

CITY OF CALGARY
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IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.4 CPC2024-0496
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT

6412, 6416, 6420, 6424, 6428 Bowwood DR NW

M-C1 to H-GO

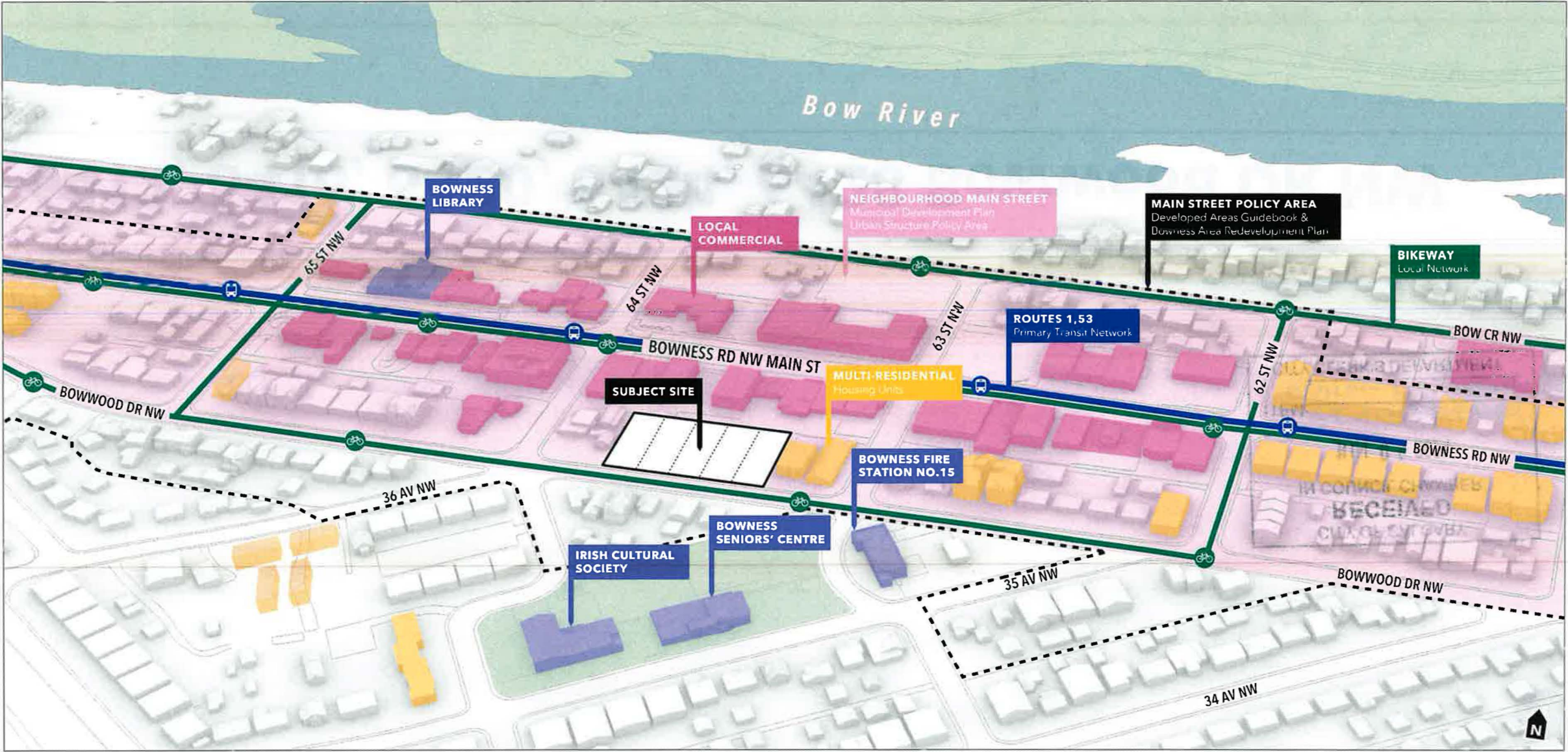
LOC2023-0348 / DP2023-08010
June 4 Public Hearing Item 7.2.4

