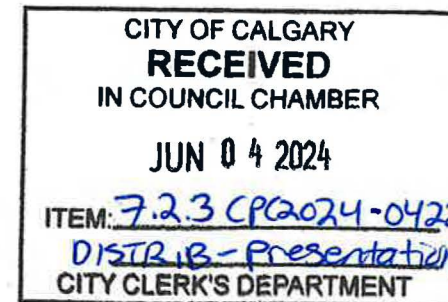


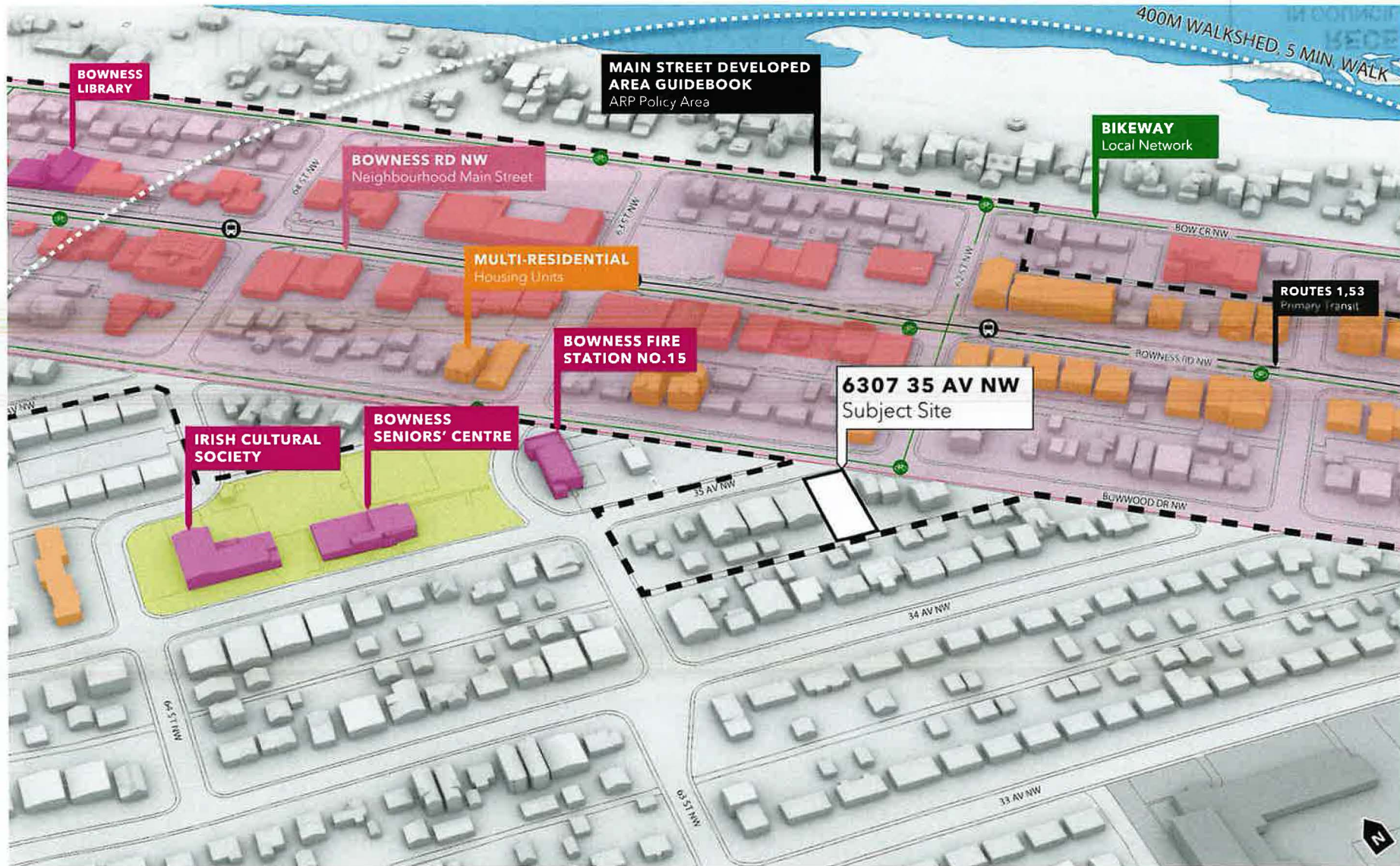
6307 35 AV NW

Item 7.2.3 | LOC2023-0349 | CPC2024-0422

Public Hearing Presentation | June 4, 2024

Prepared by CivicWorks





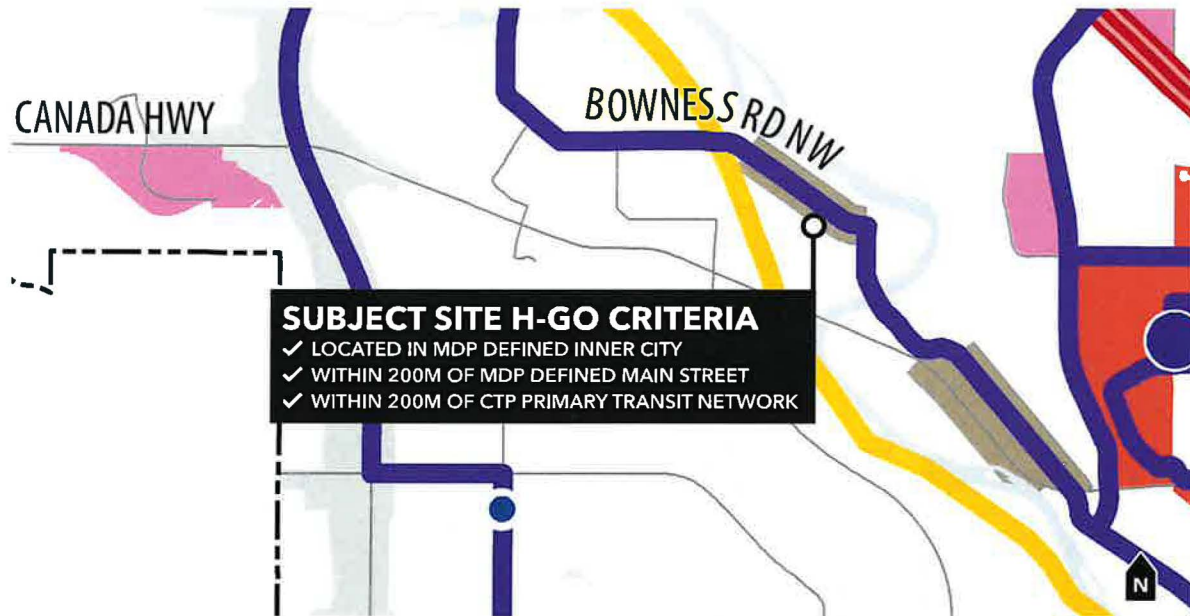
R-CG to H-GO

Minor Amendment to Bowness Area Redevelopment Plan

Planning Considerations

- Within 150m (<2 min. walk) of Neighbourhood Main Street Bowness RD NW
