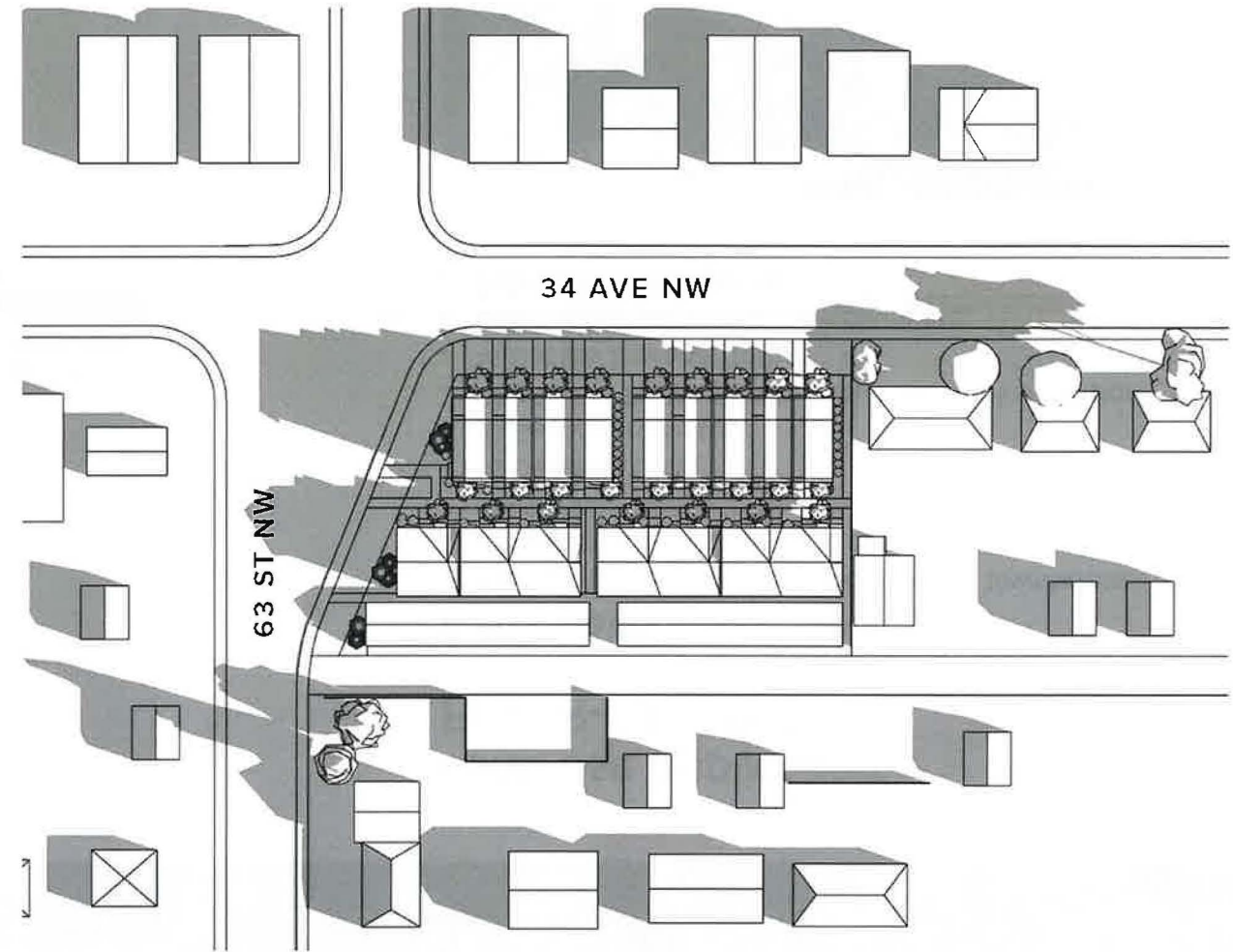
*0.5 Minimum Vehicular Stalls per Unit

**1 Minimum per unit without an assigned Vehicle Parking Stall

Spring & Autumn Equinox - 9AM Initial H-GO District Proposal



Refined R-CG District Proposal

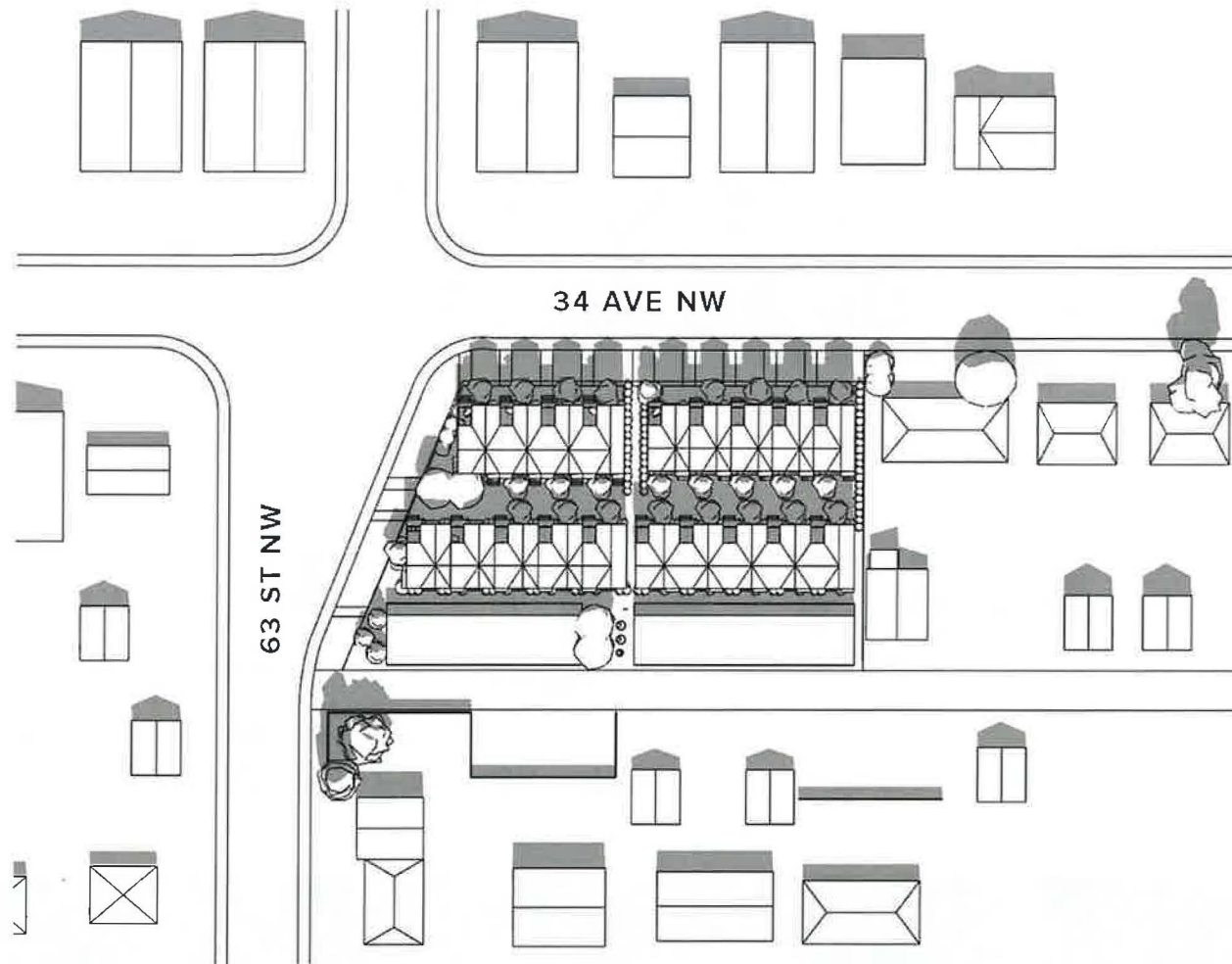


*Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are 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.