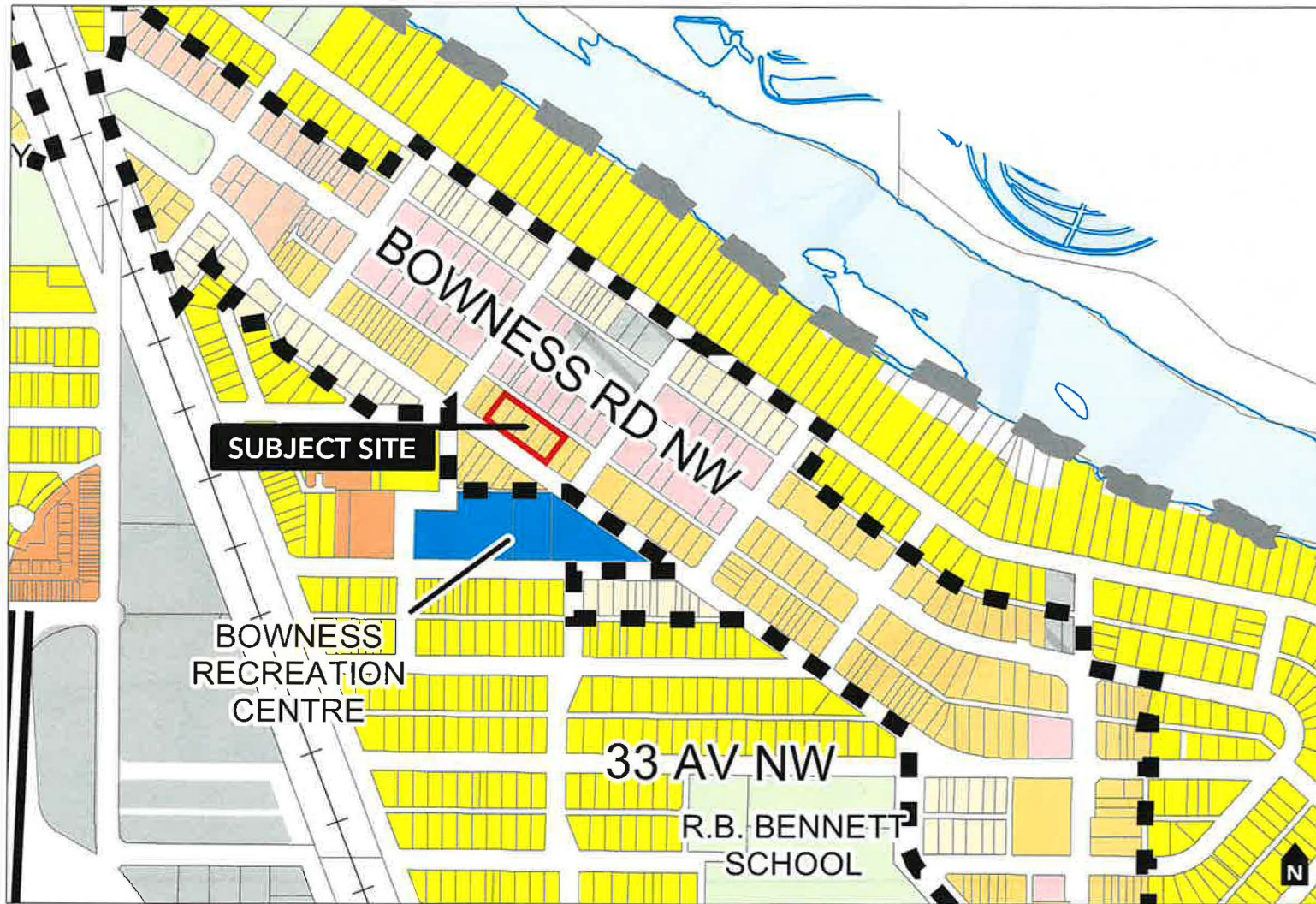


MODERN
OFFICE of
DESIGN +
ARCHITECTURE



Site Context





Bowness ARP Alignment

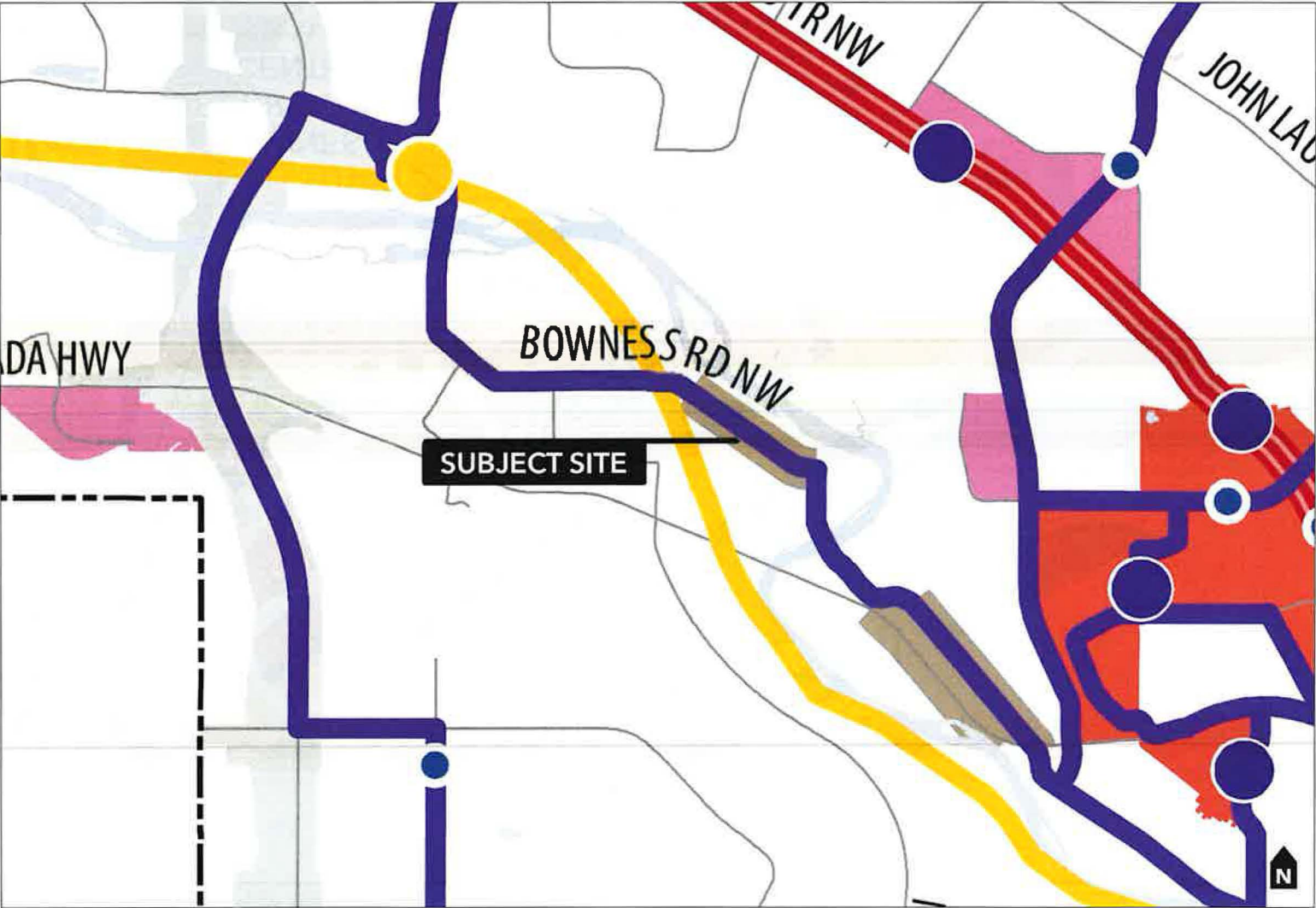
Land Use Policy Areas (Map 2)

Neighbourhood Low-Rise (3-4 storeys in height)

Legend – Bowness ARP Map 2: Land Use Policy Areas

	Study Area Boundary		Residential: Low Density, Conservation & Infill
	Skeletal Road		Residential: Low & Medium Multi-Dwelling
	Full Interchange		Commercial Highway
	Potential Full Interchange		Institutional
	Main Street Developed Area Guidebook		Light Industrial
	Neighbourhood Limited		Open Space, Park, Community Facility, or School
	Neighbourhood Low-Rise		Land Use Policy (Residential #11)
	Neighbourhood Mid-Rise		Greenbriar Special Study Area (See Section 7A)
	Community Mid-Rise		Urban Reserve
	Future Comprehensive Plan		

