

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

M-C1 to H-GO

LOC2023-0348 / Monday, December 4, 2023

Digital Information Session



MODERN
OFFICE of
DESIGN +
ARCHITECTURE



Thanks for Joining Us

This is our commitment and outlines how we can work together while maintaining respect, honesty, and dignity.

We agree to:

Share the Space

- Give everyone a chance to speak and consider all ideas
- Listen without interrupting
- Speak from our own experiences and avoid assumptions

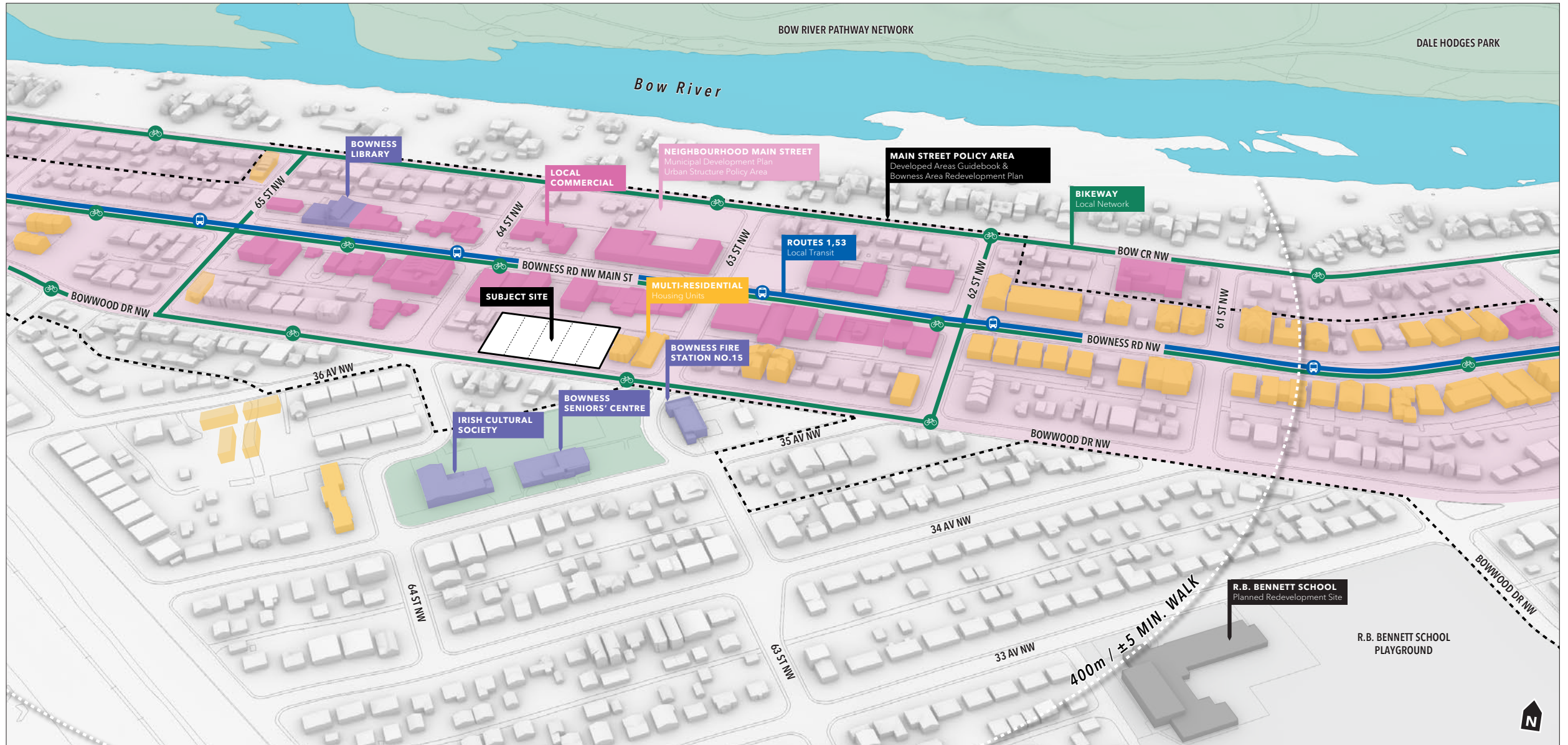
Show Respect

- Respect everyone's time and focus on our topics
- Use polite language, even if we don't agree
- Offensive behaviour, harassment, or abuse will not be tolerated

We kindly ask that everyone shares this commitment as they participate in this Digital Information Session.