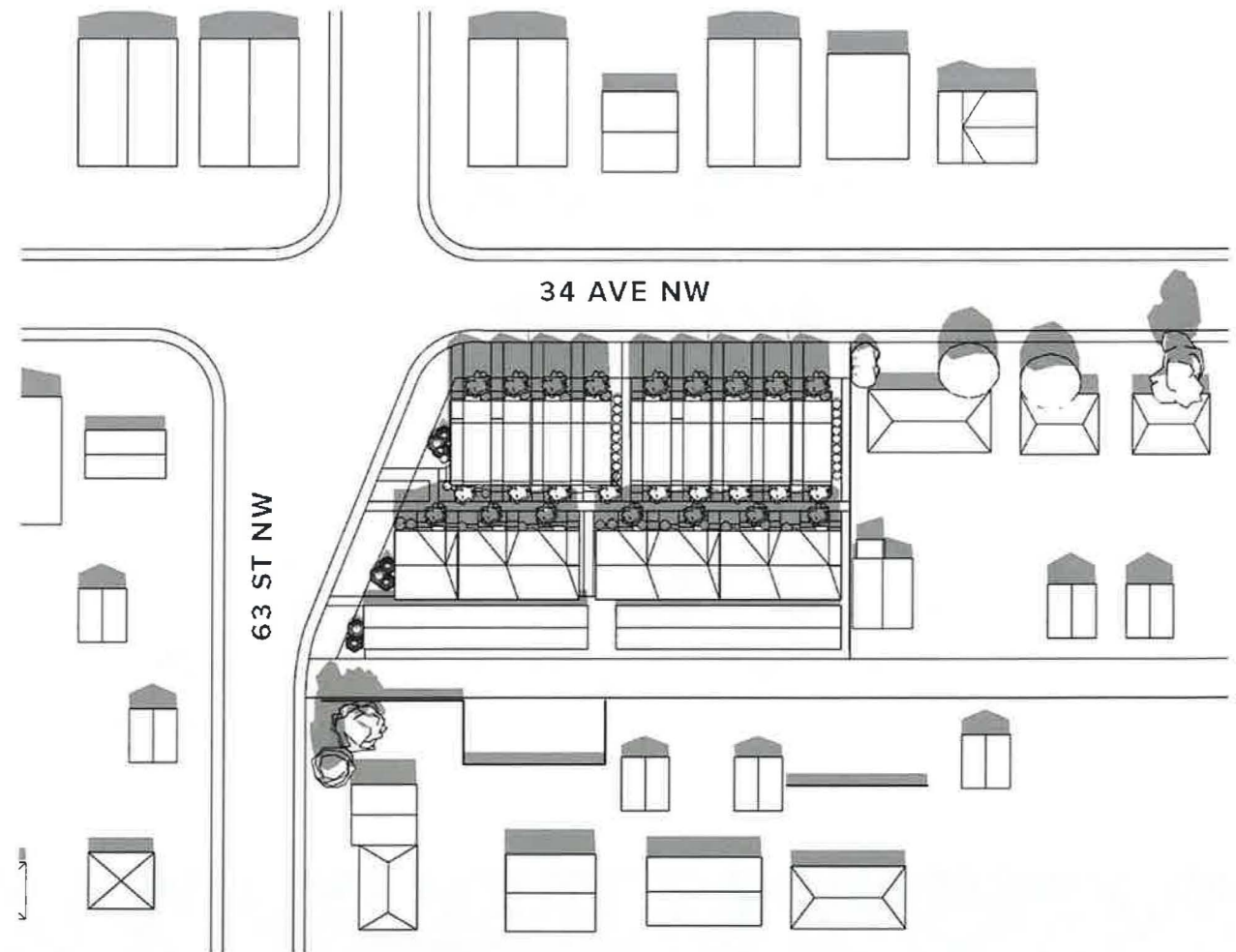
Sun-Shadow Study

Spring & Autumn Equinox - 1PM

Initial H-GO District Proposal

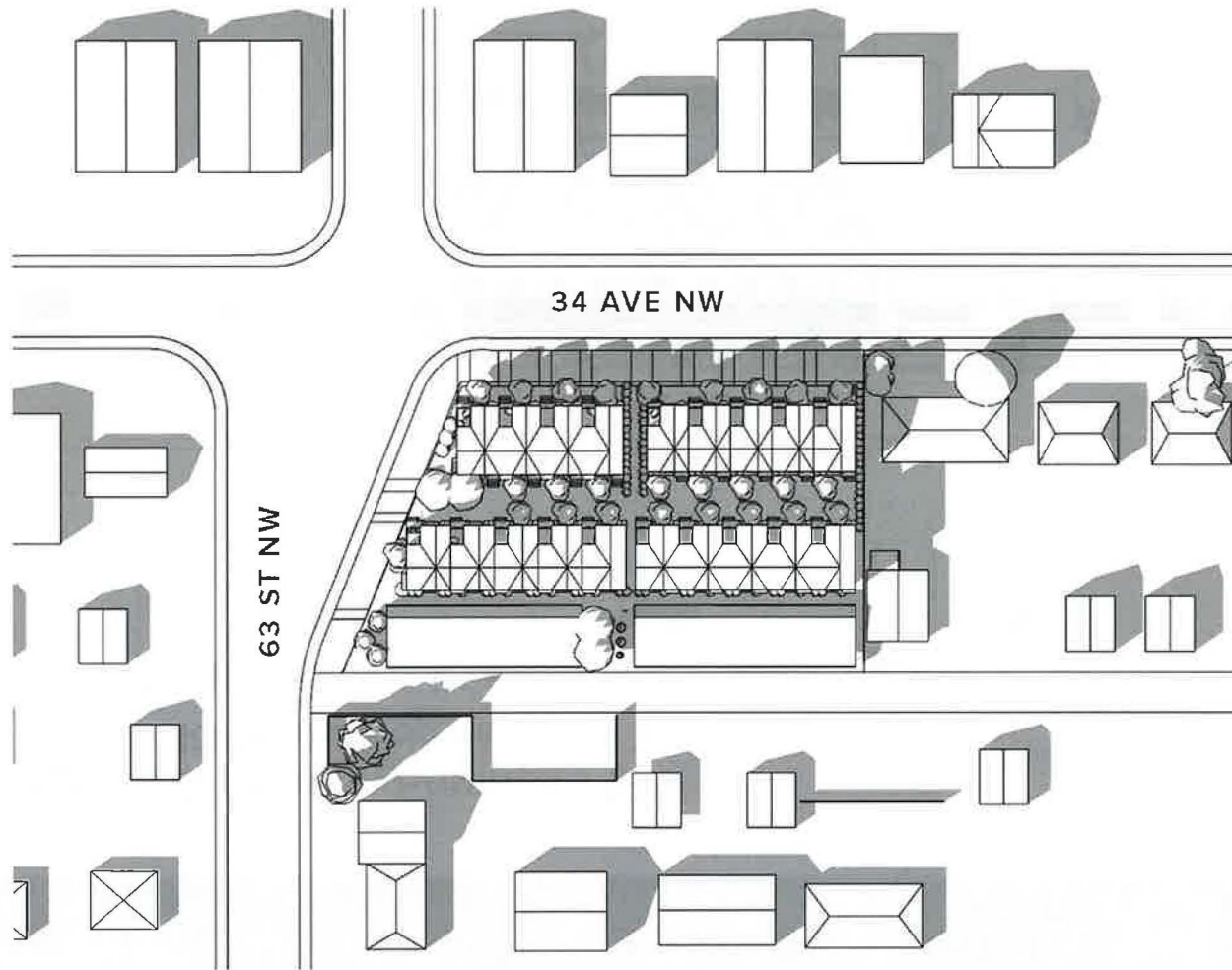


Refined R-CG District Proposal

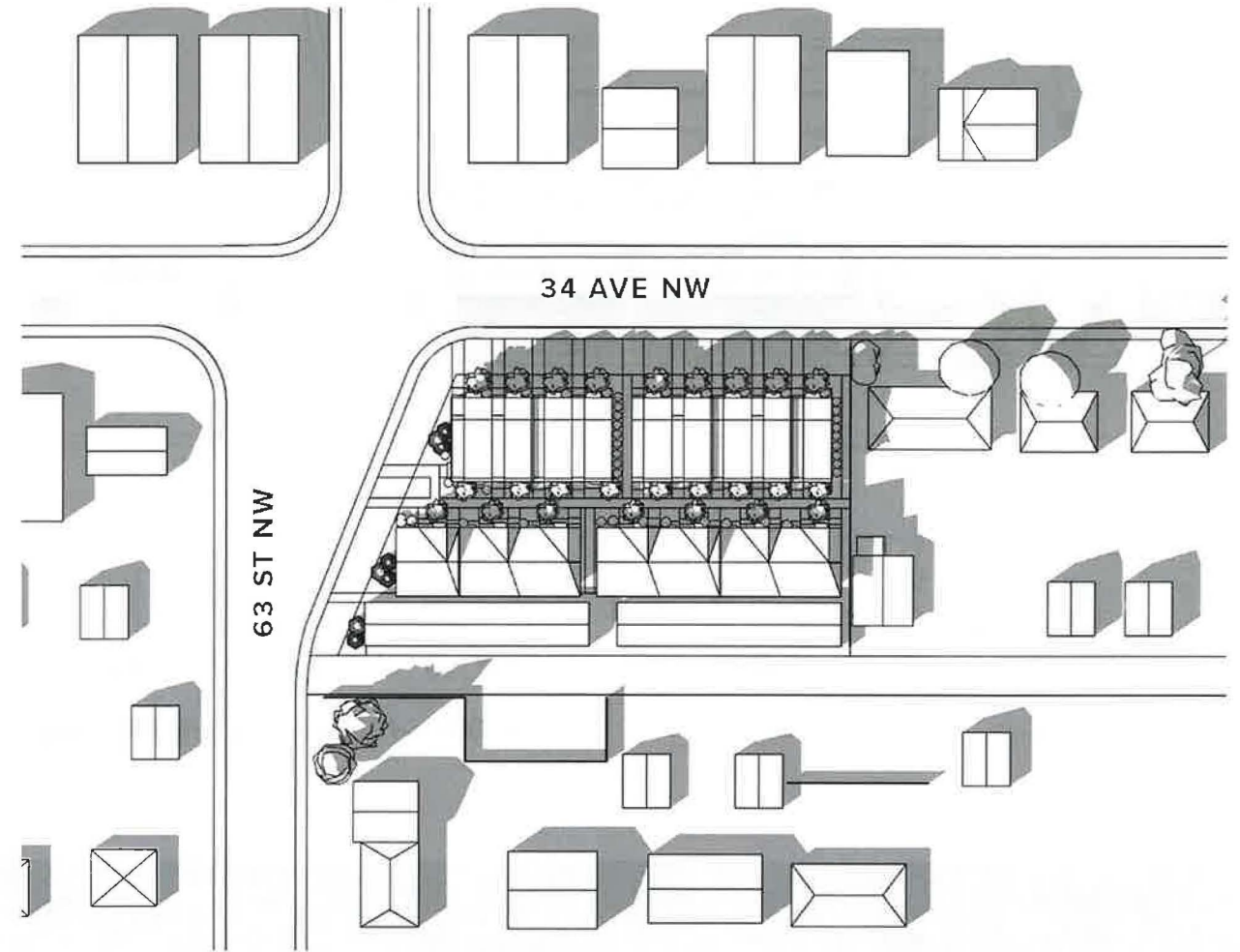


