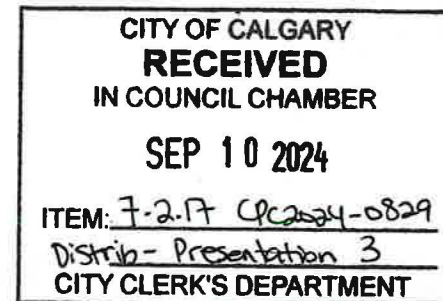




River Club

Item 7.2.17 | LOC2024-0094 | CPC2024-

Public Hearing Presentation | September 10, 2024
Prepared by CivicWorks

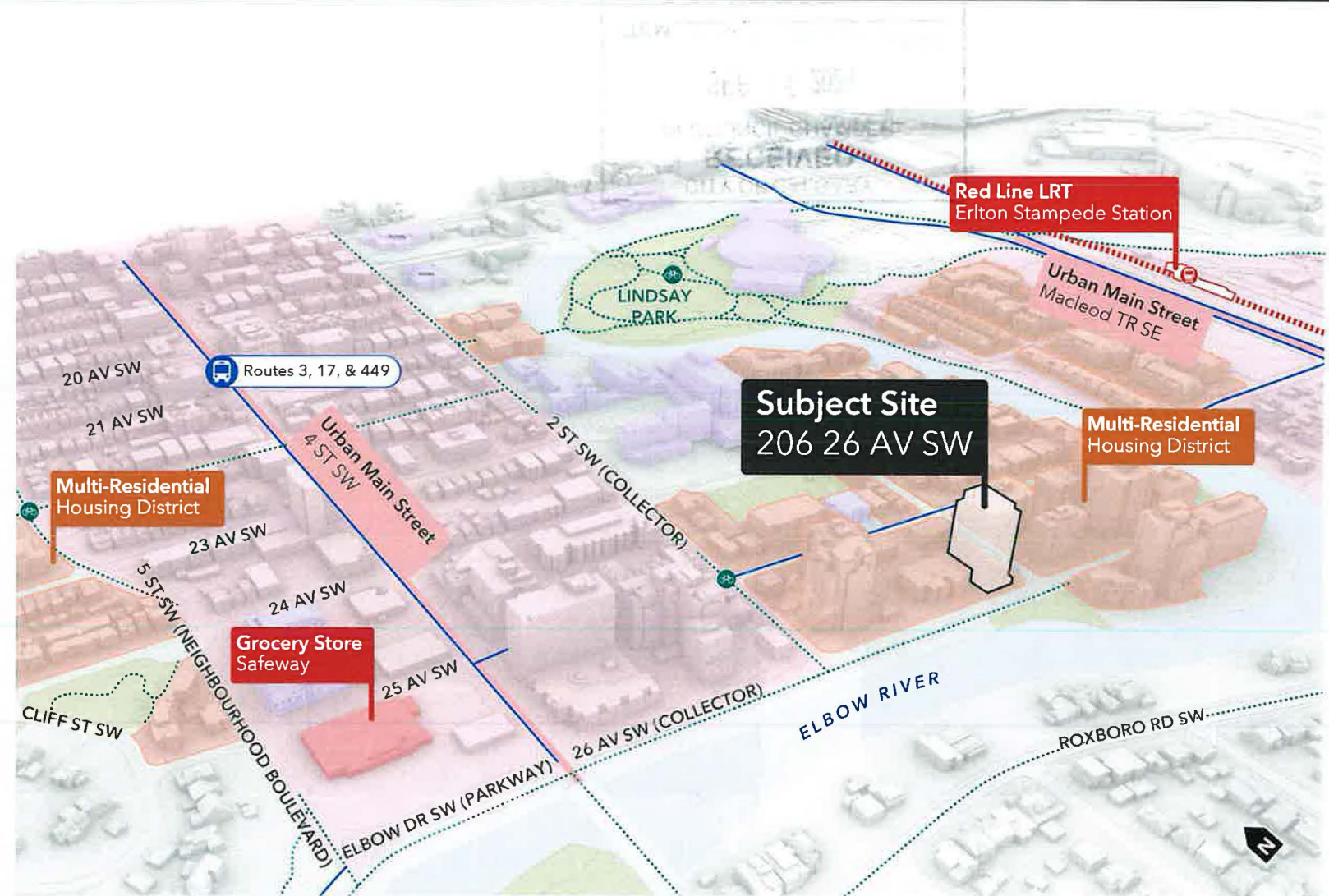


Within 5 Minute Walk (400m)