H-GO District Alignment Land Use Bylaw



✓ H-GO Criteria Alignment

Within Inner City

Within 200m
Primary Transit Network

Within 200m Main Street

Legend – MDP Map 2: Primary Transit Network

- Primary Transit Network (<10 min. freq., 15 hrs/day, 7 days/wk)
- Neighbourhood Main Street
- Community Activity Centre
- Major Activity Centre

Development Vision

5



 **6**
BUILDINGS

 **52**
RESIDENTIAL DWELLING UNITS

 **26**
VEHICLE STALLS

 **26**
BICYCLE PARKING STALLS /
MOBILITY STORAGE LOCKERS

 **1.5**
MAX. FLOOR AREA RATIO

 **12M / 3 STOREYS**
MAX. BUILDING HEIGHT

 **±1,200sq.m.**
LANDSCAPED AREA (±40% OF SITE)

Outreach Strategies

PROPOSED LAND USE CHANGE

M-C1 to M-GO at 6412, 6416, 6420, 6424, 6428 Bowwood DR NW

Hello Neighbour,

You may be familiar with this site as the Bowwood Village Station Co-located Development Parcel was approved in 2022. Unfortunately, the developer has a change of plans and is looking to redevelop the site for a new purpose. We are currently looking for a new developer to bring this site to the market this year to realize a new development vision.

To ensure this new development vision, we are providing a land use change to allow the site to be redeveloped to a new purpose. This will allow the site to be redeveloped to a new purpose. This will allow the site to be redeveloped to a new purpose.



Learn More & Get In Touch

All we do is what we can to help you understand the project and what we can do to help you. We are currently looking for a new developer to bring this site to the market this year to realize a new development vision.

Digital Information Session

Join us for a digital information session on the project. We will be discussing the project and what we can do to help you. We are currently looking for a new developer to bring this site to the market this year to realize a new development vision.






6412, 6416, 6420, 6424 & 6428 Bowwood DR NW



Site: The site is located on Bowwood Drive NW, between Bowwood Drive NW and Bowwood Drive NW. The site is currently zoned M-C1 and is being redeveloped to M-GO.

Development Vision: The proposed land use change will allow the site to be redeveloped to a new purpose. This will allow the site to be redeveloped to a new purpose.

CONTACT THE PROJECT TEAM

Name: _____ Phone: _____

Address: _____

PROPOSED LAND USE CHANGE

6412, 6416, 6420, 6424, 6428 Bowwood DR NW M-C1 to M-GO

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Why Here?










- The site is located in a prime location for a new development.
- The site is currently zoned M-C1 and is being redeveloped to M-GO.
- The site is being redeveloped to a new purpose.

Land Use Change

The proposed land use change will allow the site to be redeveloped to a new purpose. This will allow the site to be redeveloped to a new purpose.



Launch Nov 2024 3 months of outreach **Closure Feb 2024**

-  ±350 HAND-DELIVERED NEIGHBOUR LETTERS
-  OUTREACH EMAIL INBOX + CORRESPONDENCE
-  DETAILED OUTREACH SUMMARY
-  2 ON-SITE SIGNS
-  OUTREACH PHONE LINE + TEAM RESPONSES
-  DEDICATED PROJECT WEBSITE
-  1 BOWNESS MAIN STREET SIGN
-  PROJECT MEMO (BCA, BIA, WARD 1 OFFICE)
-  COMMUNITY MEETINGS (BIA, WARD 1 OFFICE)

Thank You





Mosaic Village Co-Housing

- DP approved 2020
- 3 parcels
- 2.19 FAR
- 24 Units
- 4 Storeys
- Not a strong enough demand for co-housing at the time, so unfortunately the project did not proceed as planned and the site was sold to RNDSQR earlier this year (2023)