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Spring & Autumn Equinox - 4PM Initial H-GO District Proposal



Refined R-CG District Proposal

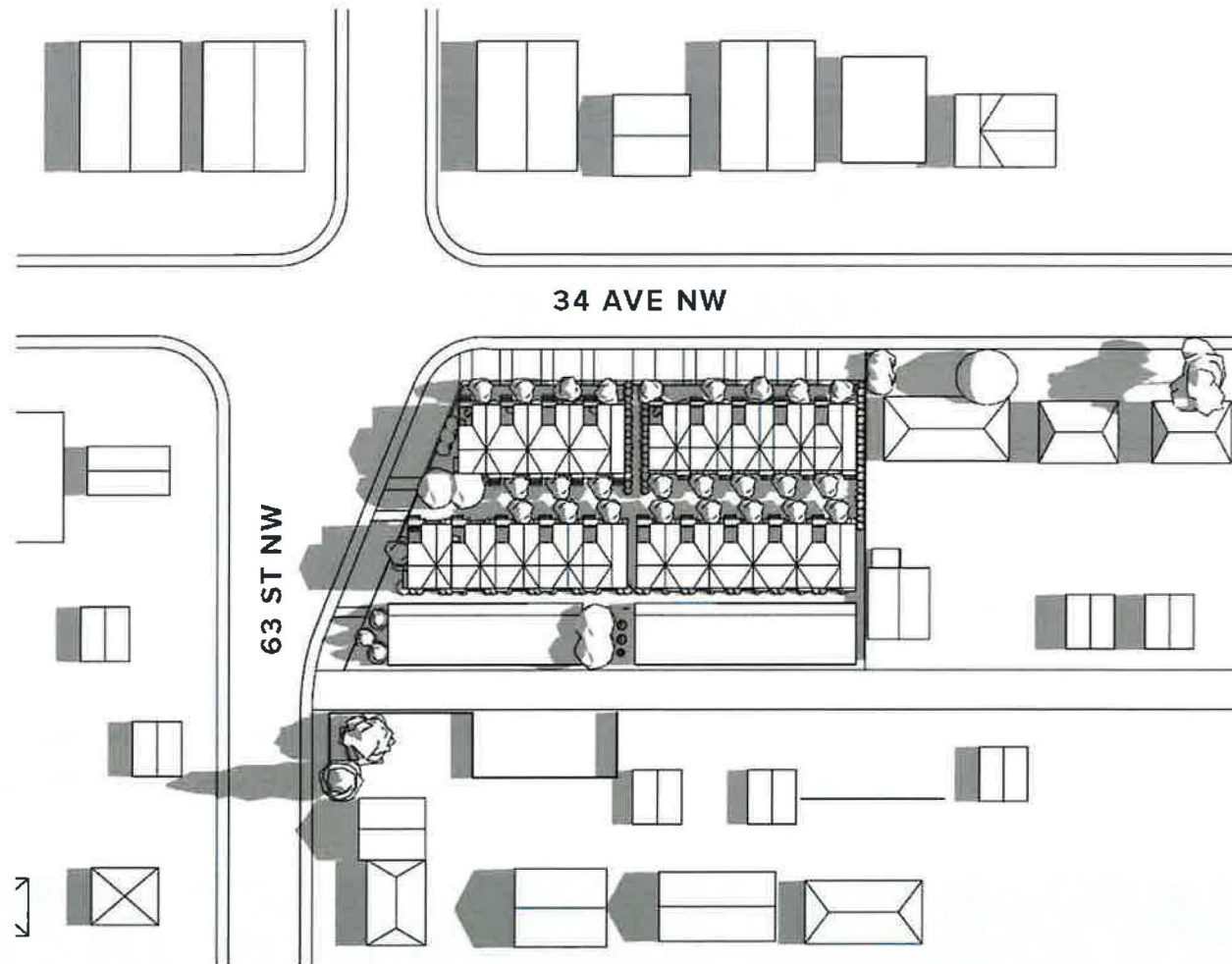


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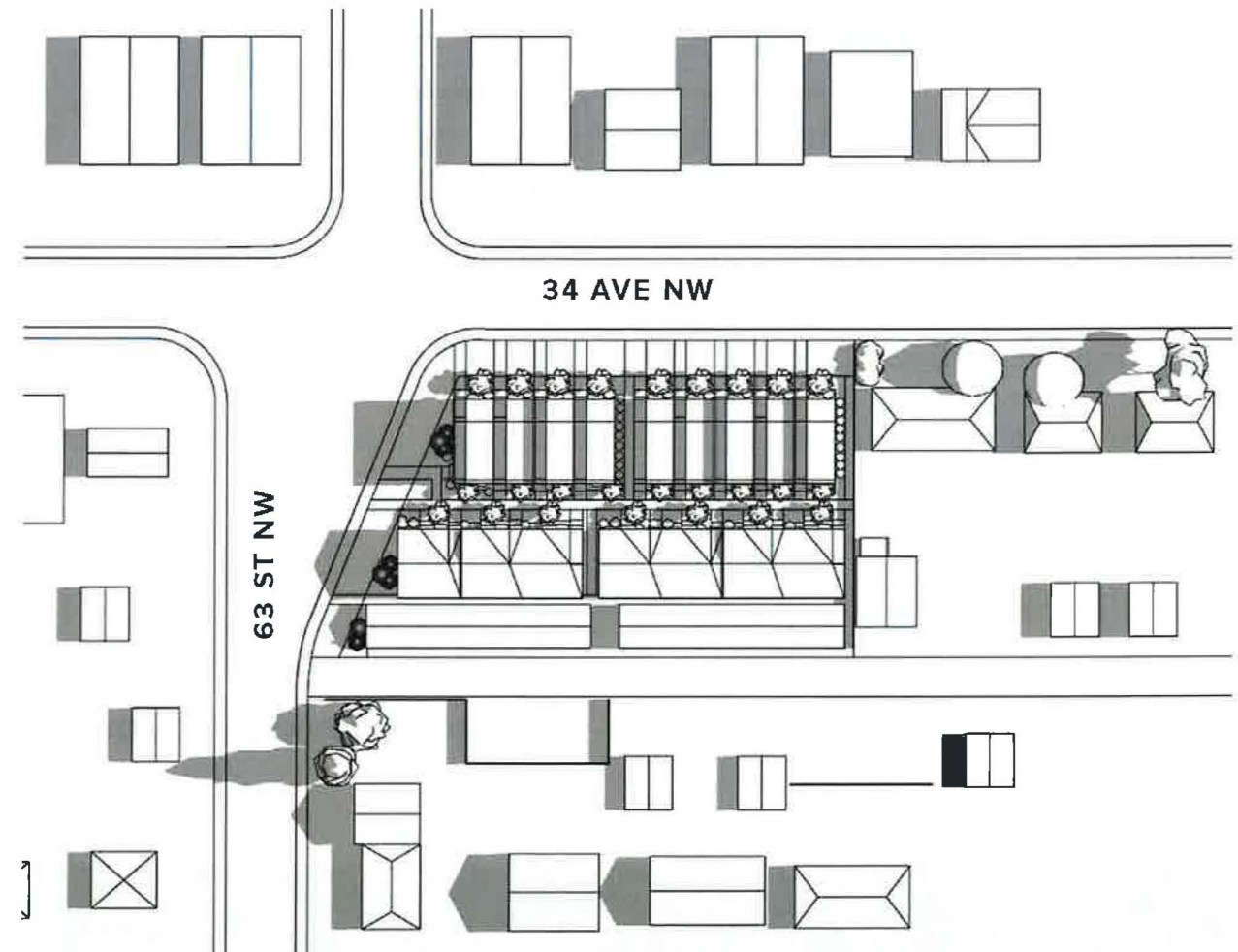
Sun-Shadow Study