Site Context

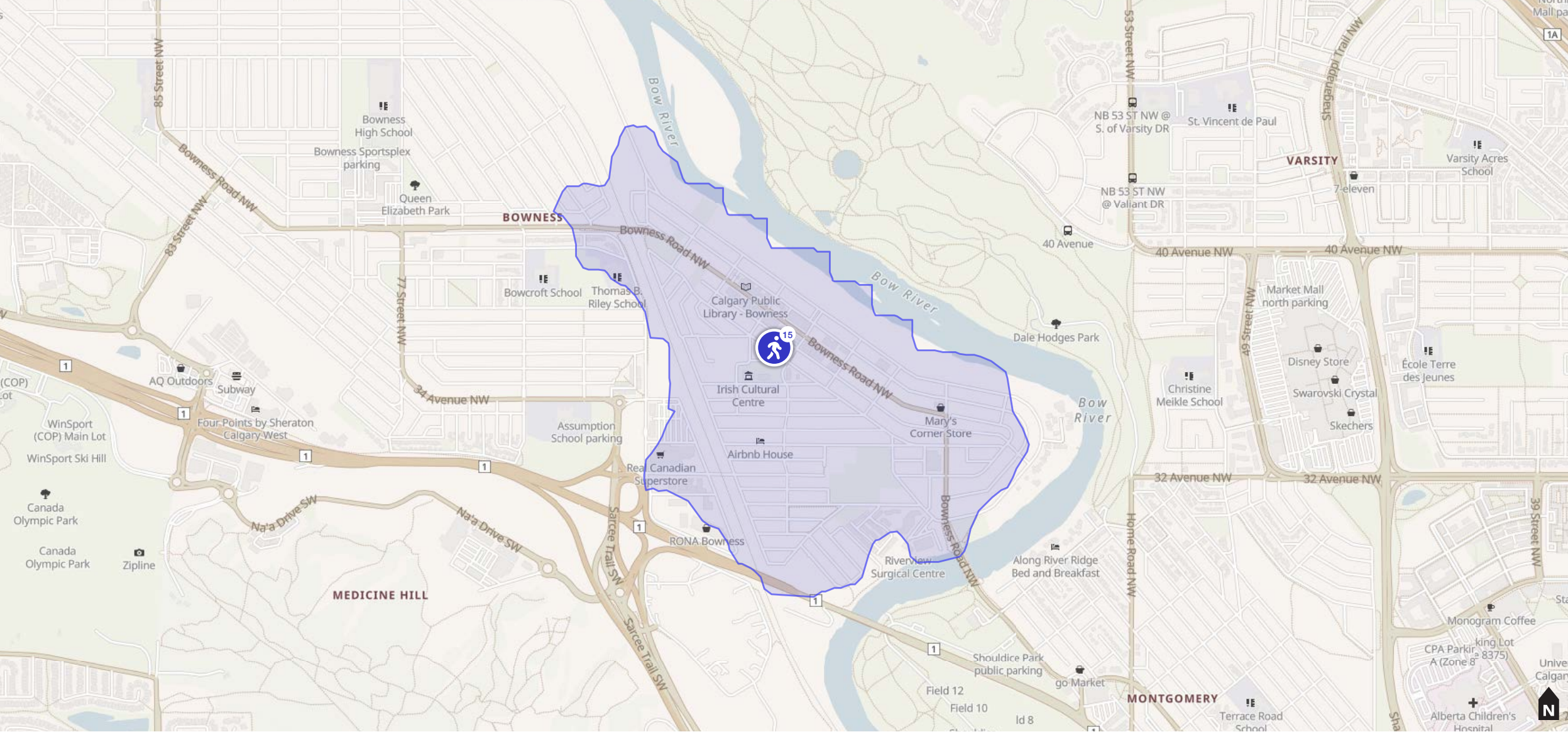




Mosaic Village Co-Housing

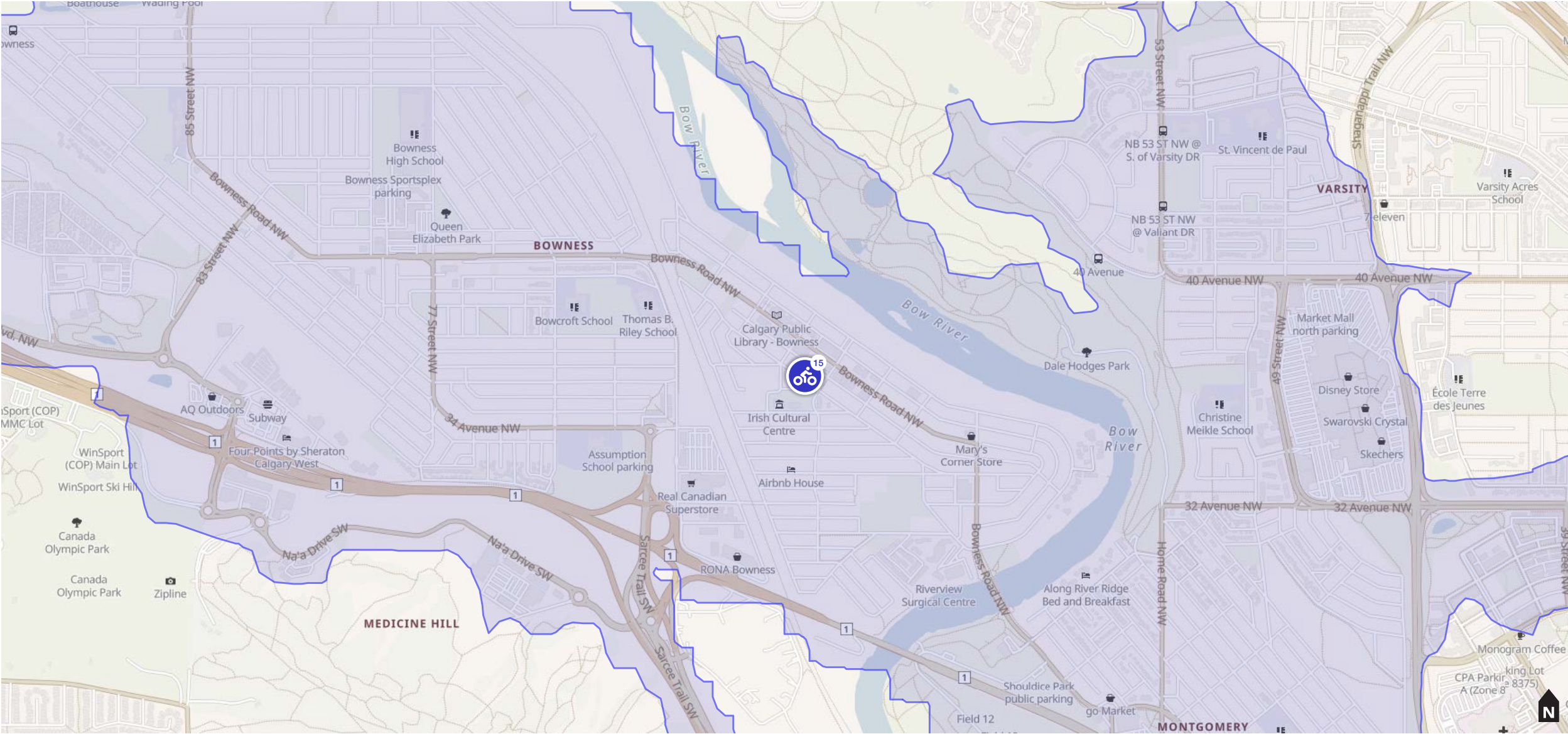
- DP approved 2020
- 3 parcels
- 2.19 FAR
- 24 Units
- 4 Storeys
- Not a strong enough demand for co-housing at the time, so unfortunately the project did not proceed as planned and the site was sold to RNDSQR earlier this year (2023)