- Urban Main Street 4 ST SW
- Primary Transit Network 4 ST SW
- Grocery Store Safeway

Within 10 Minute Walk (800m)

- Erlton Stampede Station LRT
- Lindsay Park 12ha



M-H2 to M-H3h56f8.5

(Multi-Residential - High Density High Rise)

8.5 Maximum FAR

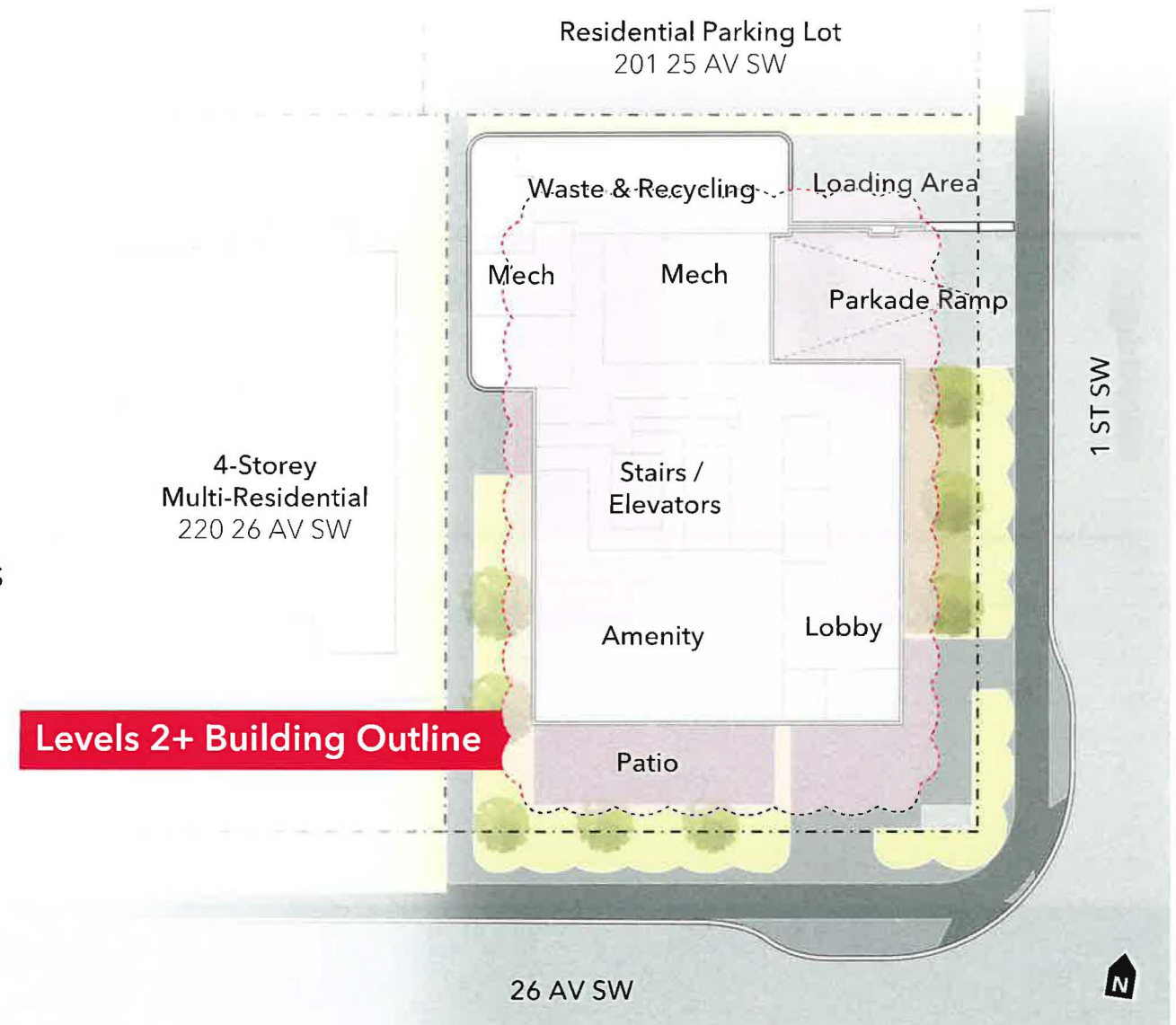
15-Storeys 56.0m Maximum Building Height

