

Welcome!

At today's Open House, you can:

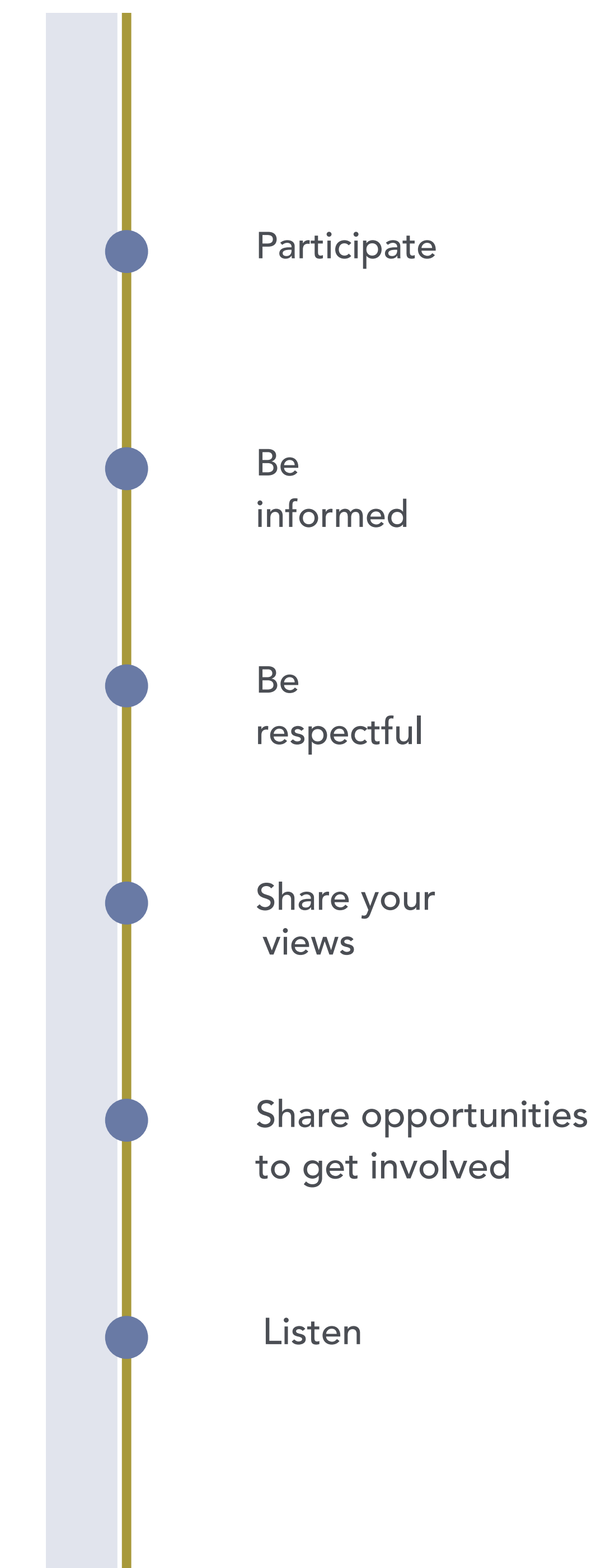
- Learn more about what the project team is proposing on this site
- Share your thoughts and feedback on the current site design
- Ask questions to the project team planners and architects and learn about next steps

The project team looks forward to engaging in productive and respectful conversations tonight. We are holding ourselves to a number of responsibilities in our conversations. Please take a moment to review these and how we hope you will take part in the evening as an active participant.