13

Summer Solstice - 9AM Initial H-GO District Proposal

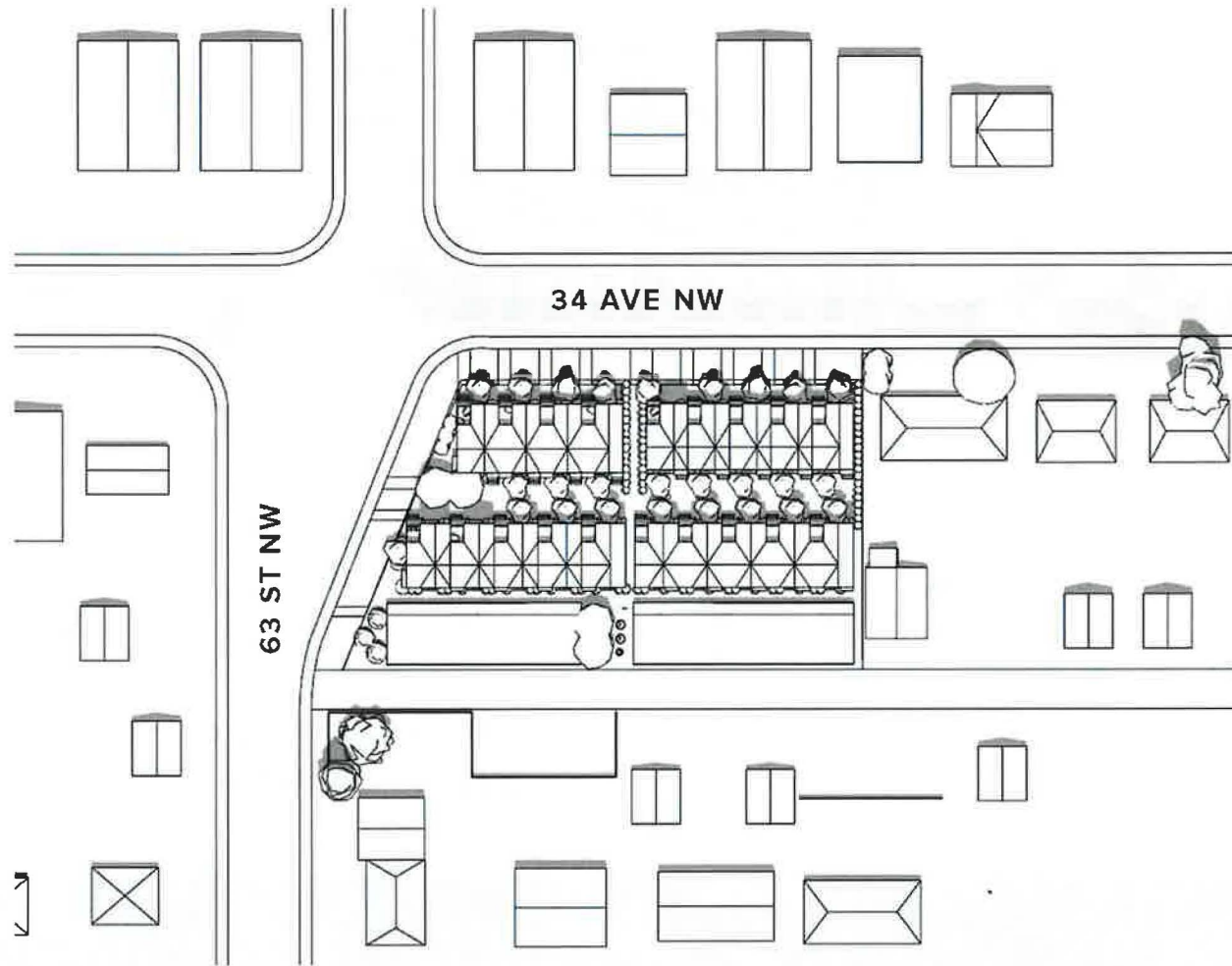


Refined R-CG District Proposal

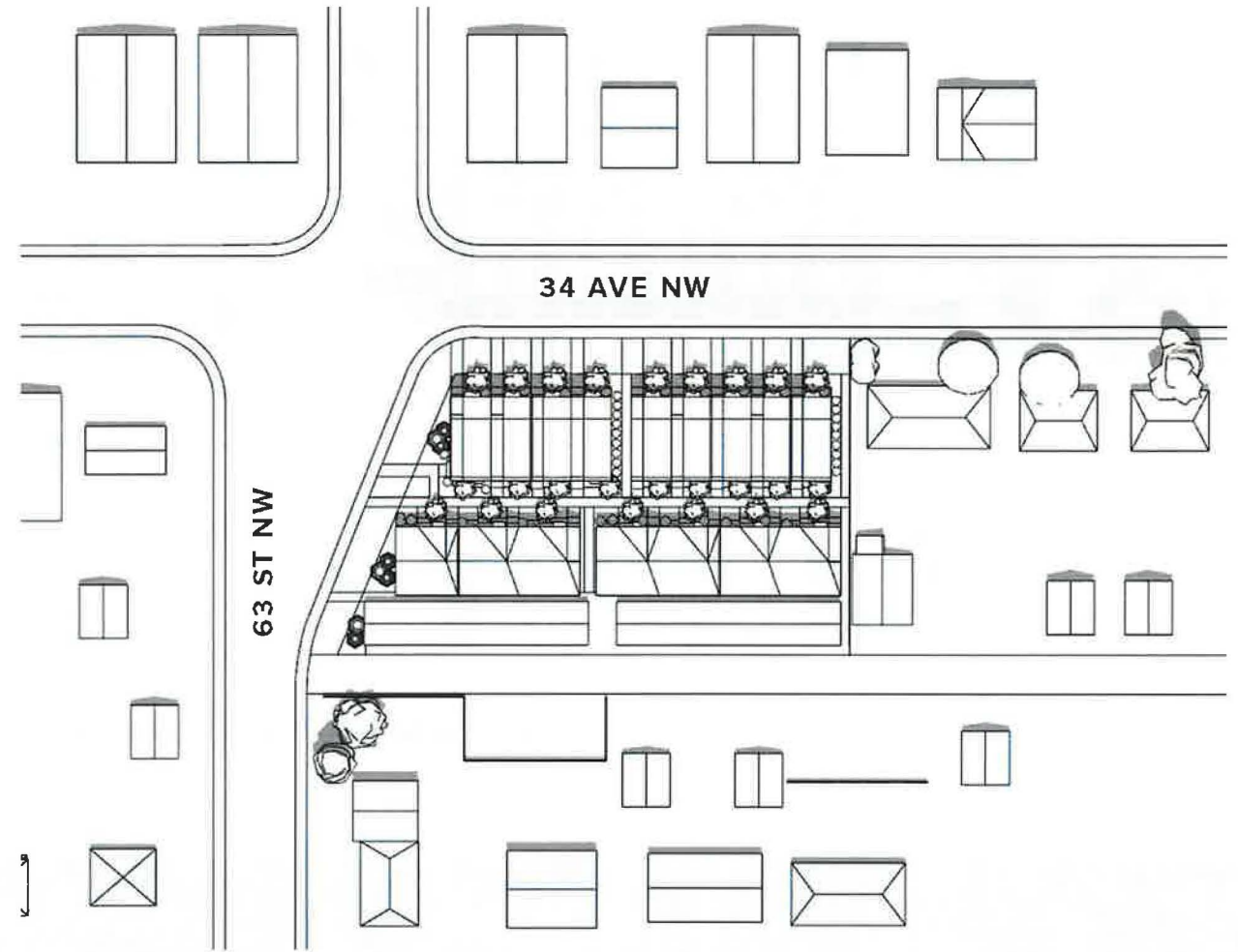


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Summer Solstice - 1PM Initial H-GO District Proposal