136 Maximum Dwelling Units 1, 2, and 3-Bedrooms

64 Vehicle Parking Stalls Underground Parkade

136 Class-1 Bike Stalls Secure Storage Room

14 Class-2 Bike Stalls for Public Use



Mission Area Redevelopment Plan

04



Site Specific Minor Policy Amendment

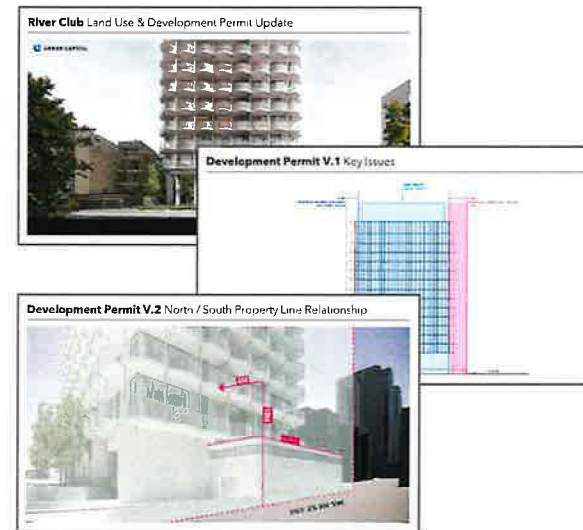
“For the site at 206 - 26 Avenue SW, a maximum density of 1,200 units per hectare is allowed.”