Project Team Responsibilities



Community Responsibilities



'THE JAKE' IN BOWNESS

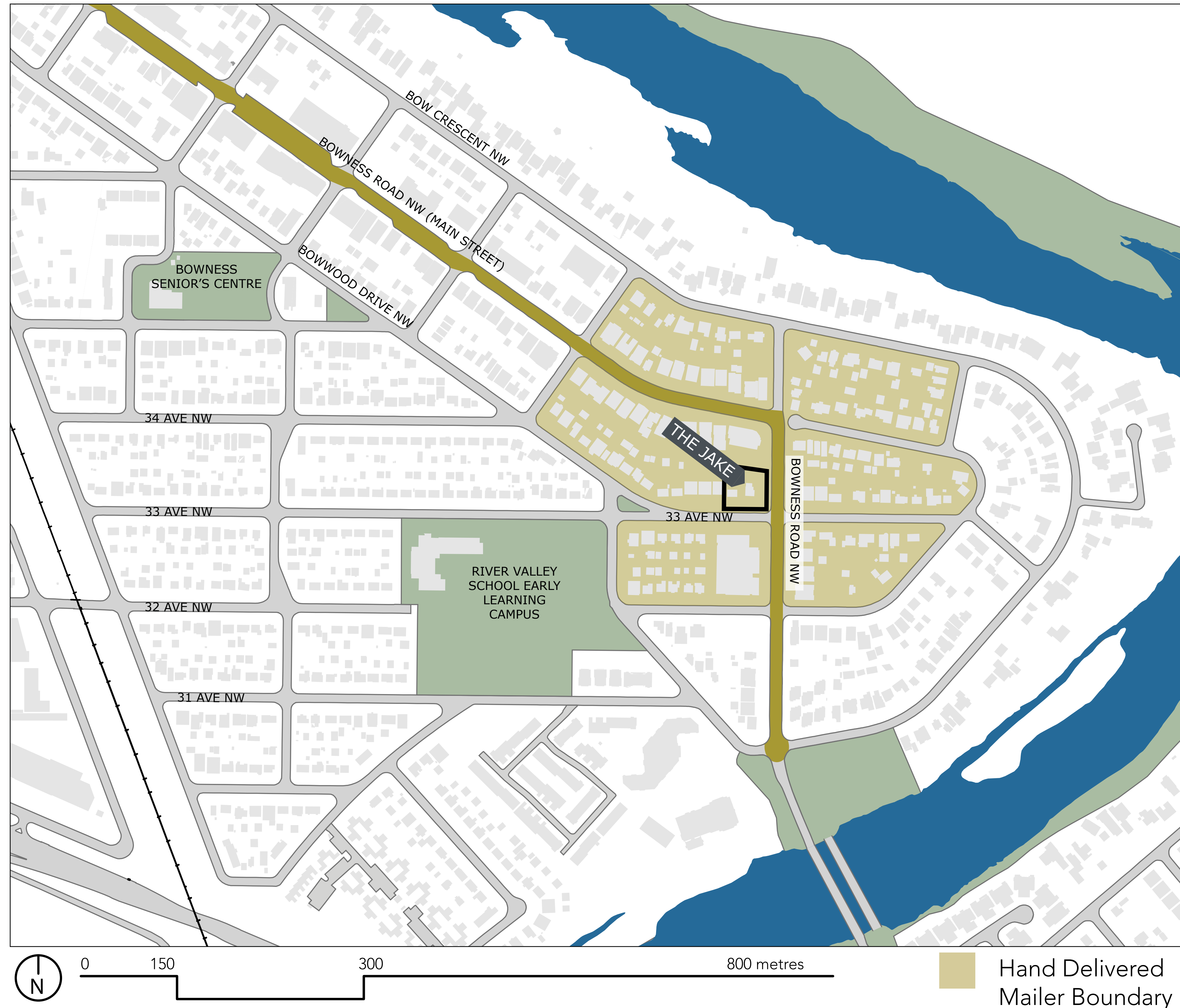
The Jake is a proposed six storey multi-residential building designed to contribute to the growth of the Bowness Road NW Main Street Program by providing housing choices to Bownesians and establishing a high quality Main Street precedent. The Jake will be constructed with high quality materials and its architectural design will pay special attention to improving the streetscape at this corner through thoughtful landscaping.

The project team will apply concurrently for Land Use Redesignation and Development Permit to inform a high quality bricks and mortar outcome.

We look forward to connecting with our neighbours to talk and share ideas prior to submission of our formal application.

Where do you live?

I live outside the map boundary:





Our Values

Our belief system is grounded on the principles of delivering the highest quality, client centric offerings in a professional and objective manner. We strive to be the leaders in our professional practice areas and we are passionately committed to a service-based culture where values such as understanding, honesty and transparency are followed.

Our Promise

We are driven by our core values of understanding, honesty and transparency to deliver the highest quality and attention to detail in every project, offer services with the highest standards of professionalism, and lead the industry in our practice areas for our service-based culture.

Our Projects

UrbanStar Homes Inc. & UrbanStar Developments Inc. have assembled a team of experienced builders, architects, engineers, and urban planners dedicated to creating custom homes of high value and new communities in Alberta. We have a full range of high caliber and distinctive projects covering single family homes, duplexes, multi-family condos, and master planned communities. Our custom homes are built with the latest products and technology ensuring excellence in aesthetics, performance, and durability.