Walking Context 15 minutes



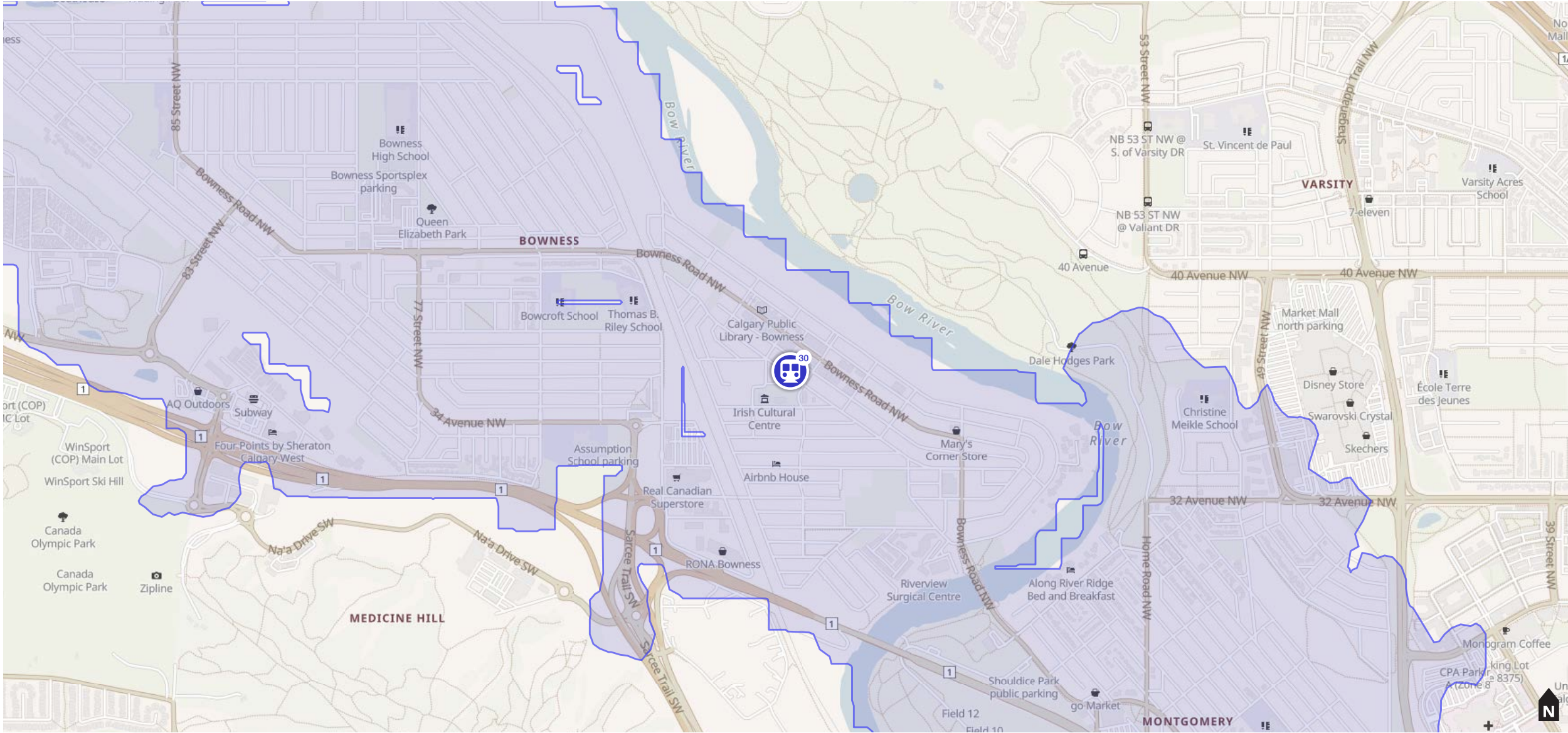
Source: Commute Time Map

Cycling Context 15 minutes



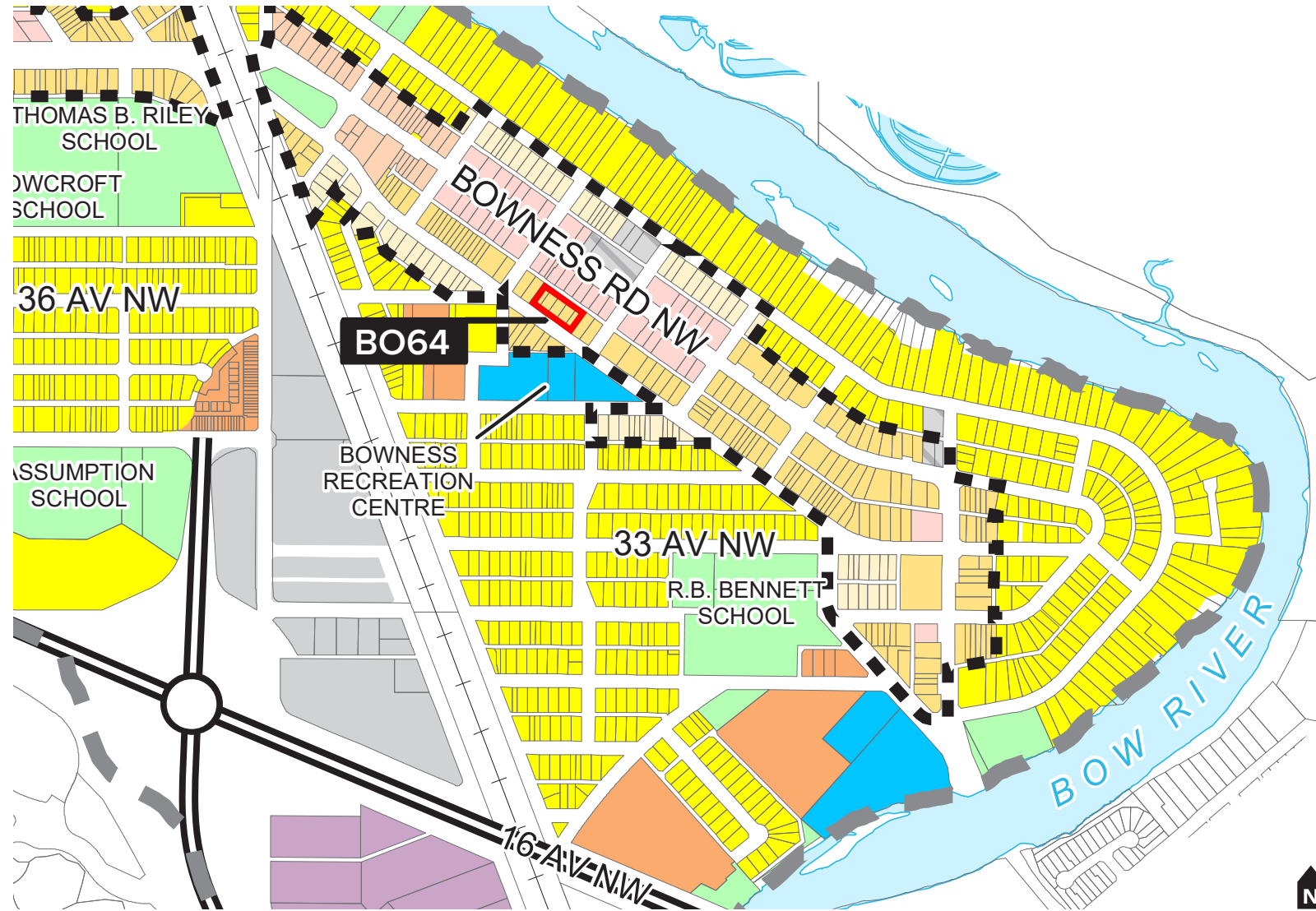