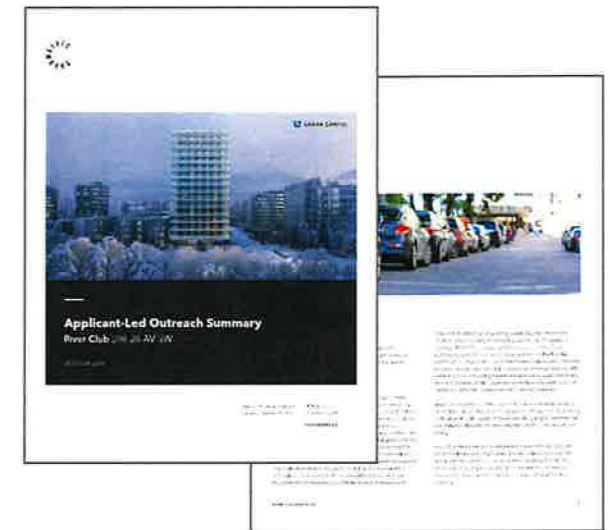
Hand-Delivered Brochures



Custom On-Site Signage



Community Group Meetings

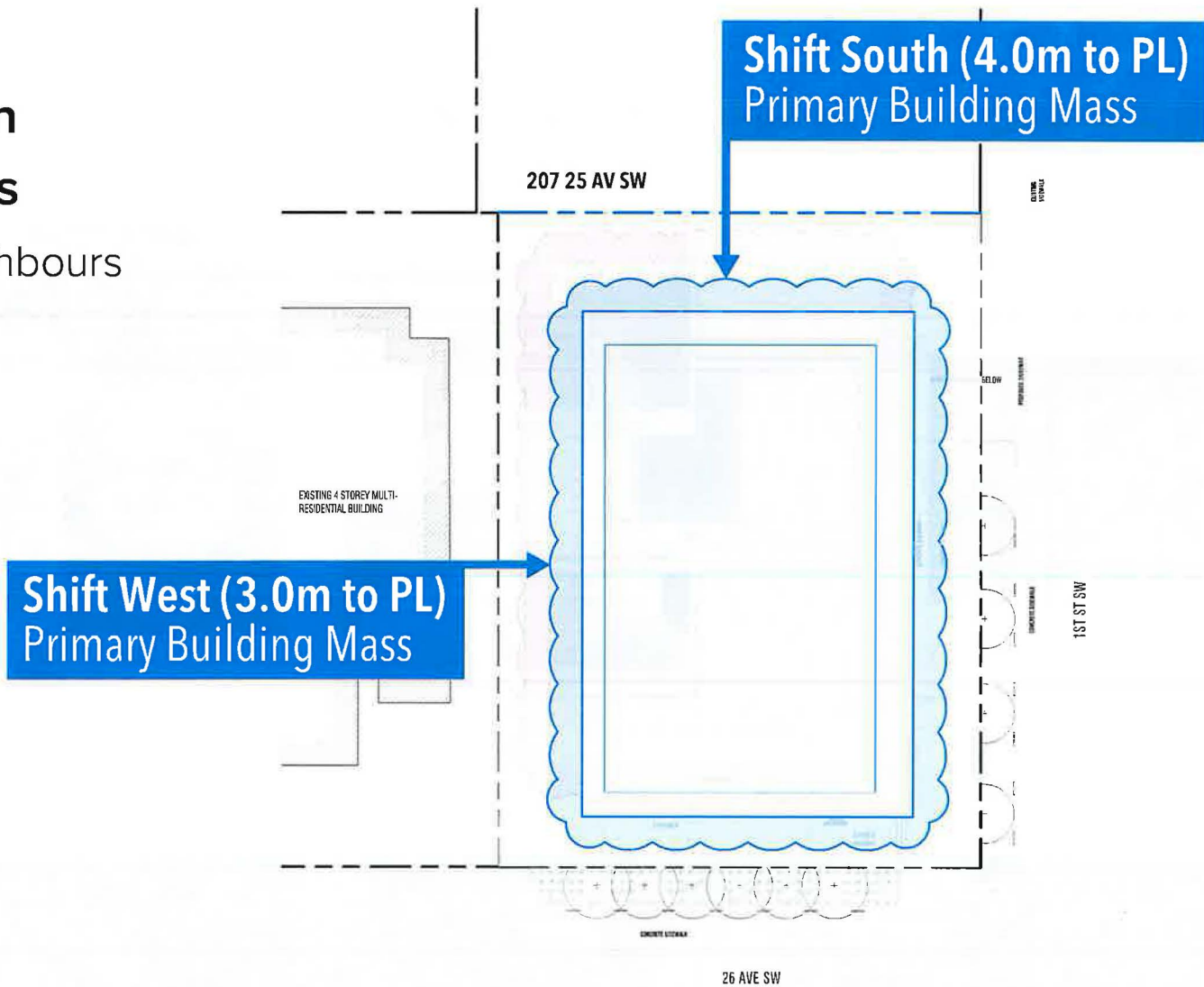



Outreach Summary

"The site is ideally situated for higher floor area ratio (FAR) and density"

- Cliff Bungalow Mission Community Association Letter of Support

Development Permit Changes in Response to Outreach Concerns
Building Shift away from Adjacent Neighbours