Consultant Team

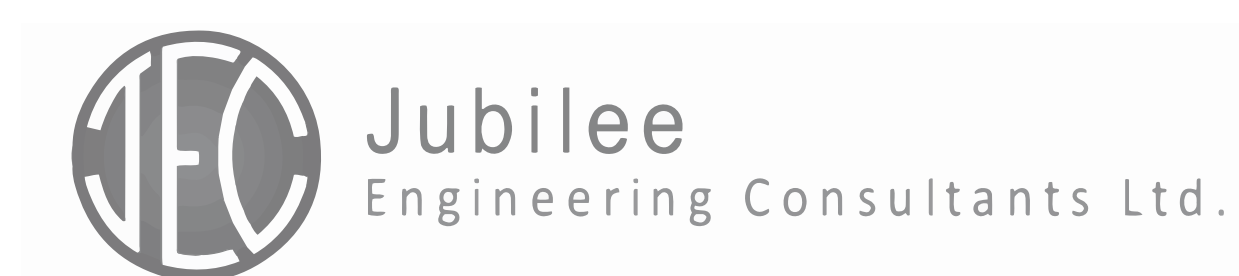
Planning, Land Use Redesignation



Architecture, Development Permit



Civil Engineering



Landscape Plan



Transportation

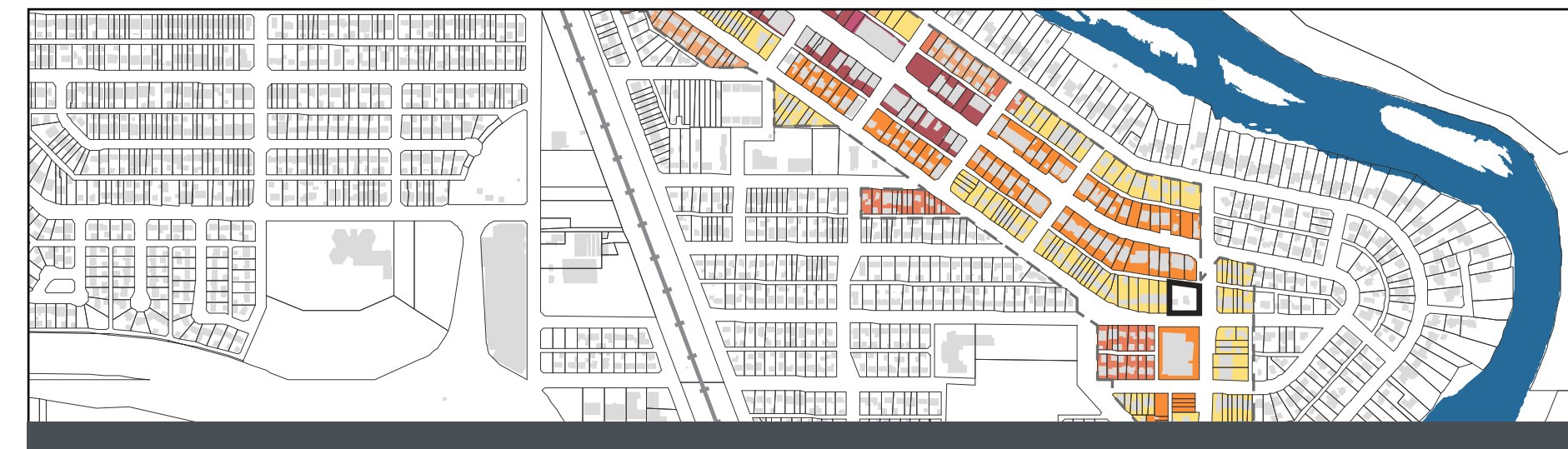


Developed Areas Guidebook



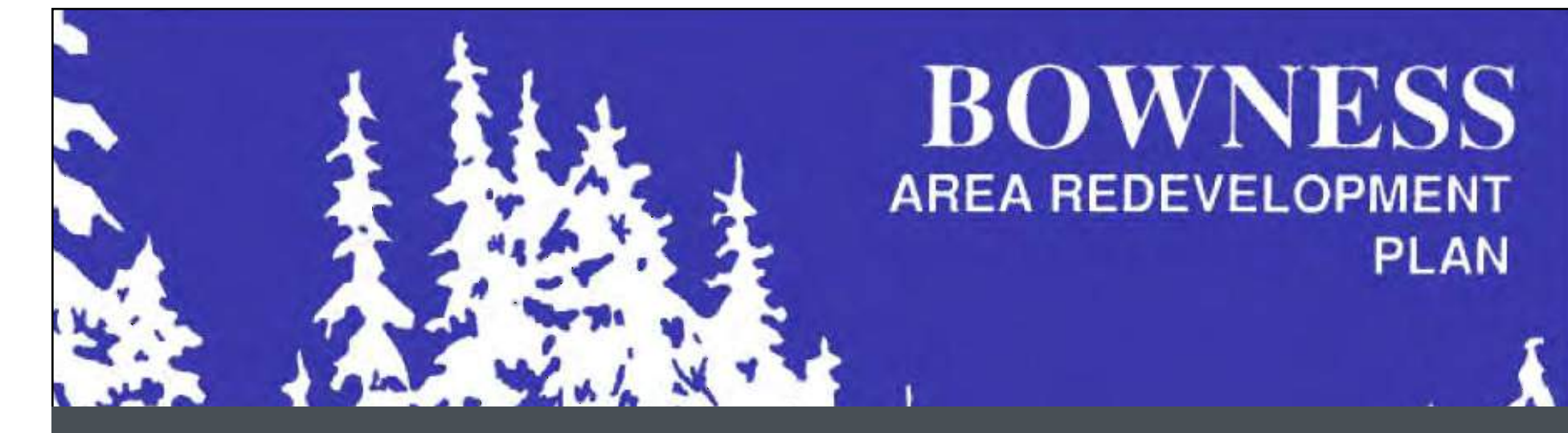
The Developed Areas Guidebook establishes a community framework with Built Form categories and Building Blocks. The Building Blocks provide for a range of uses and intensities depending on the built form typology.