Source: Commute Time Map

Transit Context 30 minutes



Source: Commute Time Map

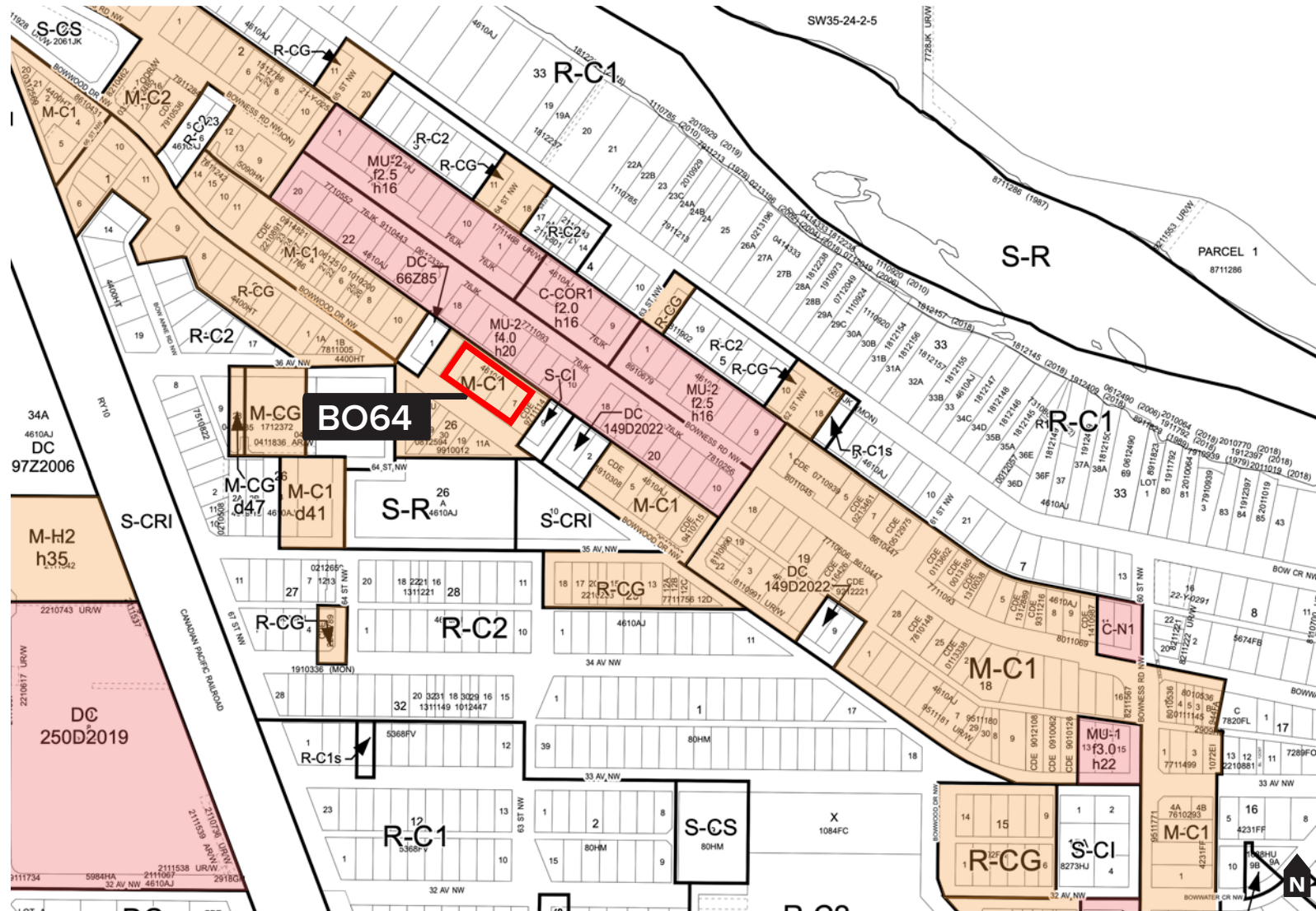
Policy Alignment Bowness Area Redevelopment Plan