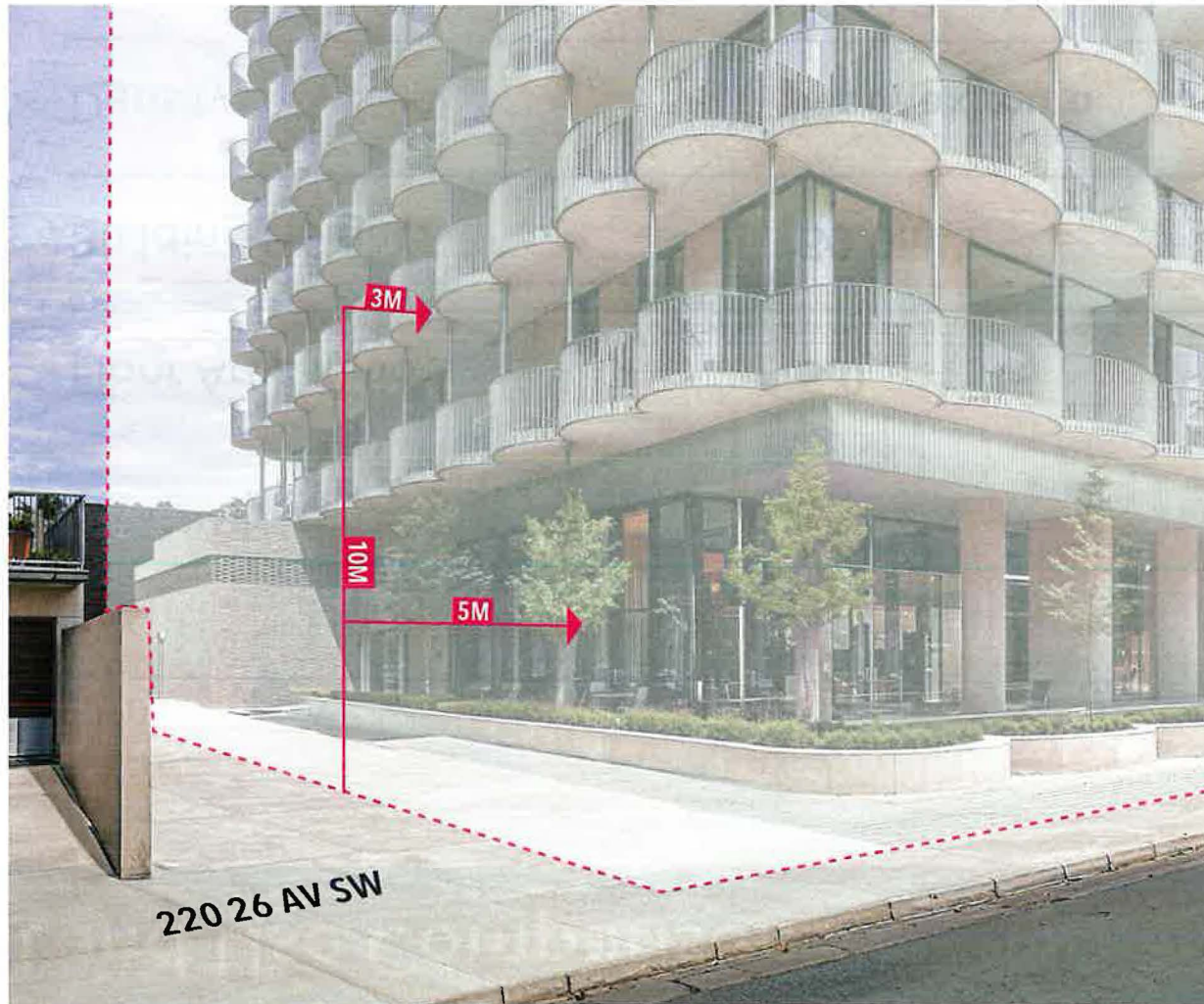
River Club will bring a maximum of 136 homes to the Inner City within walking distance of a LRT Station, Grocery Store, and a Neighbourhood Main Street