- City-Identified Growth Area 2017 City-led rezoning to R-CG for the “Main Streets Developed Area Guidebook” Policy Area
- Well-served by local transit, parks and amenities
- 7/8 Multi-Residential Infill Criteria

Municipal Development Plan (Map 2)



PRIMARY TRANSIT NETWORK

<10 min. Frequency, 15 hours/day, 7 days/week
(Frequent, Fast, Reliable, Connected)

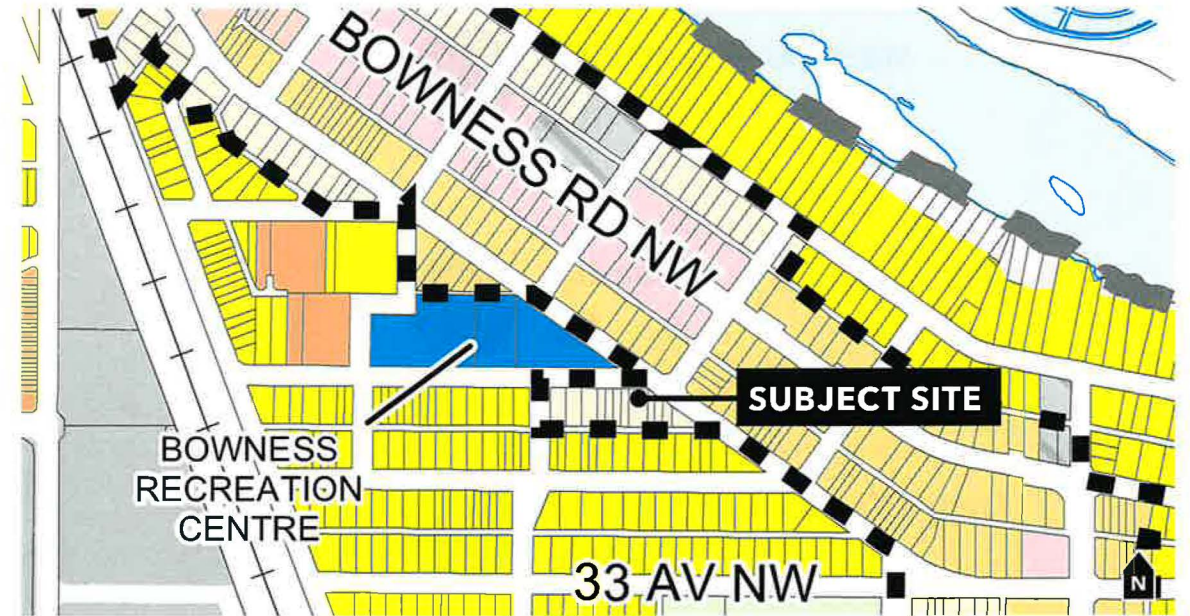
- Primary Transit Network
- Primary Transit Hub
- Transit Centre
- Red Line LRT Line