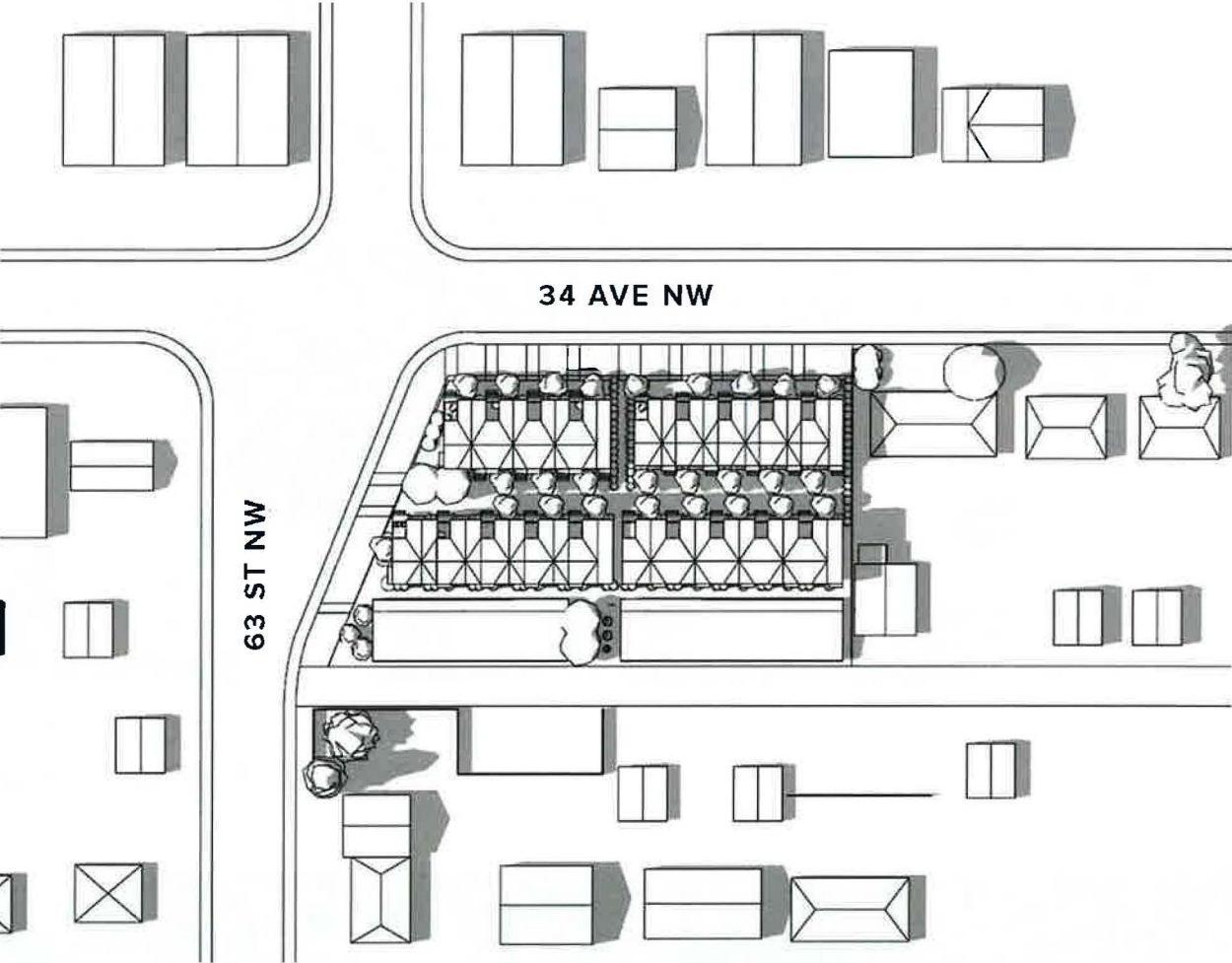


Refined R-CG District Proposal

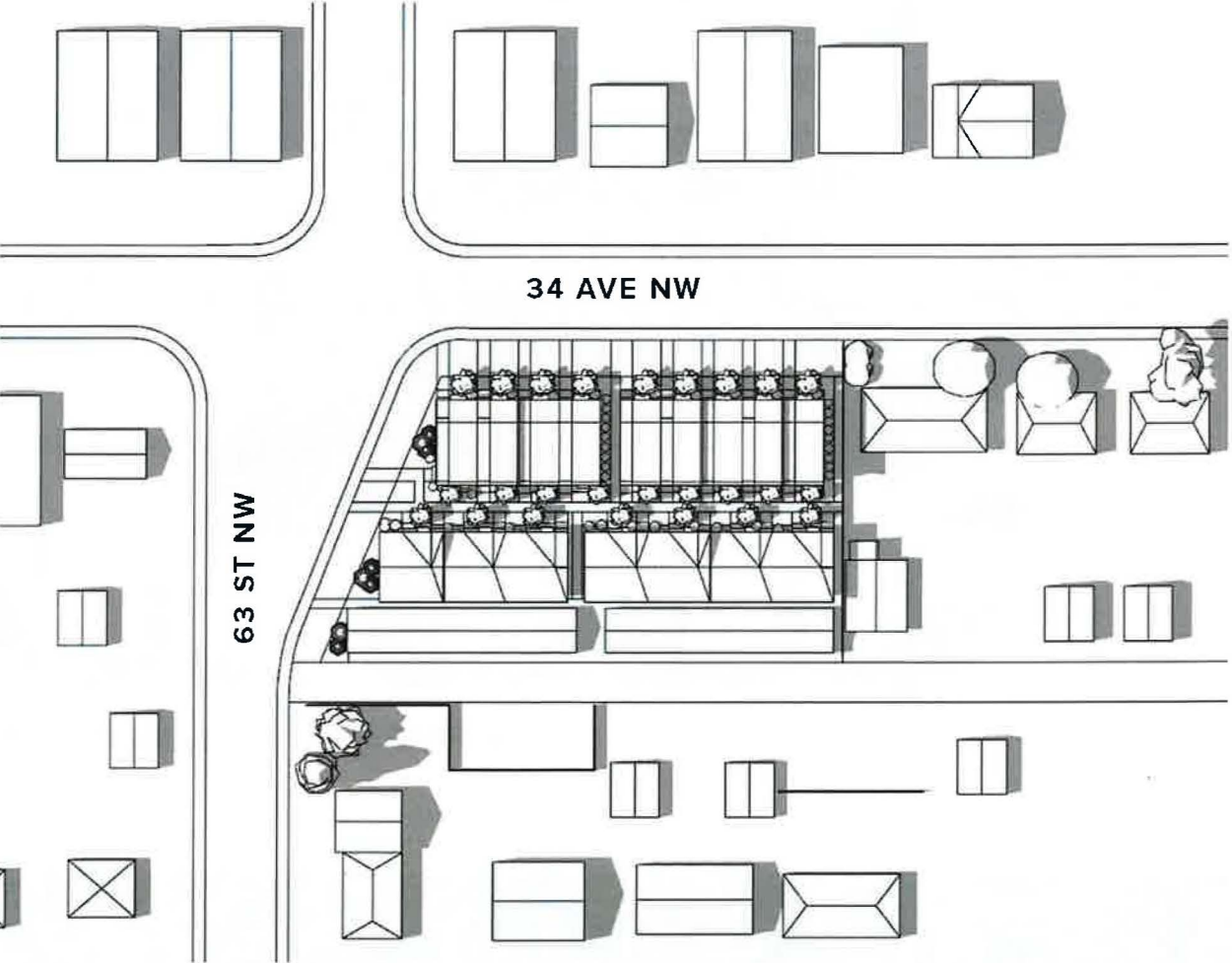


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Summer Solstice - 4PM
Initial H-GO District Proposal