Land Use Policy ARP Alignment

Neighbourhood Low-Rise







Proposed Land Use

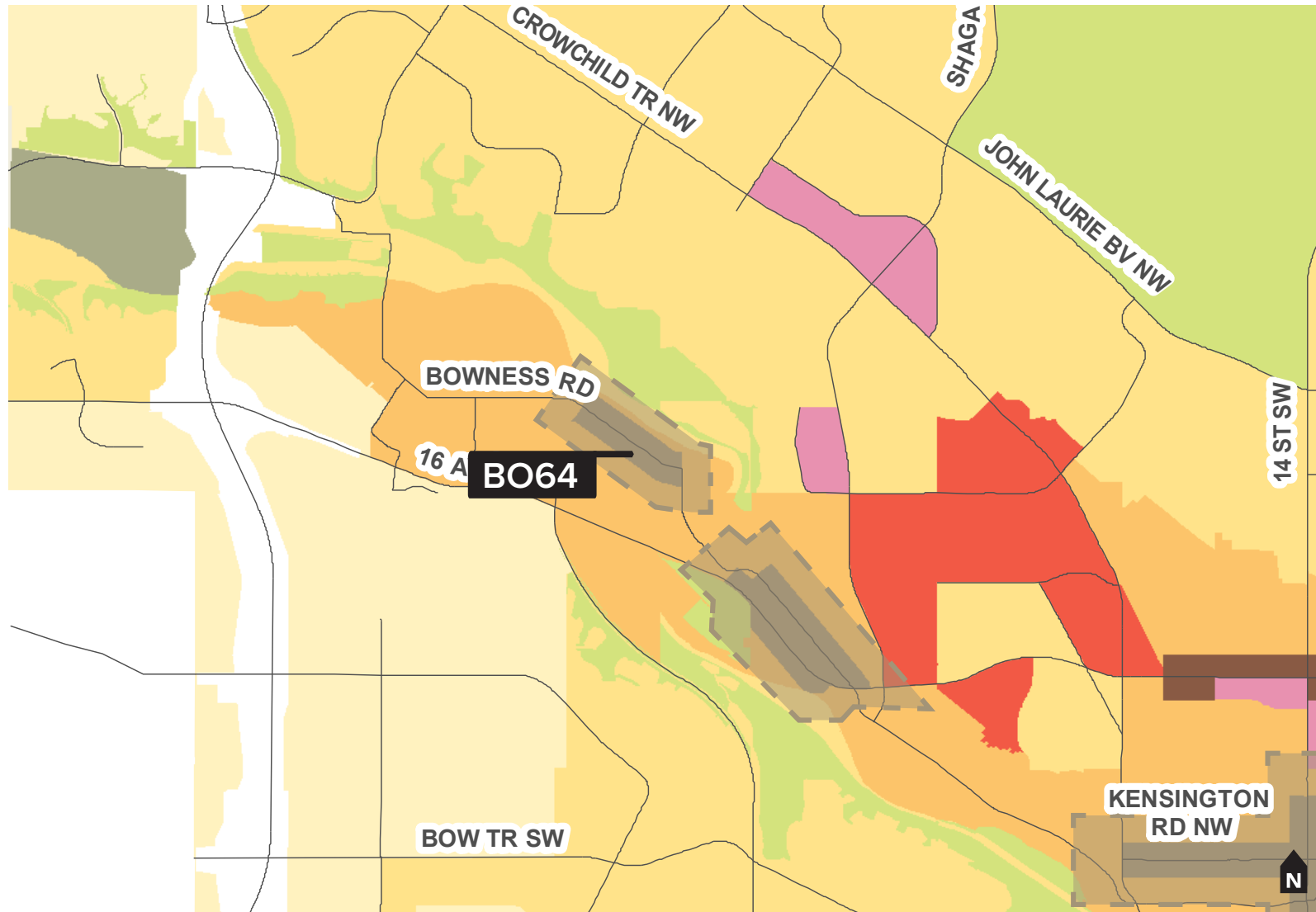
From M-C1 District

To H-GO District

Land Use Context

-  Multi-Residential Uses Permitted
-  Mixed-Use / Commercial Uses

H-GO District Alignment

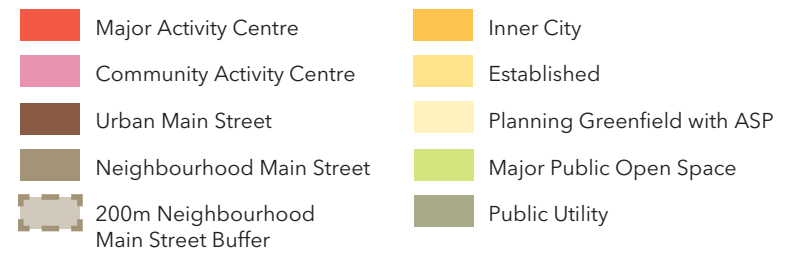


- ✓ Within Inner City
- ✓ Within 200m Primary Transit Network
- ✓ Within 200m Main Street

3

H-GO Criteria Met

Site is eligible for H-GO if within Inner City and at least 1 other criteria is met. This site meets 1 additional criteria, for a total of 3/5 possible criteria.