URBAN STRUCTURE

- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbourhood Main Street
- Industrial - Employee Intensive

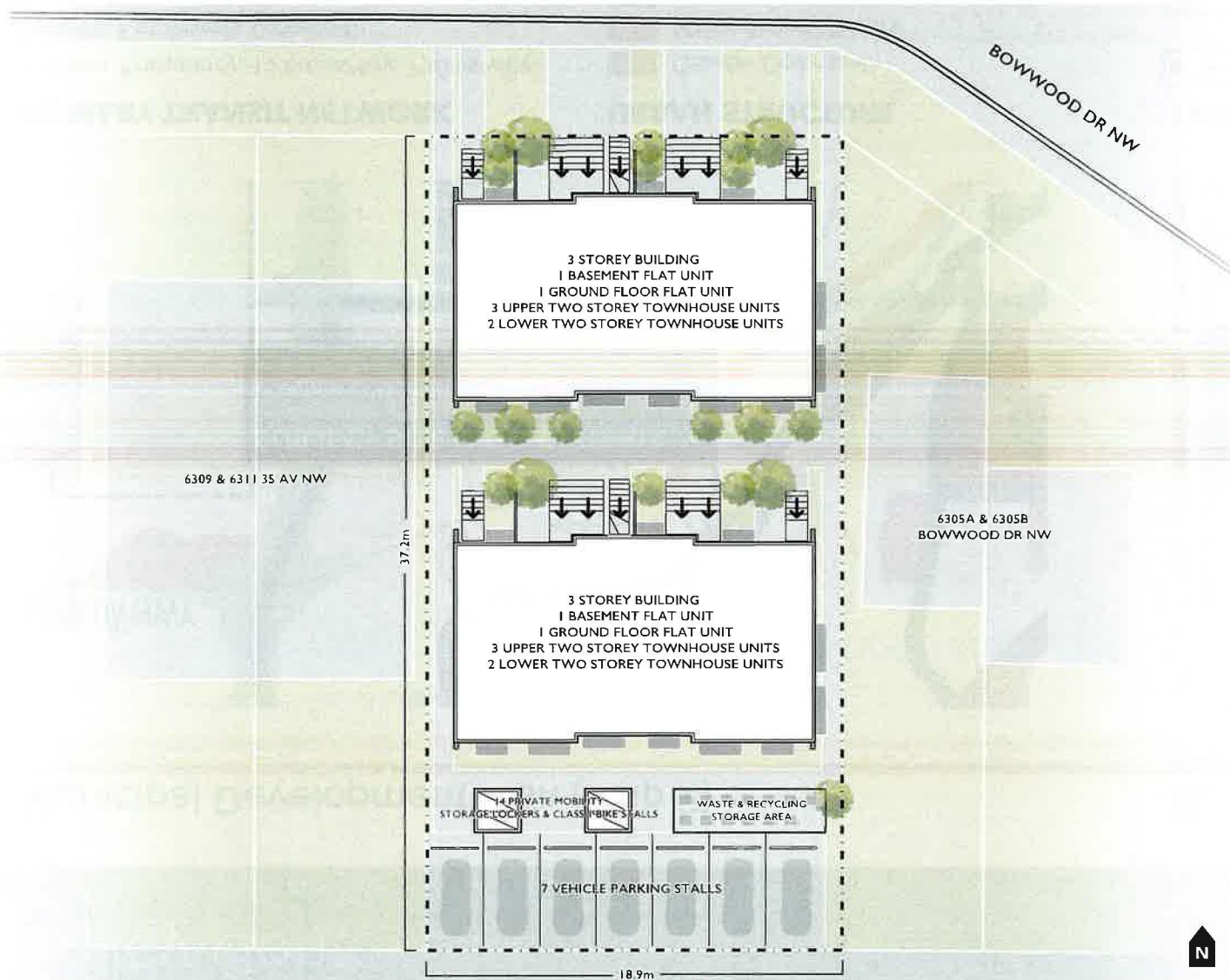
Bowness Area Redevelopment Plan (Map 2)

Neighbourhood Limited to Neighbourhood Low Rise



LAND USE POLICY AREAS

- Main Street Developed Area Guidebook
- Neighbourhood Limited
- Neighbourhood Low-Rise
- Neighbourhood Mid-Rise
- Residential: Low Density, Conservation & Infill
- Institutional



12m / 3 Storeys

Maximum Building Height



1.5

Maximum Floor Area Ratio



14

Homes



7

Vehicle Parking Stalls



14

Mobility Storage Lockers and Class 1 Bike Stalls

Conceptual visualization is subject to change through the Development Permit review process.