Main Streets Initiative



Bowness Road NW has been identified as a Main Street by the City of Calgary, meaning it is an active corridor that attracts Calgarians to socialize, work, live, shop, dine, and celebrate. These streets also act as important transportation routes for those who walk, cycle, drive, or use transit. The City encourages population and job growth around these key corridors. The Jake falls within the boundaries of Bowness Road NW Main Street as determined by community residents in engagement sessions held by The City.




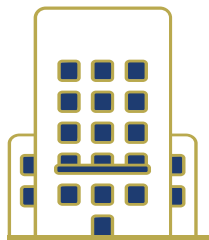


Bowness Area Redevelopment Plan

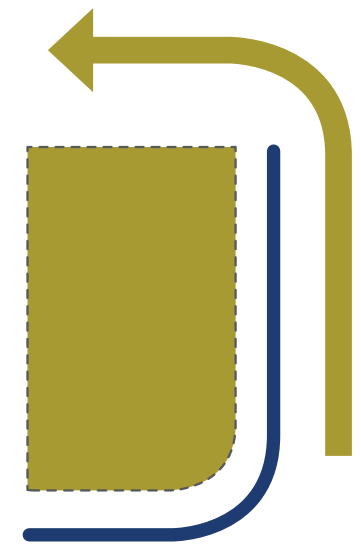


The Bowness Area Redevelopment Plan (approved 1995), places The Jake in the Low and Medium Multi-Dwelling Land Use Policy Area. There is no detailed policy pertaining to this land use area. In the 23 years since this ARP was approved, city-wide objectives have changed. As a result, the project team is looking to higher order policies including the Municipal Development Plan and Developed Areas Guidebook for direction regarding the provision of more compact built forms along Main Streets.

Location Criteria for Multi-Residential Infill

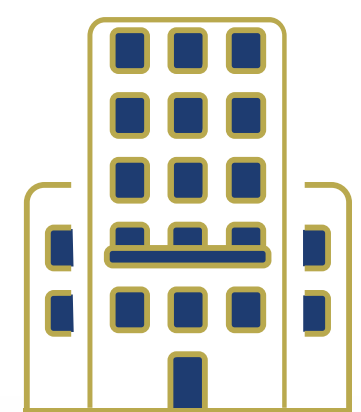
The project team measured site development potential against the City of Calgary's location criteria for multi-unit infill development in low density residential areas. The Jake does not represent a small scale infill, but the project team felt the location criteria, measured in combination with its strategic placement within the Bowness Road NW Main Street provides a solid planning rationale for this type of intensification.

- | | | |
|--|---|--|
|  <p>1. SITE LOCATION
Is the site strategically located on a corner parcel? Does the site have direct lane access?</p> <p>✓</p> |  <p>3. AMENITY ACCESS
Is the site adjacent to or across from a planned or existing open space, park, or community amenity?</p> <p>✓</p> |  <p>5. TRANSIT PROVISION
Is the site located within 400 metres of a transit stop? Is the site located within 600 metres of an existing or planned primary transit stop?</p> <p>✓</p> |
|  <p>2. DEVELOPMENT CONTEXT
Is the site adjacent to existing or planned non-residential development or multi-unit development?</p> <p>✓</p> |  <p>4. ROAD CAPACITY
Is the site located on a collector or higher standard roadway on at least one frontage?</p> <p>✓</p> |  <p>6. CORRIDOR PROXIMITY
Is the site located along or within close proximity to an existing or planned corridor or activity centre?</p> <p>✓</p> |



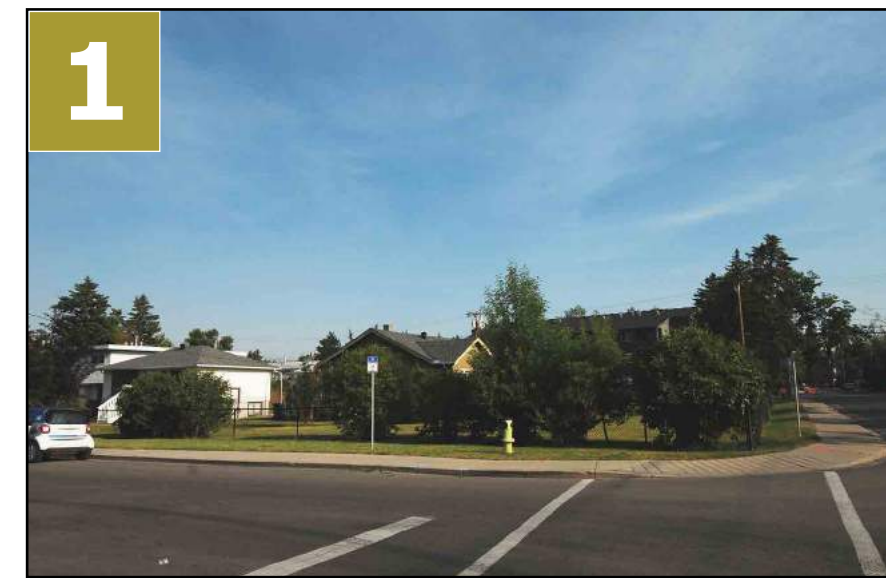
Is the site strategically located on a corner parcel? Does it have direct lane access?

