

## Learn More & Get In Touch

In all we do, we remain committed to being good neighbours and working with the communities where we build. We look forward to working with you to realize our vision.

To learn more about the proposed change or to get in touch with the project team please visit [www.engage rndsqr.com](http://www.engage rndsqr.com) or phone **587.747.0317**.

## Digital Information Session

Please join the project team for a Digital Information Session regarding this proposed change. This Session will be held digitally via Zoom and will begin with a presentation by the project team and end with a Q+A.

**When:** Monday, December 4th from 6:30-7:30pm

**Where:** Online (Zoom Webinar)

**Register:** [www.engage rndsqr.com/bo64](http://www.engage rndsqr.com/bo64)



# PROPOSED LAND USE CHANGE

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



R N D S Q R



For discussion purposes only.

## Hello Neighbour,

We are proposing a land use change at **6412, 6416, 6420, 6424, 6428 Bowwood DR NW** from the existing Multi-Residential - Contextual Low Profile (M-C1) District to the Housing - Grade-Oriented (H-GO) District.

## Site History

You may be familiar with this site as the previous Mosaic Village Co-Housing (Development Permit was approved in 2020). Unfortunately, there was not a strong enough demand for co-housing at that time, so the Mosaic Village Co-Housing Group decided to stop the project and subsequently sold this site to RNDSQR earlier this year to realize a new development vision.

## Land Use Change

A Land Use Redesignation (also sometimes referred to as "rezoning") application has been submitted to the City of Calgary to change the land use that applies to this property. If approved, the proposed change will transition this site from its existing M-C1 District to the H-GO District. This land use change is required to enable the proposed development vision outlined in this brochure.

If you would like to follow the Land Use Redesignation application progress or submit comments directly to the City of Calgary, you can do so by visiting the City of Calgary's Development Map at [dmap.calgary.ca](http://dmap.calgary.ca) and entering the file reference (**LOC2023-0348**) in the search field.

## Development Vision

A courtyard-oriented stacked townhome development is proposed. A summary of key project details is included below:

Site Area: 5 properties, totalling ±0.296 ha (±250' x 125')

Building Height: 12m max. building height (3 storeys)

Floor Area Ratio: 1.5 max.

Buildings: 6 (60% maximum lot coverage)

Residential Units: 52 (24 stacked townhomes, 24 ground level flats, 4 basement suites)

Vehicle Parking: 26 contained within a carport at the rear lane (0.5 parking stalls / unit)

Secure Bike/Scooter/Stroller Storage Units: 26 (1 / unit without an assigned vehicle parking stall)

Resident Amenity Space: min. 6.5m wide interior common courtyard

## Policy Alignment

The subject site is located in the community of Bowness and within the boundaries of the Bowness Area Redevelopment Plan (ARP). The subject site falls within the 'Neighbourhood Low-Rise' policy area of the ARP which is intended to accommodate apartment, townhouse, and other low-rise development of up to 4 storeys. The proposed development vision is in alignment with the Bowness ARP, therefore a policy amendment is not required.

## Why Here?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service, as well as within the specific policy boundaries of contemporary Local Area Plans. The specific bylaw location criteria for the H-GO District, including criteria met by the project site, are listed below:

- ✘ 1. An area within an approved Local Area Plan identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; **or**
- ✔ 2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the Municipal Development Plan Urban Structure Map, that is also within **one or more** of the following:
  - ✔ (a) 200m of a Main Street or Activity Centre;
  - ✘ (b) 600m of an existing or capital-funded LRT station;
  - ✘ (c) 400m of an existing or capital-funded BRT station; or
  - ✔ (d) 200m of a roadway that hosts Primary Transit Service.