Custom On-Site Signage



Postcards to Neighbours



Project Website



Outreach Summary



Launch October 2023

Public Hearing June 2024



Custom On-Site Signage



Outreach Webpage & Feedback Form
ecliving.ca/engage



In-Person Meetings
Ward 1 Councillor's Office
Mainstreet Bowness BIA



Postcards to Neighbours



Project Phonenumber + Email



Applicant-Led Outreach Summary



Conceptual visualization is subject to change through the Development Permit review process.

Supplementary Information

Design Areas Guidebook Built Form Policies

B. Neighbourhood – Low-Rise

Neighbourhood – Low-Rise could be located between existing ground-oriented areas, and more intense residential areas, such as Neighbourhood Mid-Rise or Community – Mid-Rise, to act as a transition, or could be used to increase density in an area that can accommodate low-rise buildings. This area encourages a mix of housing types including but not limited to low-rise multi-residential buildings, secondary and backyard suites, stacked townhouses, townhouses, live-work units, semi-detached dwellings, duplexes, and rowhouses between three to four storeys in height.

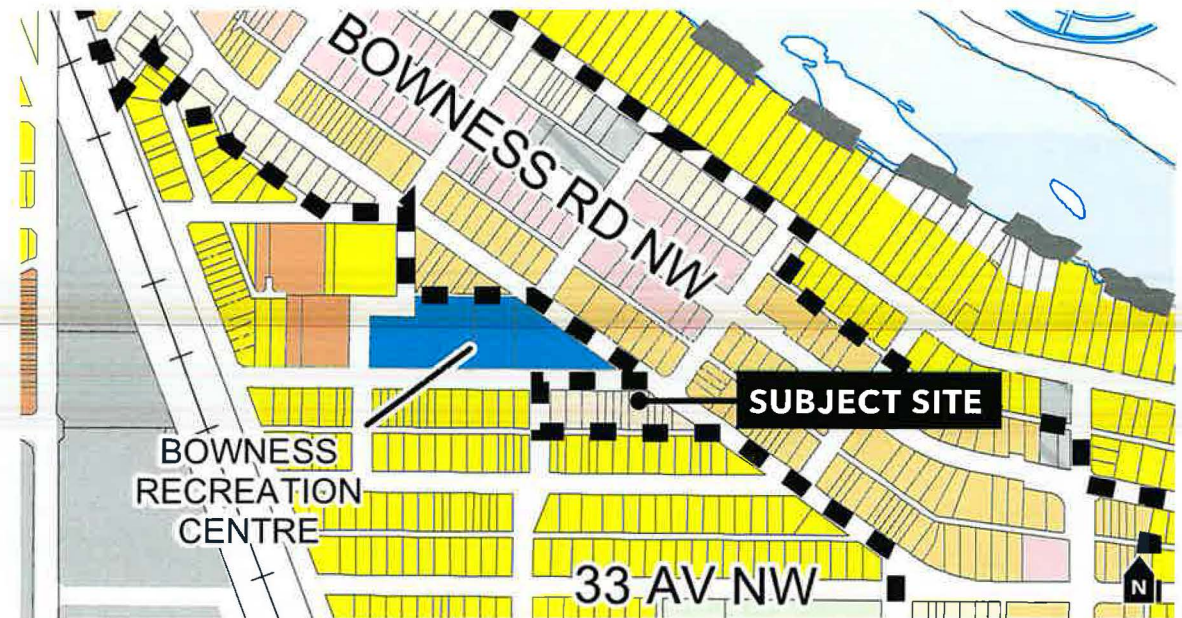
C. Neighbourhood – Limited

The Neighbourhood – Limited category allows for existing low density residential housing to remain, complemented by sensitive infill housing of a similar scale. Moderate intensification in this area respects the existing character and more intensive redevelopment will occur in strategic locations such as a Main Street. Appropriately scaled ancillary buildings and backyard suites are accommodated where deemed appropriate through a Local Area Plan. The Local Area Plan may identify locations where specific types of infill developments are encouraged or restricted.

There should be a mixture of housing types, up to three storeys in height, including single detached dwellings, accessory units, row-houses, duplexes and semi-detached dwellings to ensure compatibility with the surrounding community. This area also supports secondary and backyard suites.