Supplemental Slides

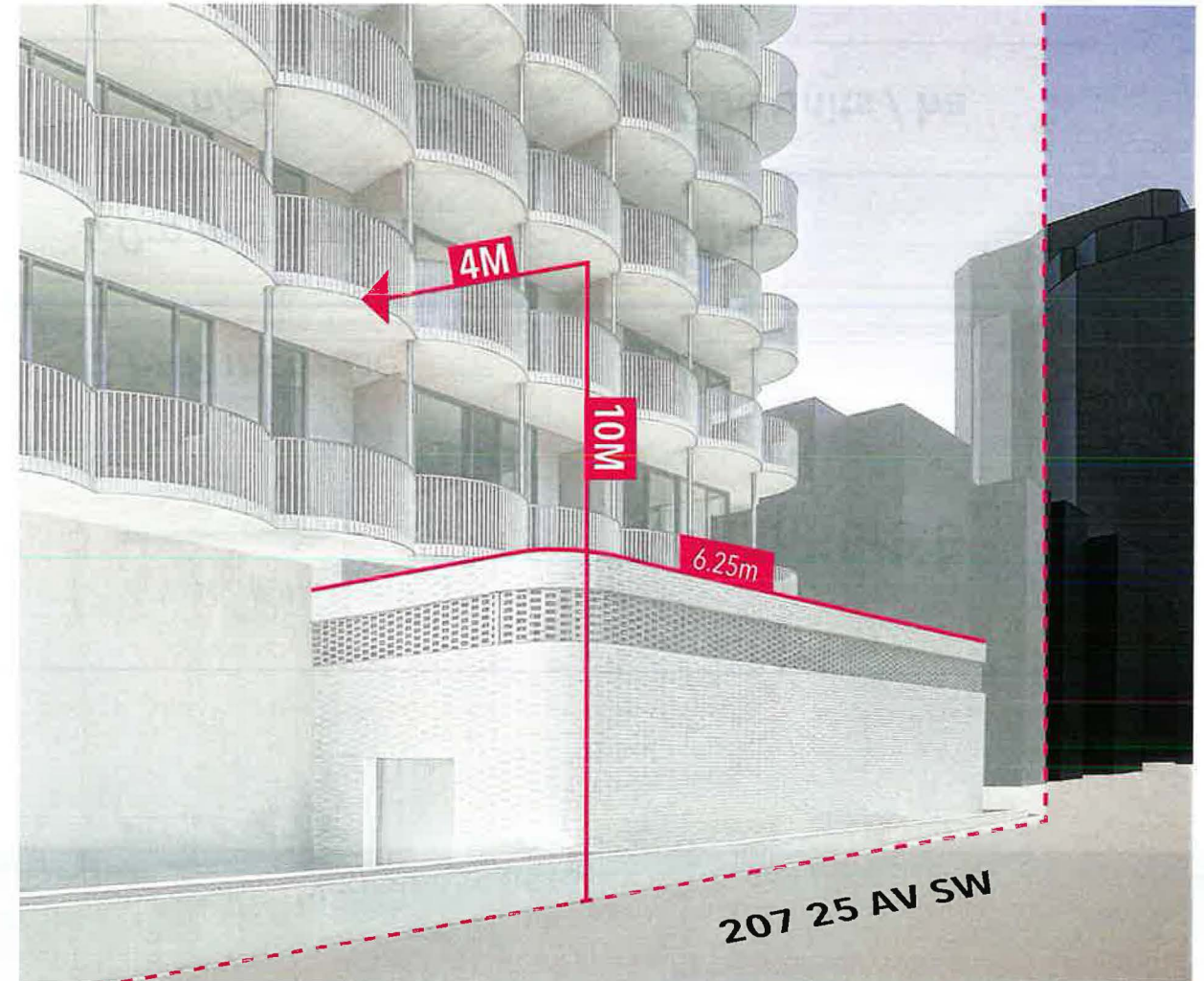
Land Use Comparison

	M-H2		M-H3h56f8.5
Floor Area Ratio	5.0	<i>3.5 FAR increase</i>	8.5
Building Height	50.0m	<i>6.0m increase</i>	56.0m
Density	No Maximum	<i>n/a</i>	1,200 units / ha
Street Setback	6.0m	<i>no change</i>	6.0m
Adjacent Parcel Setback	0m	<i>no change</i>	0m