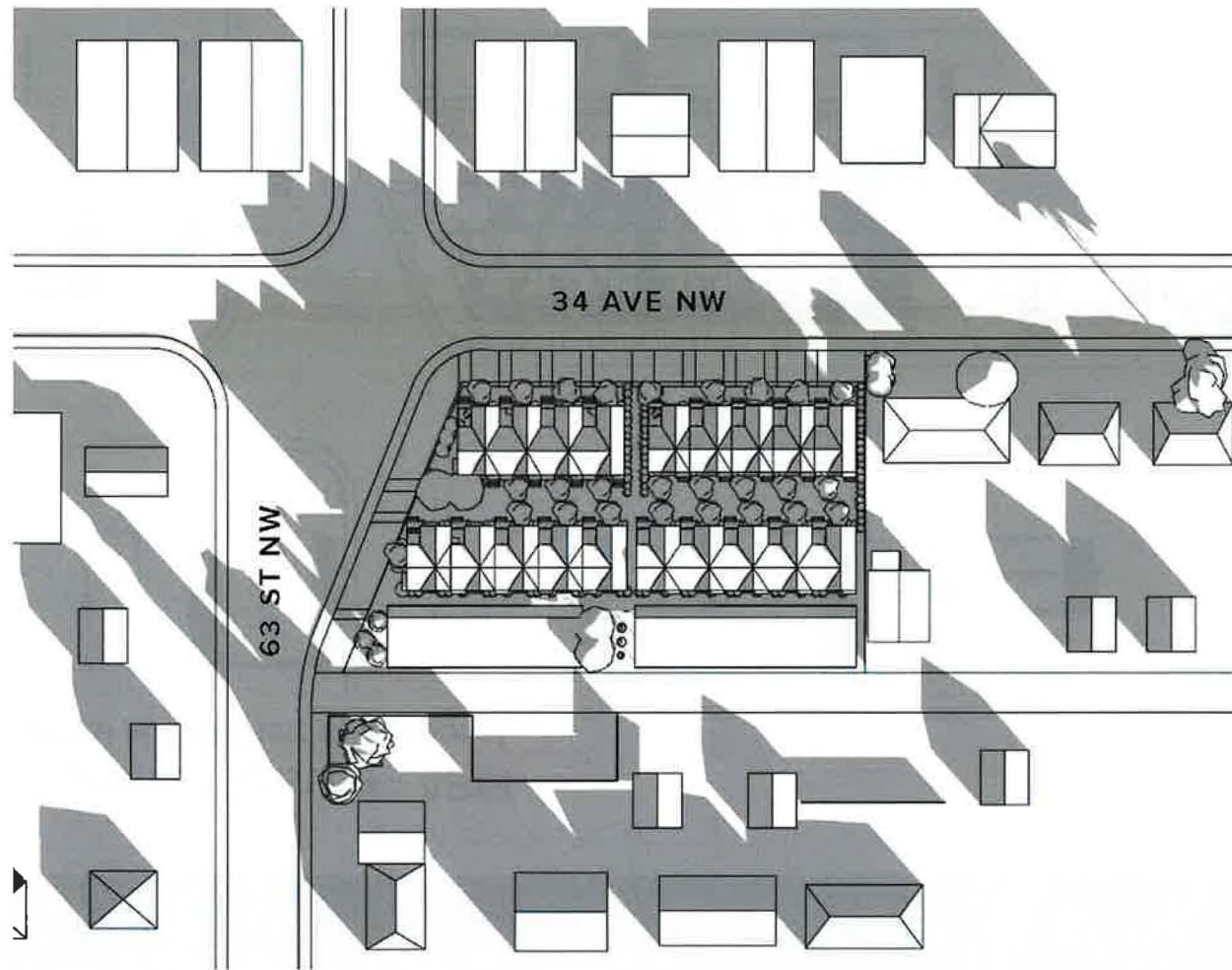


Refined R-CG District Proposal

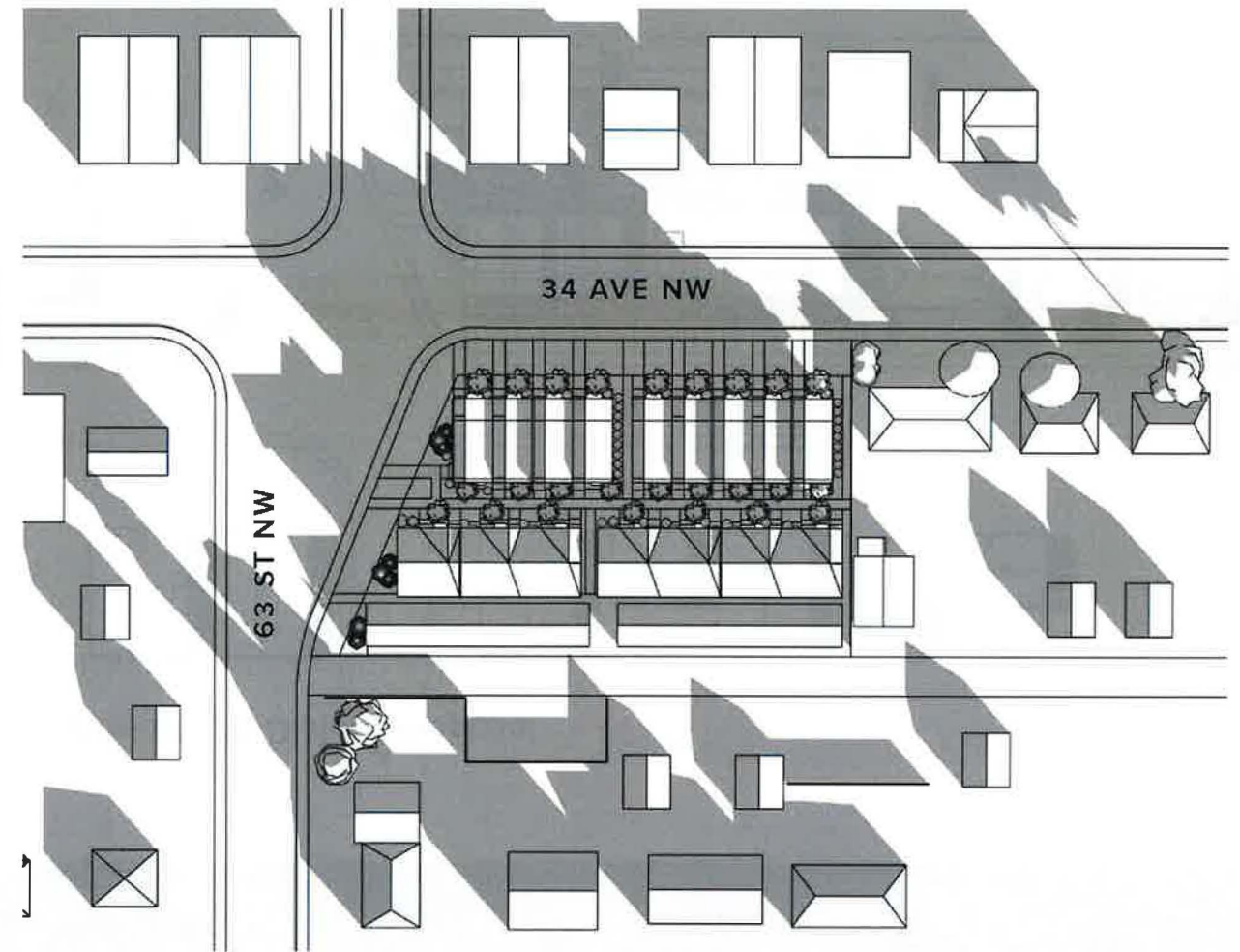


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Winter Solstice - 9AM Initial H-GO District Proposal