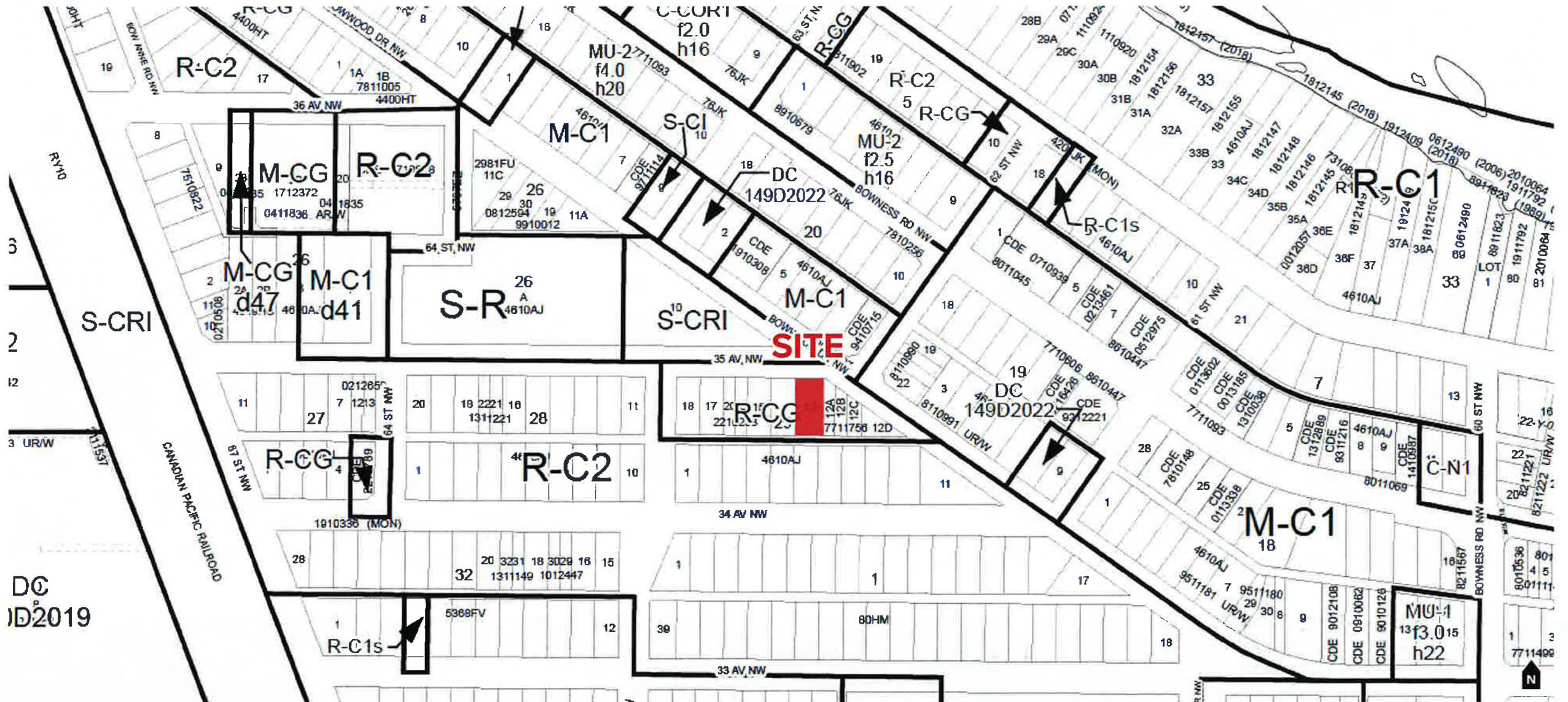
Bowness Area Redevelopment Plan (Map 2)