The Jake is strategically located at corner of Bowness Road NW and 33 Avenue NW. The site possesses rear lane access where the parkade entry ramp will be located.



Is the site adjacent to existing or planned non-residential development or multi-unit development?

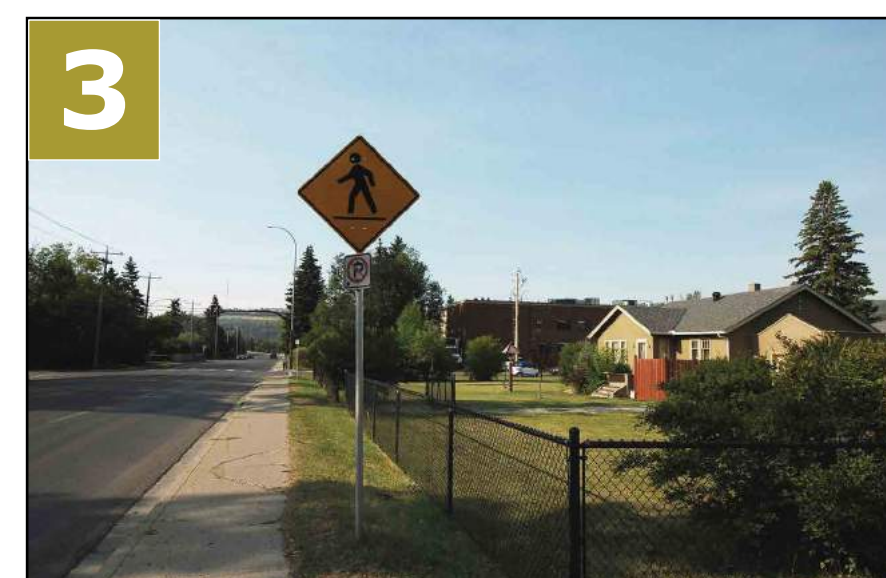
To the north of the Jake, its contiguous neighbour is a three storey multi-residential building. To the south across 33 Avenue NW is 2.5 storey Bow-Crest Long Term Care Home, a senior's facility operated by Revera. To the west, the contiguous neighbour is a fourplex of older housing stock. Beyond this neighbour, there are more older fourplexes and single family dwellings. To the east across Bowness Road NW, neighbours are single and semi-detached dwellings of varying ages. The Land Use Bylaw map depicts The Jake being situated at the southeastern edge of an existing M-C1 land use corridor.