Refined R-CG District Proposal



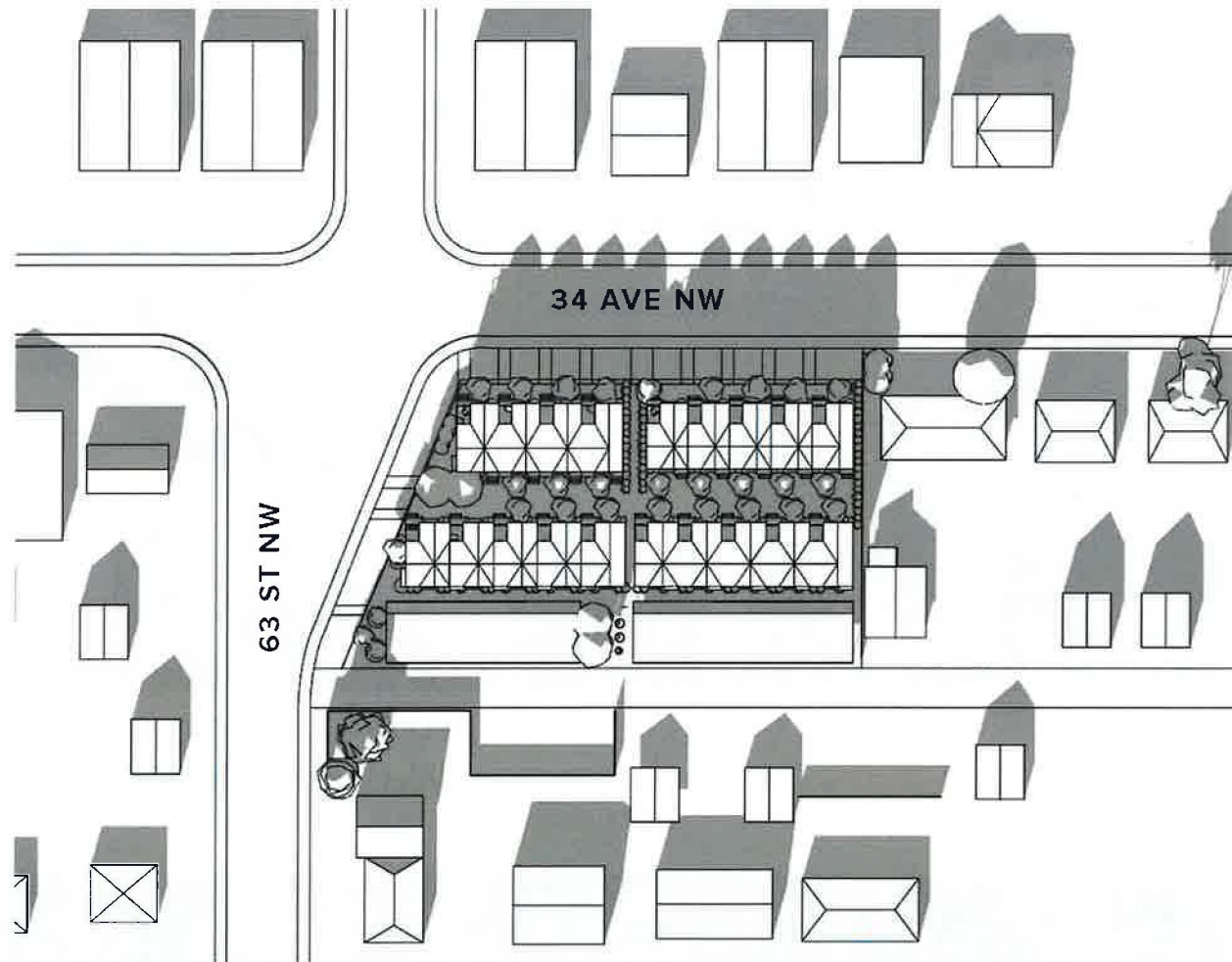
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Sun-Shadow Study