Neighbourhood Limited to Neighbourhood Low Rise

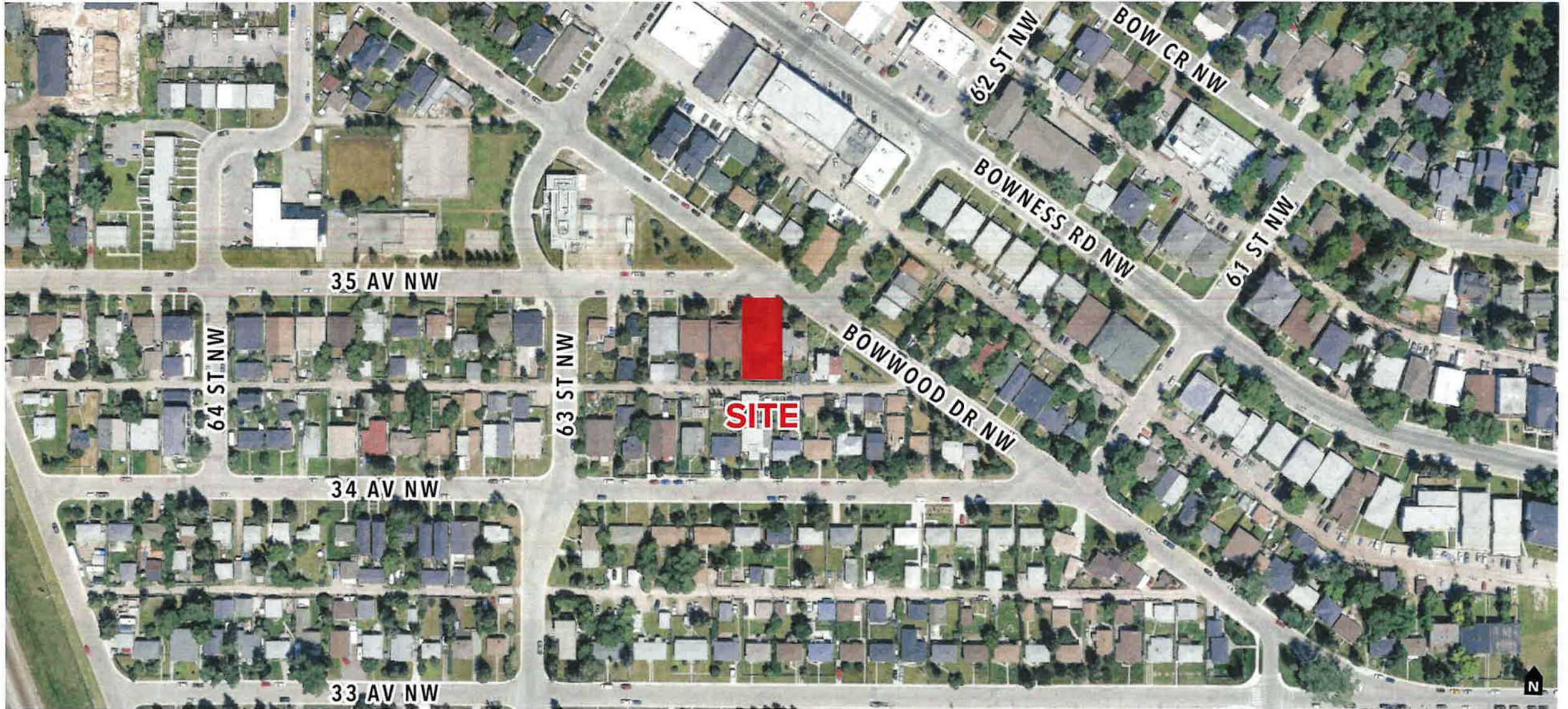


LAND USE POLICY AREAS

- ■ Main Street Developed Area Guidebook
- Neighbourhood Limited
- Neighbourhood Low-Rise
- Neighbourhood Mid-Rise
- Residential: Low Density, Conservation & Infill
- Institutional