1 Intersection of Bowness Rd and 33 Ave



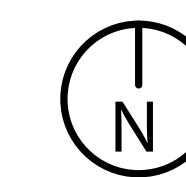
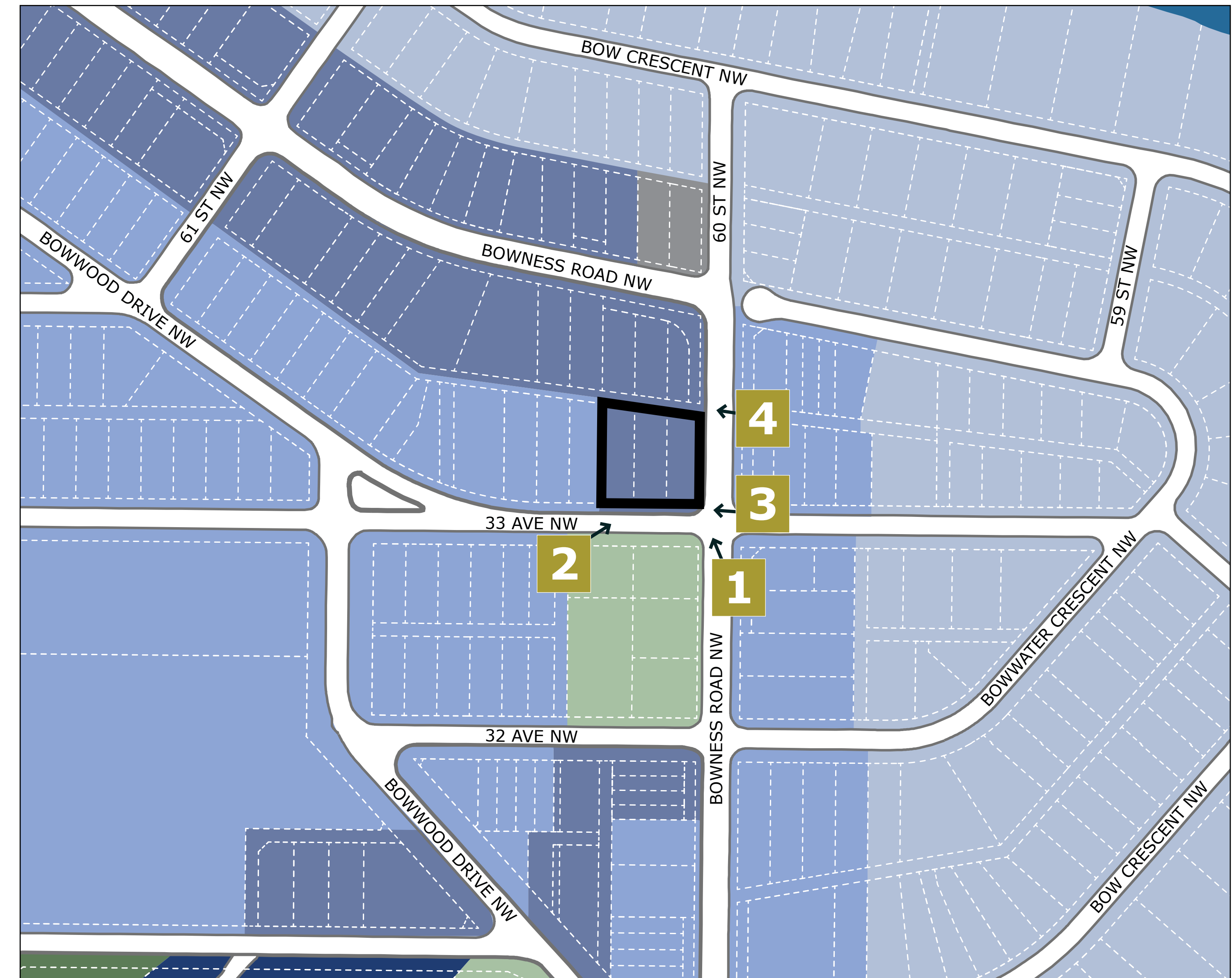
2 Site, looking northeast from 33 Ave



