



460 - 5119 Elbow Drive SW  
Calgary, Alberta T2V 1H2

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## **Applicant-Led Outreach Summary.**

6412, 6416, 6420, 6424, 6428 Bowwood DR NW  
LOC2023-0348 / DP2023-08010

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[civicworks.ca](http://civicworks.ca)



## Outreach Strategies



### PROJECT WEBSITE, VOICEMAIL & EMAIL ADDRESS

The project website acts as an information-sharing platform and the voicemail inbox and dedicated email address serve as a direct line to the project team. With these outreach strategies, community members can learn more about the proposed development vision and are invited to ask questions and share their feedback directly with the project team.



### NEIGHBOUR MAILERS

Paired with on-site signage, neighbour mailers were hand delivered to area residents within  $\pm 200\text{m}$  of the site to outline the proposed change and ultimate development vision for the subject site, invite interested parties to the Information Session and share feedback via the dedicated voicemail and email address. All inquiries, questions, and comments were received, compiled, and responded to by the project team in a timely manner.



### COMMUNITY MEETINGS & INFORMATION SHARING

A summary of the development vision was shared with the Community Association, Bowness BIA, and the Ward 1 Office in November 2023. The project team also held separate meetings with the Bowness BIA and Ward 1 Office and hosted a Digital Information Session in December 2023 to discuss the proposed change, receive feedback, and answer questions.



### CUSTOM ON-SITE & MAIN STREET SIGNAGE

To supplement required City of Calgary notification signage, the project team deployed additional signage on-site and on the Bowness Main Street that notified surrounding community members of a proposed change. The signage outlined the development vision and invited interested parties to visit the dedicated project website and get in touch with the project team directly via the project email address and voicemail.

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## Outreach Process

### OVERVIEW

Our outreach process was designed to provide multiple opportunities for community members to learn about the vision for the site early on and to share their thoughts, all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, feedback from 2 community members was received directly by the project team and 5 attendees joined the Digital Information Session held on Dec. 4, 2023. Administration also advised that 6 letters of concern were received from community members. RNDSQR and the project team would like to thank these community members for sharing their feedback.

In reviewing feedback collected to date (Jan. 2024) and summarized by Administration, the project team has identified two themes raised by community members, which in the following pages are broken into What We Heard and Team Response.

### OUR COMMITMENT

Since no single design solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. **We will provide you with quality information about the project.**
2. **We will ask for your thoughts on key areas of the project.**
3. **We will share what we have heard and our team's response to it.**

## What We Heard & Team Response



### 1 VEHICULAR PARKING & TRAFFIC

#### WHAT WE HEARD

Some community members expressed concern over the amount of parking spaces being provided on-site and the impact this will have on available on-street parking spaces, traffic congestion, and road safety.

#### TEAM RESPONSE

The development proposal is aligned with the Land Use Bylaw’s H-GO District parking requirements, which require a minimum parking supply of 0.5 stalls per unit and provide storage space for mobility alternatives like bicycles and scooters for all units that do not have access to a parking space. The proposal includes a total of twenty-six parking spaces in an open carport and twenty-six alternative mobility storage units or Class-1 bike stalls.

We hear and understand neighbours’ concerns regarding the proposed parking supply and the impact it could have on availability of on-street parking spaces, traffic congestion, and road safety. Given the relatively low scale of development and

typically lower rate of car ownership for these types of units, there is expected to be minimal impact to existing on-street parking, traffic congestion, and road safety. Concerns with nearby intersection safety are not within the scope of this land use redesignation, but have been shared with Administration and Mobility Engineers through the review process for consideration.

Parking also has immediate implications to housing affordability, as the cost of supplying parking ultimately gets passed through to residents. Numerous studies have demonstrated that housing costs for units with designated parking spaces are generally higher than units without parking spaces. We believe our city’s housing market should have a supply that meets the unique needs of all Calgarians regardless of budget, size, lifestyle, or location needs and preferences.

In summary, the proposed parking supply acknowledges a lower documented rate of car ownership for smaller units, encourages a move toward more sustainable modes of transportation, and enables a range of housing choices for a diversity of people.



## 2 RESIDENTIAL DENSITY

### WHAT WE HEARD

Concerns were raised by the community regarding the proposed development’s residential density and the potential over-development of the site.

### TEAM RESPONSE

The proposed land use change and associated development vision aims to introduce 52 units, comprising 24 rowhome units, 24 at-grade flats, and 4 basement secondary suites distributed across six 3-storey buildings on five parcels of land. RNDSQR’s ability to secure a large site, coupled with its strategic location within 200m of Primary Transit Service on Bowness RD NW

Neighbourhood Main Street, and its proximity to various amenities like schools, the Bowness Public Library, Bowness Recreation Centre, and employment opportunities, underpins the project team’s belief that this site is suitable for multi-residential development and increased density. A substantial part of this site has remained vacant for a number of years and presents a unique inner-city redevelopment opportunity to provide 52 new and much-needed homes.

The proposed grade-oriented rowhome-style development vision will provide additional housing choice within the community of Bowness. Rowhomes represent a best-practice solution for introducing additional housing options, while providing sensitive transitions to existing low-density neighbours.

## Applicant-Led Signage

**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 2009). 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 RNDSCR 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.



**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.engagerndscr.com](http://www.engagerndscr.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 6:30-7:30pm  
**Where:** Online via Zoom Webinar  
**Register:** [www.engagerndscr.com/2023/12/04/](https://www.engagerndscr.com/2023/12/04/)



## Digital Information Session: Dec. 4, 2023

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

**M-C1 to H-GO**  
 LOC2023-0348 / Monday, December 4, 2023  
 Digital Information Session



## Neighbour Mailer: Delivered within ±200m of site

**Development Vision**

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

**Site Area:** 5 properties, totalling 48,296 ha (±250' x 125')  
**Building Height:** 12m max. building height (3 storeys)  
**Lot Area Ratio:** 1.5 max.  
**Buildings:** 6 (60% maximum lot coverage)

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## Bowness Main Street Signage



**PROPOSED LAND USE CHANGE**

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## On-Site Signage




**PROPOSED LAND USE CHANGE**

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

## Dedicated Project Website

ENGAGE RNDSCR ABOUT RNDSCR FAQ CONTACT

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



**NOTE:** The above development visualizations are for discussion purposes only. Visualizations are conceptual in nature and the architectural design of the proposed building will be determined through the Development Permit application process.

**COMMUNITY:** Bowness

**SITE HISTORY:** This site was previously intended for the development of the Mosaic Village Co-Housing (Development Permit was approved in 2009). 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 RNDSCR 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.



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