DC
ID2019





Looking southwest from intersection of 35 AV NW & Bowwood DR NW



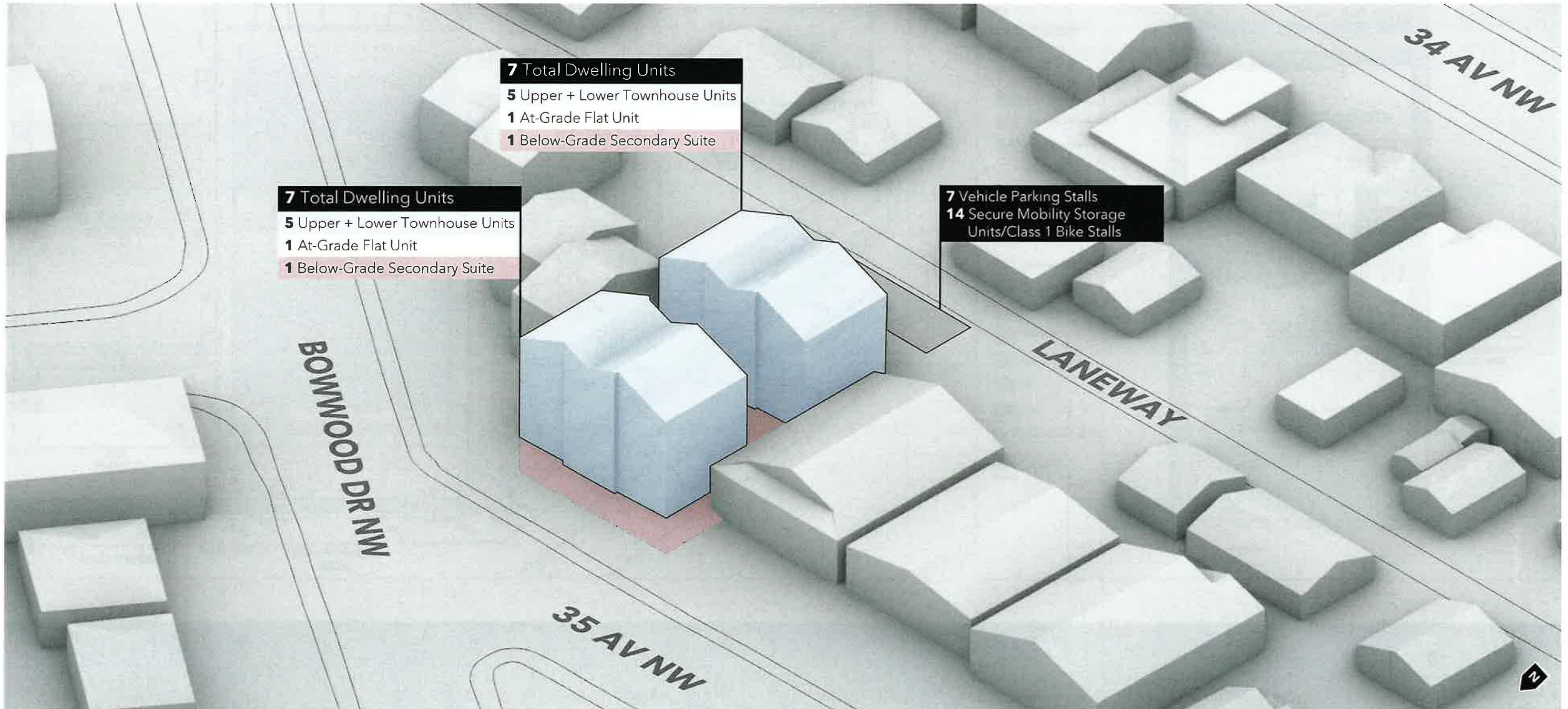
Aerial view looking southwest



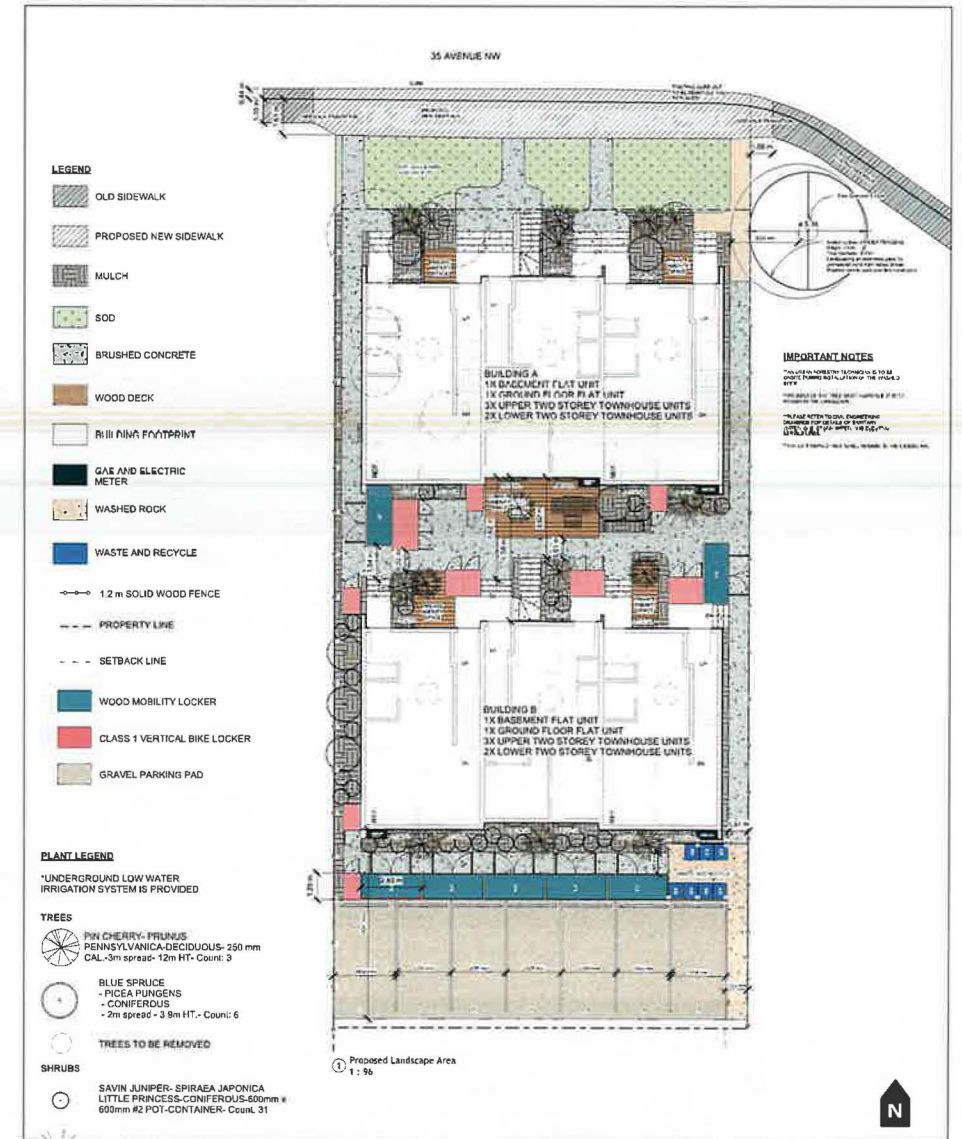
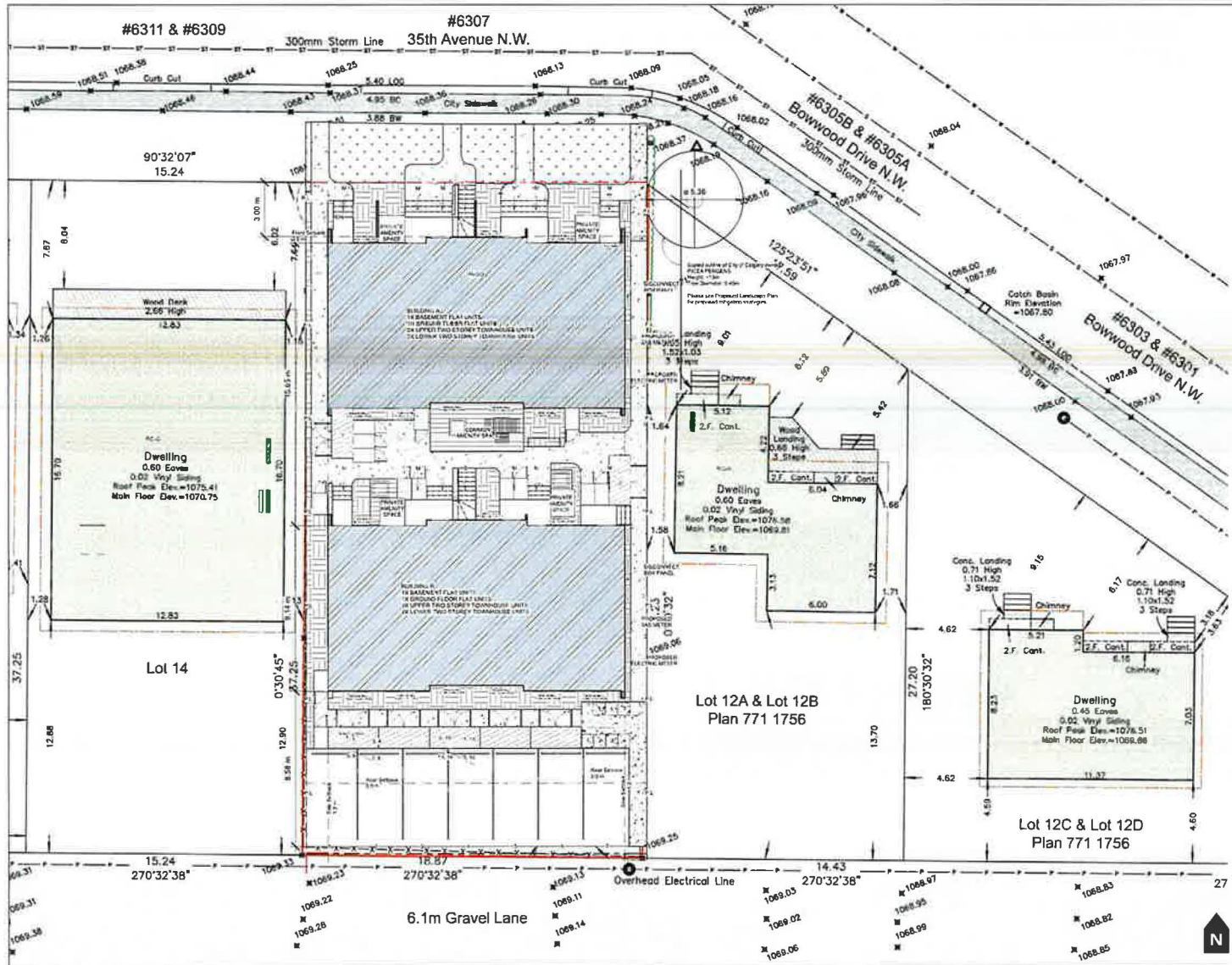
Looking southeast from intersection of 35 AV NW & Bowwood DR NW



Looking east from rear lane



Conceptual visualization is subject to change through the Development Permit review process.



Subject to change through the Development Permit review process.



1 Proposed North-Building A
1 : 64



3 Proposed South-Building B
1 : 64



2 Proposed South Building A
1 : 64



4 Proposed North-Building B
1 : 64