M-C1 to H-GO

The Housing – Grade-Oriented (H-GO) District generally **allows for multi-residential development of up to 3-storeys (12m) in a variety of forms**, including rowhomes and townhomes, with direct ground-level access for all homes.

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

Development Vision 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

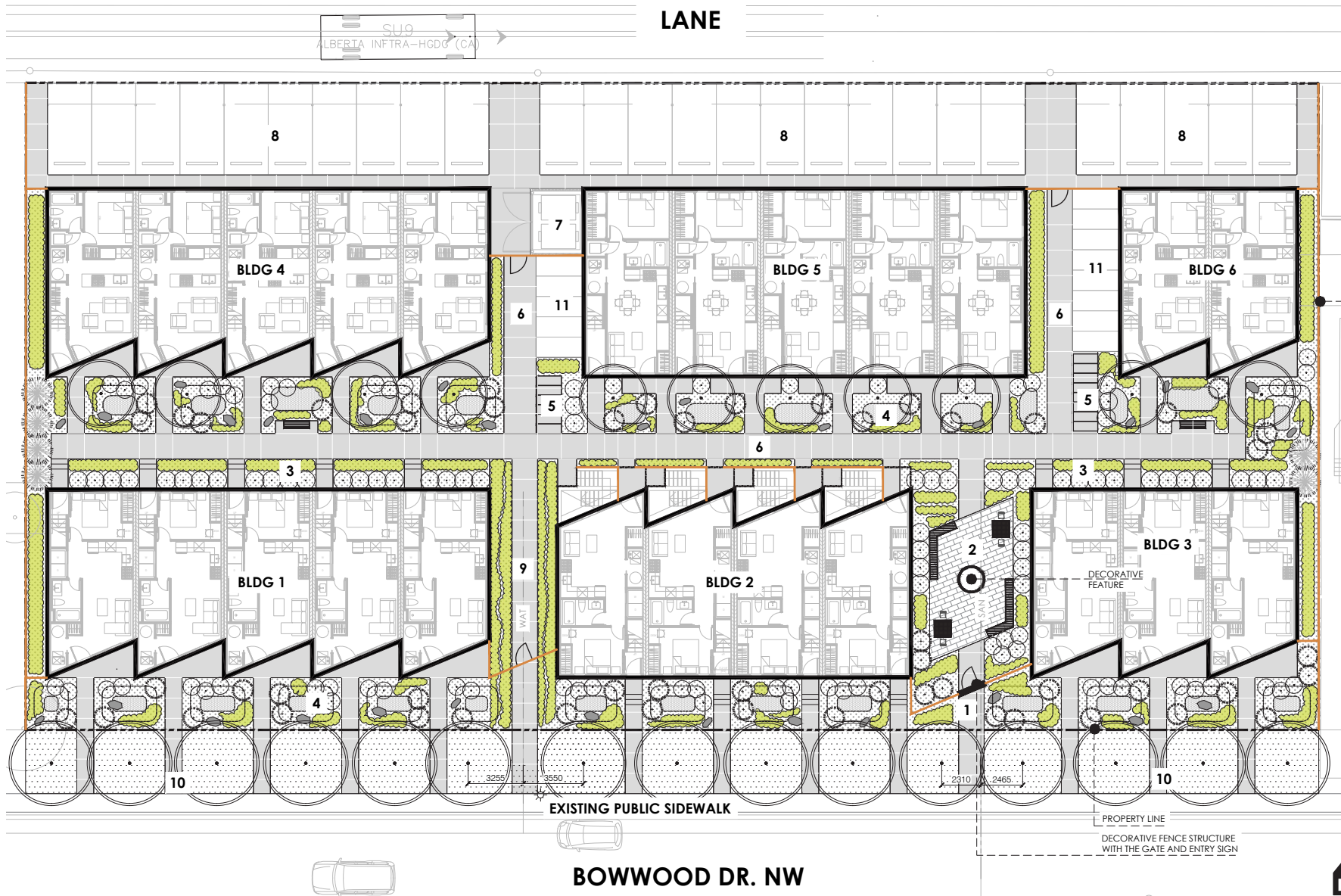
2 Two-Storey Townhomes & 2 Ground-Level Flats

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.