Eastern Interface 3m from Property Line



Northern Interface 4m from Property Line

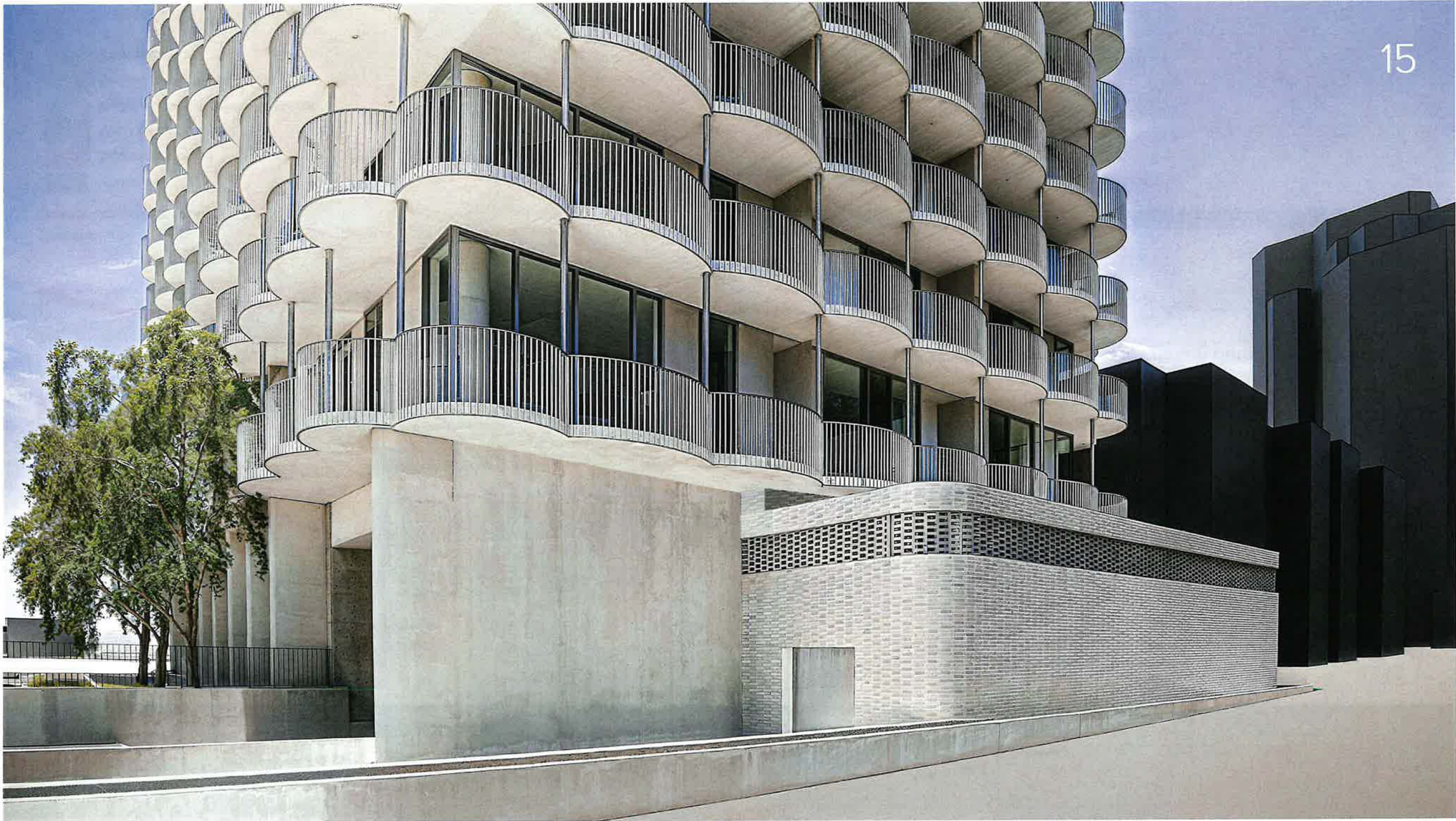














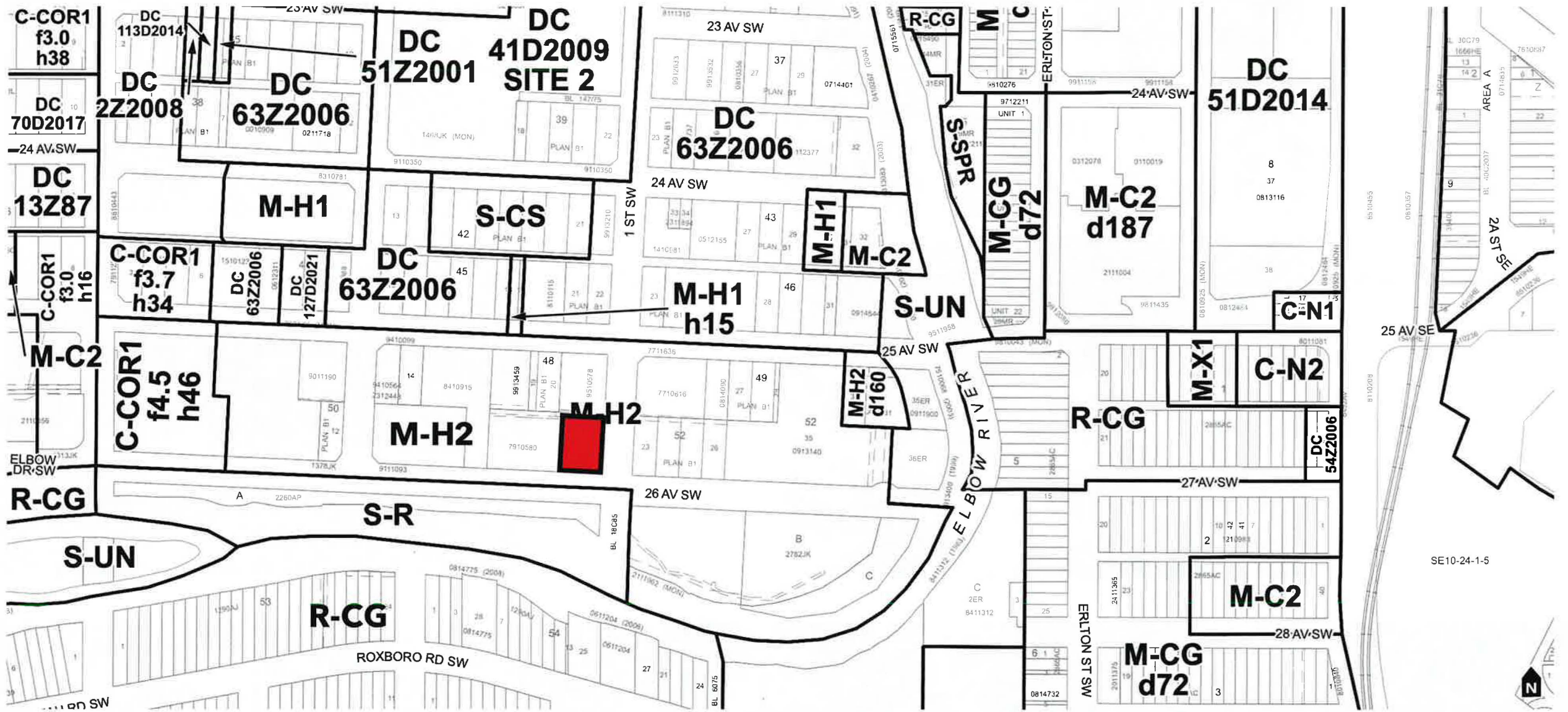
6.1.3 Policy

1. The high density residential policy allowing a **maximum density of 395 units per hectare** (160 units per acre) and a maximum height of 17 storeys is maintained for the area bounded by 25 Avenue SW in the north, the Elbow River in the east and in the south and the 4 Street SW commercial area in the west. For the site at 211 - 25 Avenue SW, a maximum density of 485 units per hectare is allowed.