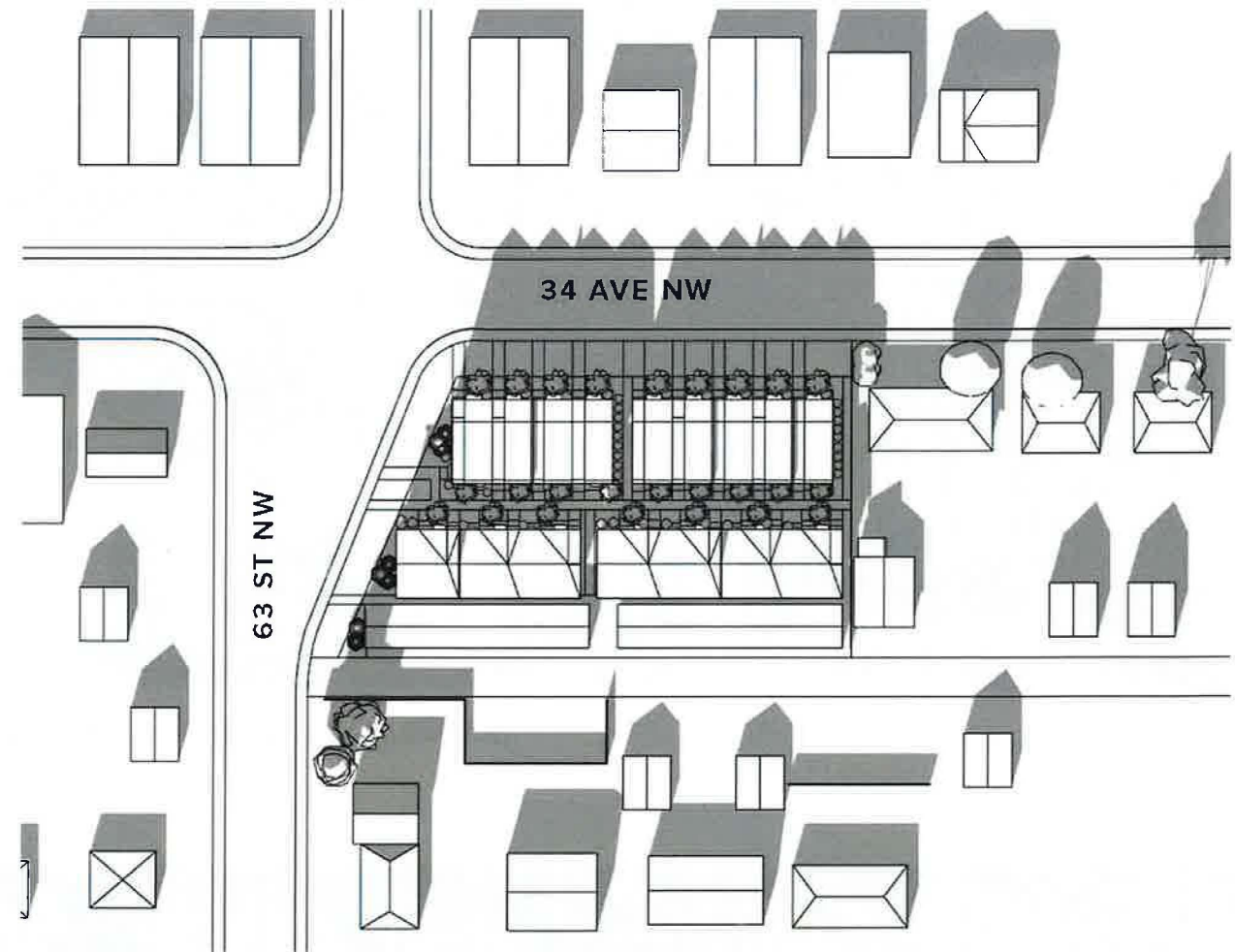
17

Winter Solstice - 1PM

Initial H-GO District Proposal

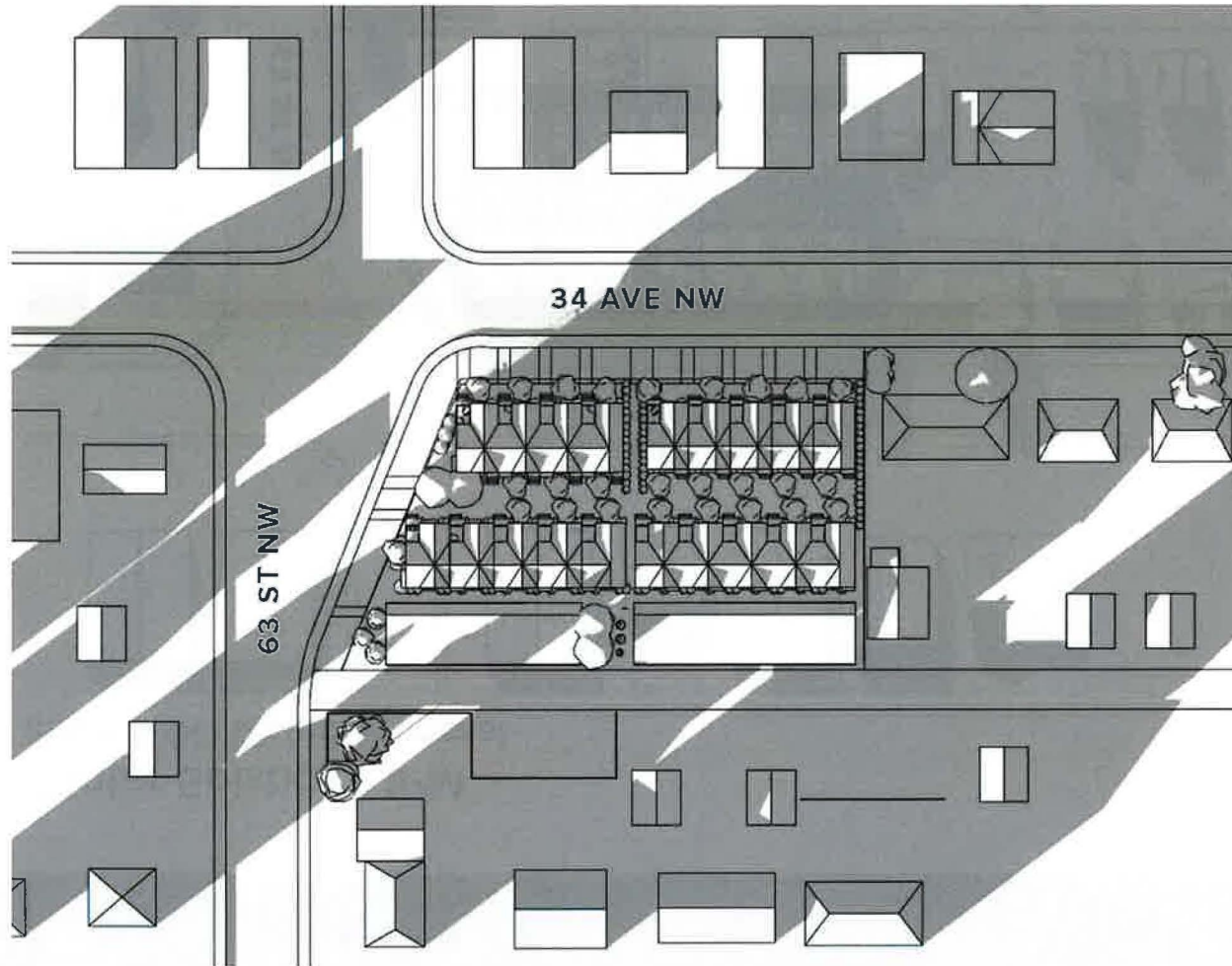


Refined R-CG District Proposal

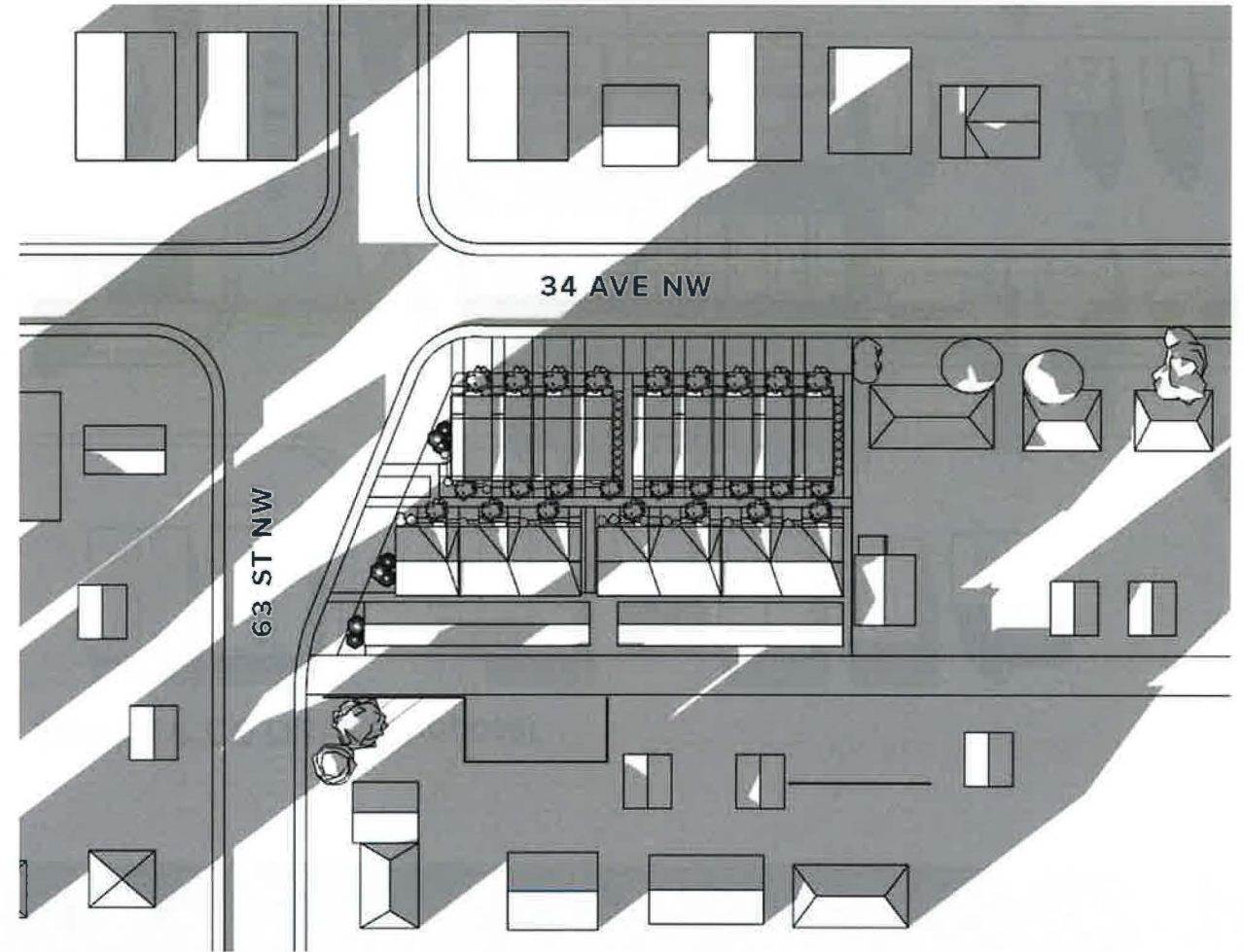


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Winter Solstice - 4PM
Initial H-GO District Proposal



Refined R-CG District Proposal



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Site Photos

20



Looking Southwest from 34 AV NW



Looking Southeast from 34 AV NW



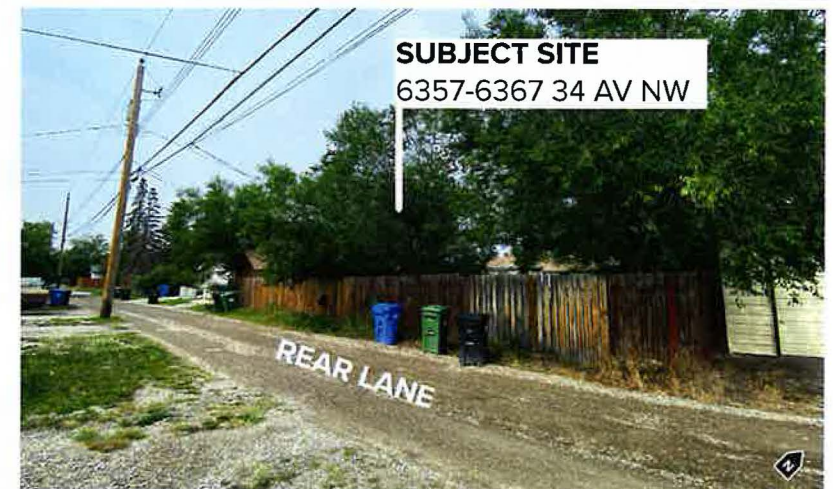
Looking East along 34 AV NW



Looking Northeast from rear lane



Looking East along rear lane



Looking Northwest from rear lane