Site & Landscape Plan



- 5 Sites
- 6 Buildings
- 52 Homes:
 - 24 two-storey townhomes
 - 24 at-grade flats
 - 4 basement suites
- 26 parking stalls, accessed via the rear lane
- 26 bicycle parking stalls / alternative mobility storage units (1 per unit without a designated parking stall)
- Resident Amenity Space:
 - min. 6.5m interior common courtyard
- 1.5 Floor Area Ratio (FAR)
- 12m max. Building Height (3 storeys)

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

Development Permit Aerial View



Development Permit Streetscape View



Development Permit Internal Courtyard View




PROPOSED LAND USE CHANGE

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

Hello Neighbour,

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 RNDSSQR earlier this year to realize a new development vision.

To enable this new development vision, we are proposing a land use change on this site from the existing M-C1 to the H-GO District. If the land use application is approved, it would enable the development of courtyard-oriented townhomes, with a total of 52 units (24 two-storey townhomes above 24 one-storey flats and 4 basement suites) within 6 three-storey buildings, along with 26 alternative mobility storage units and 26 vehicle stalls accessed via the rear lane.



For discussion purposes only. The design of the proposed development will be determined through the subsequent Development Permit process.

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.engagerndssqr.com or phone 587.747.8317

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, Dec. 4 from 5:30-7:30pm
Where: Online (Zoom Meeting)
Register: www.engagerndssqr.com/book



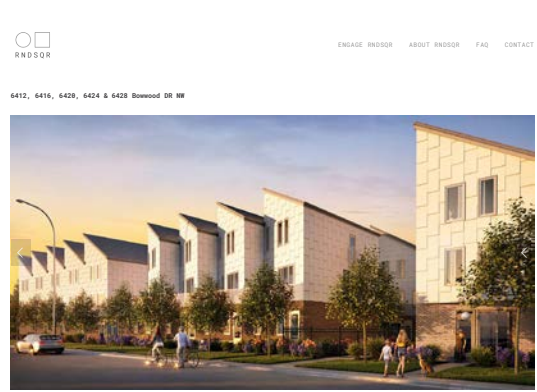
ON-SITE SIGNAGE



MAIN STREET SIGNAGE IN FRONT OF BOWNESS MEDICINE CENTRE



PROJECT WEBSITE



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

COMMUNITY: Bowness

SITE HISTORY: This site was previously intended for the development of the 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 RNDSSQR earlier this year to realize a new development vision. To enable a new development vision, we are proposing a land use change on this site.

DEVELOPMENT VISION: The proposed land use change and development vision will realize two and multi-level "Missing Middle" rental housing options in Hillcrest/Calgary. If approved, the land use change would enable a development vision that includes two residential buildings separated by a common courtyard along with a total of eight residential units: six 2-bedroom townhomes and two 1-bedroom units, within a 3-storey built form along with four alternative mobility storage units and four parking stalls accessed via the rear lane.

DATE: Mar. 2023 Neighbour Mailer
 Jul. 2023 Outreach Summary

CONTACT THE PROJECT TEAM

Name (Last, First):

Phone:

Email:

NEIGHBOUR MAILER

PROPOSED LAND USE CHANGE

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

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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) 20m of a Main Street or Activity Centre;
 - (b) 60m of an existing or capital-funded BRT station;
 - (c) 400m of an existing or capital-funded BRT station; or
 - (d) 200m of a roadway that hosts Primary Transit Service.




±350 HAND-DELIVERED NEIGHBOUR LETTERS



OUTREACH EMAIL INBOX + CORRESPONDENCE



DETAILED OUTREACH SUMMARY



2 ON-SITE SIGNS



OUTREACH PHONE LINE + TEAM RESPONSES



DEDICATED PROJECT WEBSITE



BOWNESS MAIN STREET SIGNAGE



PROJECT MEMO (BCA, BIA, WARD 1 OFFICE)

Thank You



Outreach Webpage & Feedback Form

www.engagerndsqr.com



Project Voicemail & Email

587.747.0317

info@engagerndsqr.com



Applicant-Led Outreach Summary

When published, will be provided to the Bowness CA, Ward 1 Office, & available for download through the project website.



City of Calgary Feedback (LOC2023-0348)

dmap.calgary.ca

Navigate to site and enter LOC2023-0348 into the search field.