ADD

"For the site at 206 - 26 Avenue SW, a maximum density of 1,200 units per hectare is allowed."

Land Use Context





Looking West
from 26 AV SW



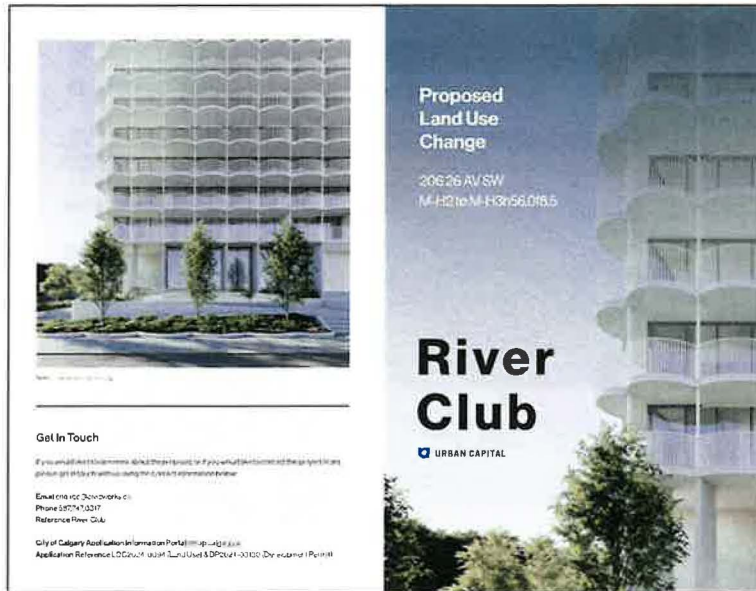
Looking Northwest
from 26 AV SW



Looking Northeast
from 26 AV SW



Looking South from
1 ST SW



Land Use Redesignation Notification



Mailer Hand-Delivery Radius



Custom Applicant Sign



Custom Applicant Signage Installation

Public Notice Proof of Posting



Posted June 13, 2024