3 Pedestrian realm along south edge of site



4 Lane condition along northern site boundary



0 50 150 400 metres

CURRENT LAND USE DISTRICTS

R-C1	M-C1	C-COR1	S-CI	S-SPR
R-C2	M-CG	C-N1	S-CS	DC

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

AMENITIES

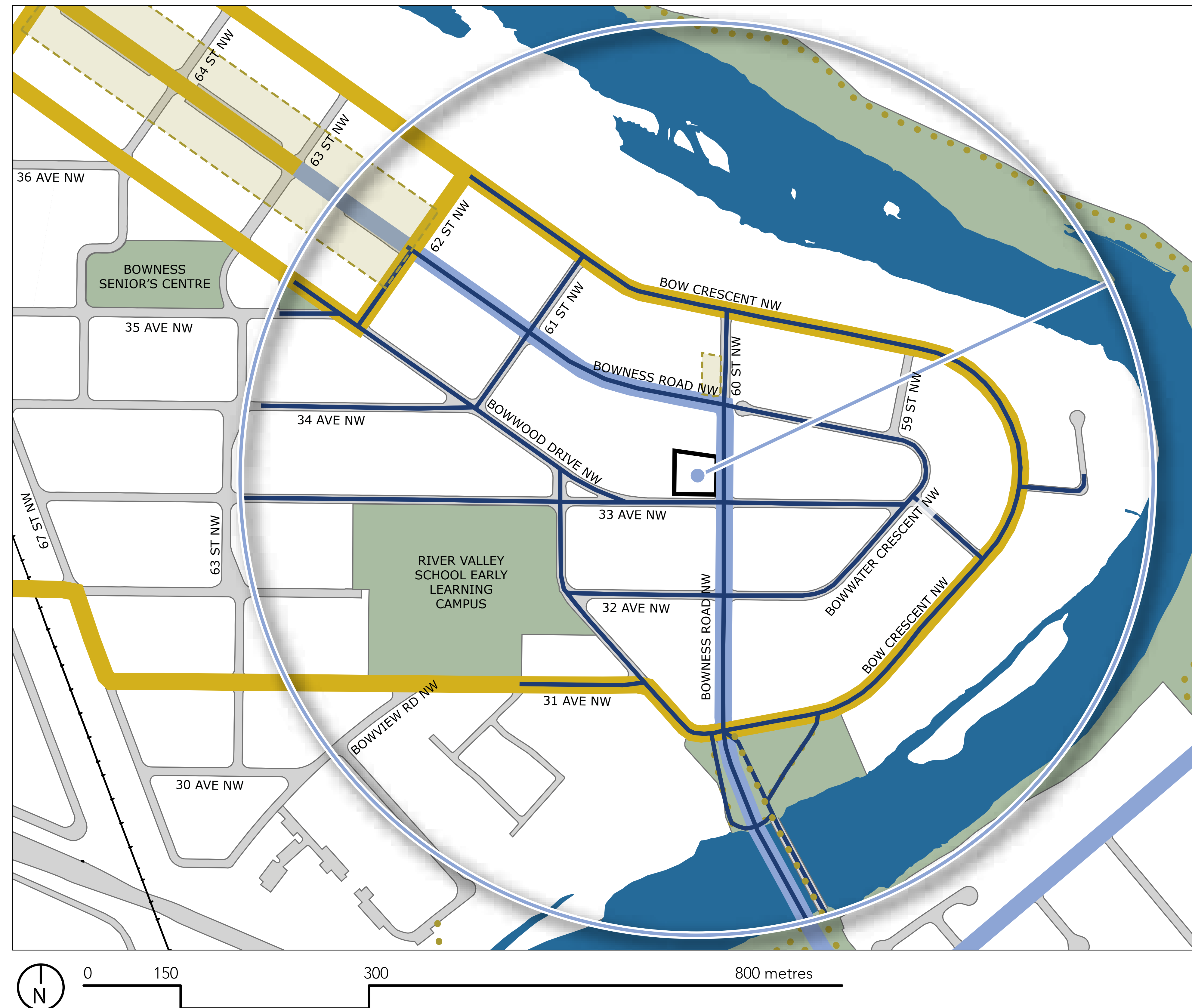
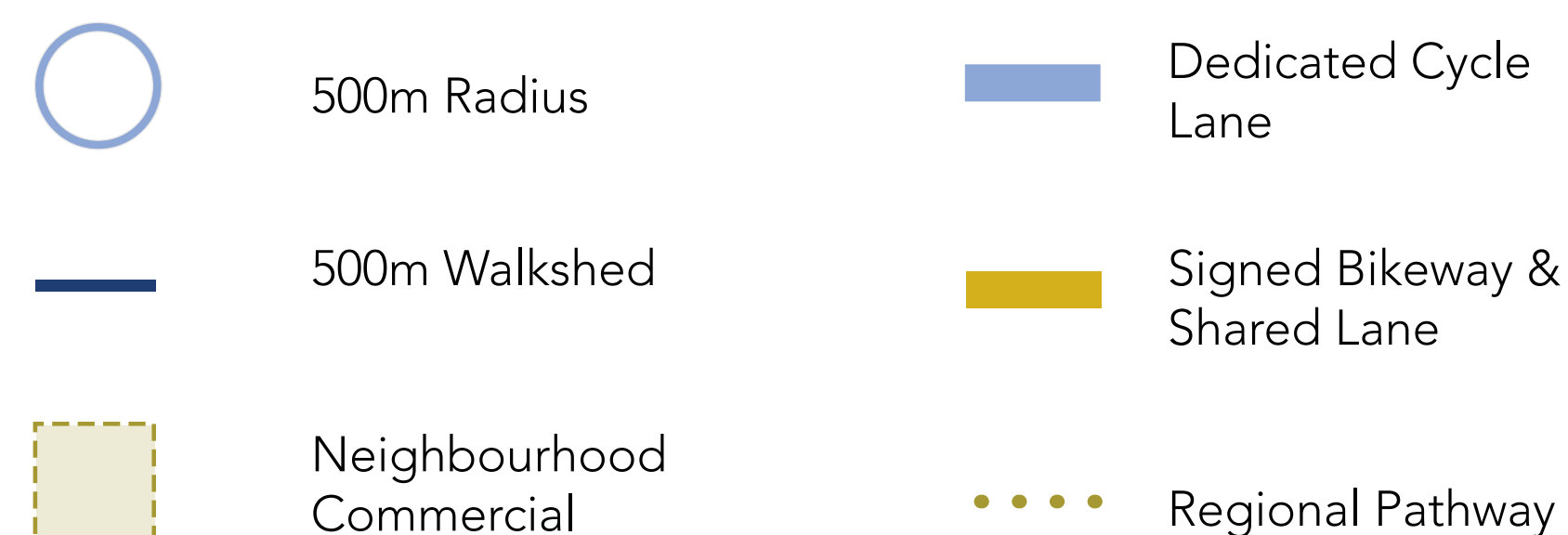


Is the site adjacent to or across from a planned or existing open space, park, or community amenity?

The site is located less than a block away from a park at the River Valley School Early Learning Campus. This site possesses amenities including sports fields and a play structure. Locally, there are numerous parks and open spaces. The Jake is also proximate to community amenities in the form of neighbourhood commercial businesses, two schools, and Shouldice Aquatic Centre. It is located within a five minute walkshed of some of Calgary's major parks and the Bow River regional pathway network.