Development Permit Massing Breakdown



10 Dwelling Units
5 Two-Storey Townhomes & 5 Ground-Level Flats

10 Dwelling Units
5 Two-Storey Townhomes & 5 Ground-Level Flats

10 Dwelling Units
5 Two-Storey Townhomes & 5 Ground-Level Flats

12 Dwelling Units
4 Two Storey Townhomes, 4 Ground-Level Flats & 4 Basement Suites

4 Dwelling Units
2 Two-Storey Townhomes & 2 Ground-Level Flats

6 Dwelling Units
3 Two-Storey Townhomes & 3 Ground-Level Flats

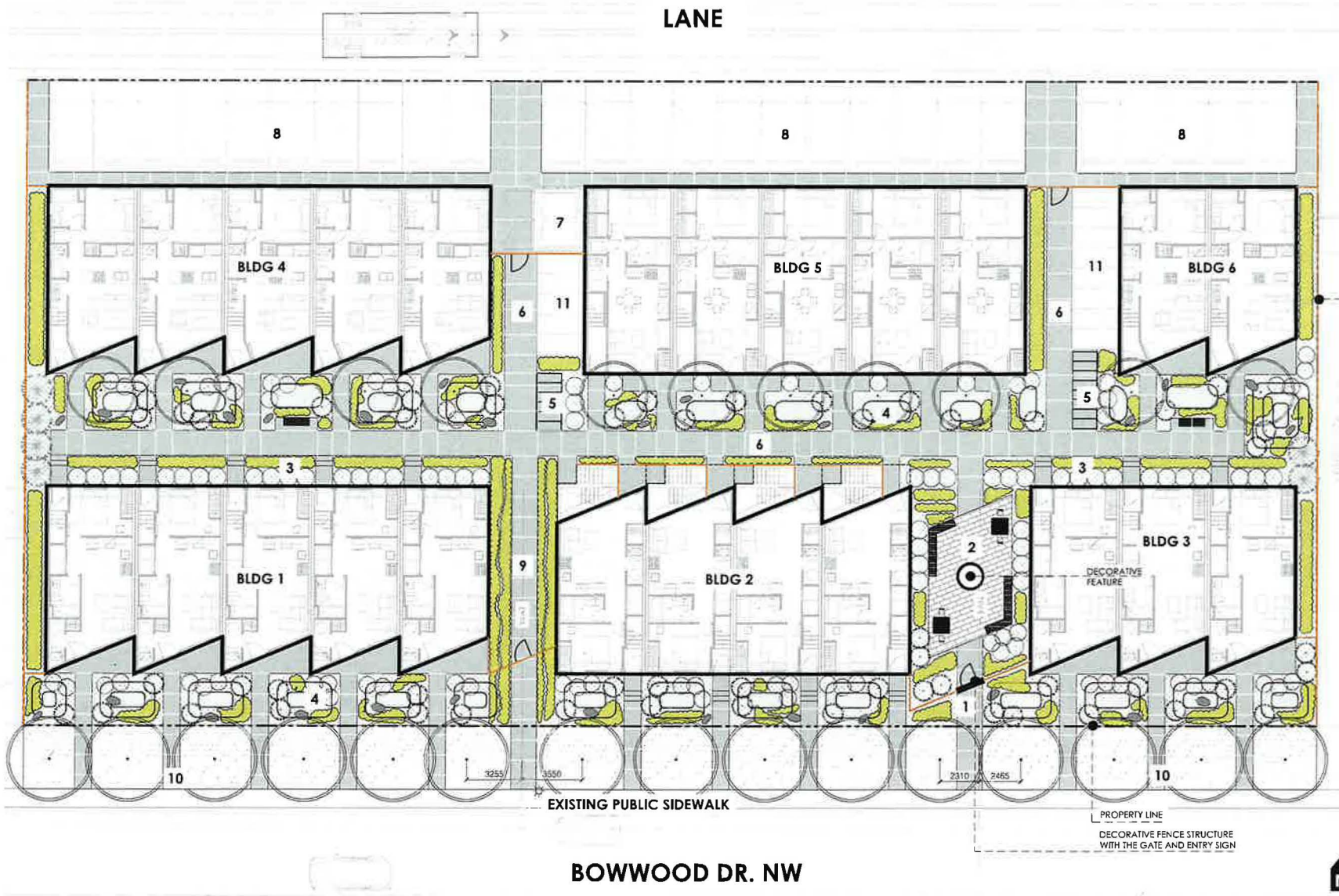
Note: Design is subject to change through DP preparation and municipal review, for discussion purposes only.

Development Permit Aerial View



Development Permit Streetscape View





H-GO Requirements

- Landscape Plan must be submitted with DP and approved by the Development Authority
- Min. 30% of landscaped area to be soft surface
- Min. 1.0 tree and 3.0 shrubs per 110m² of parcel area
- Each unit must have amenity space that is located outdoors
- Amenity space can be common, private or a mix of both

Note: Design is subject to change through DP preparation and municipal review, for discussion purposes only.