The Jake is well connected from a cycling perspective, with dedicated cycle tracks and signed bikeways connecting the site to the Bow River regional pathway network and park system, including Dale Hodges Park (500m east), Shouldice Park (500m south), and Edworthy Park (2.5km southeast). These parks possess many recreation opportunities including an array of sports courts and fields, picnic areas, beaches, and river access.

ACTIVE MODES CONNECTIVITY MAP



LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

TRANSIT AND ROAD CAPACITY



Is the site located on a collector or higher standard roadway on at least one frontage?

The site is bounded by 33 Avenue NW, a Collector Road and Bowness Road NW, an Arterial Street. Both are roadways designed to handle higher intensity vehicular capacity.








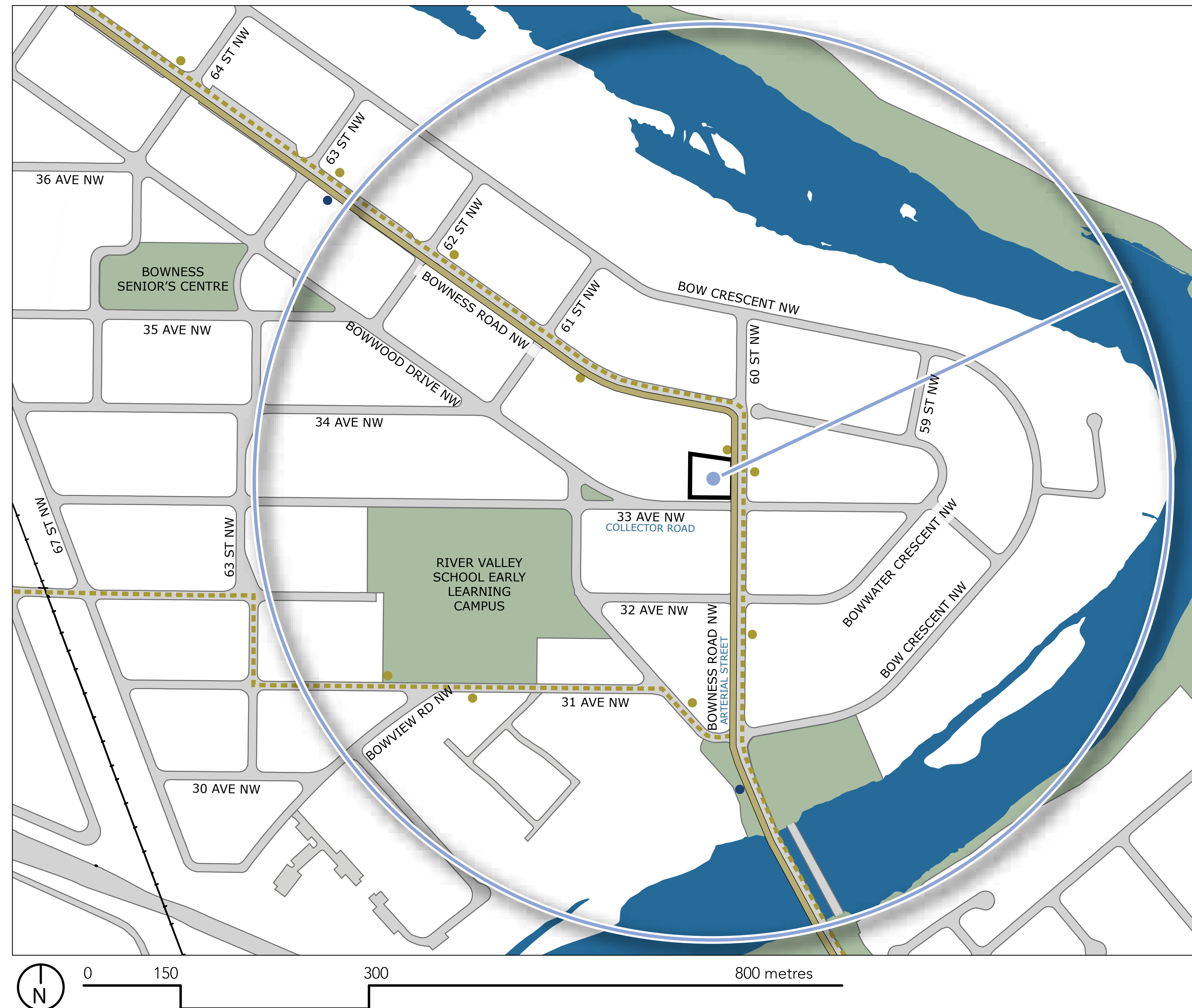
Is the site located within 400 metres of a transit stop? Within 600 metres of an existing or planned primary transit stop?

The site is located directly adjacent to both northbound and southbound stops for Calgary Transit routes 1 and 53. These two routes combine to provide high frequency transit service for the site, connecting The Jake to other parts of the City. Bus route 40 also provides transit service to Bowness.

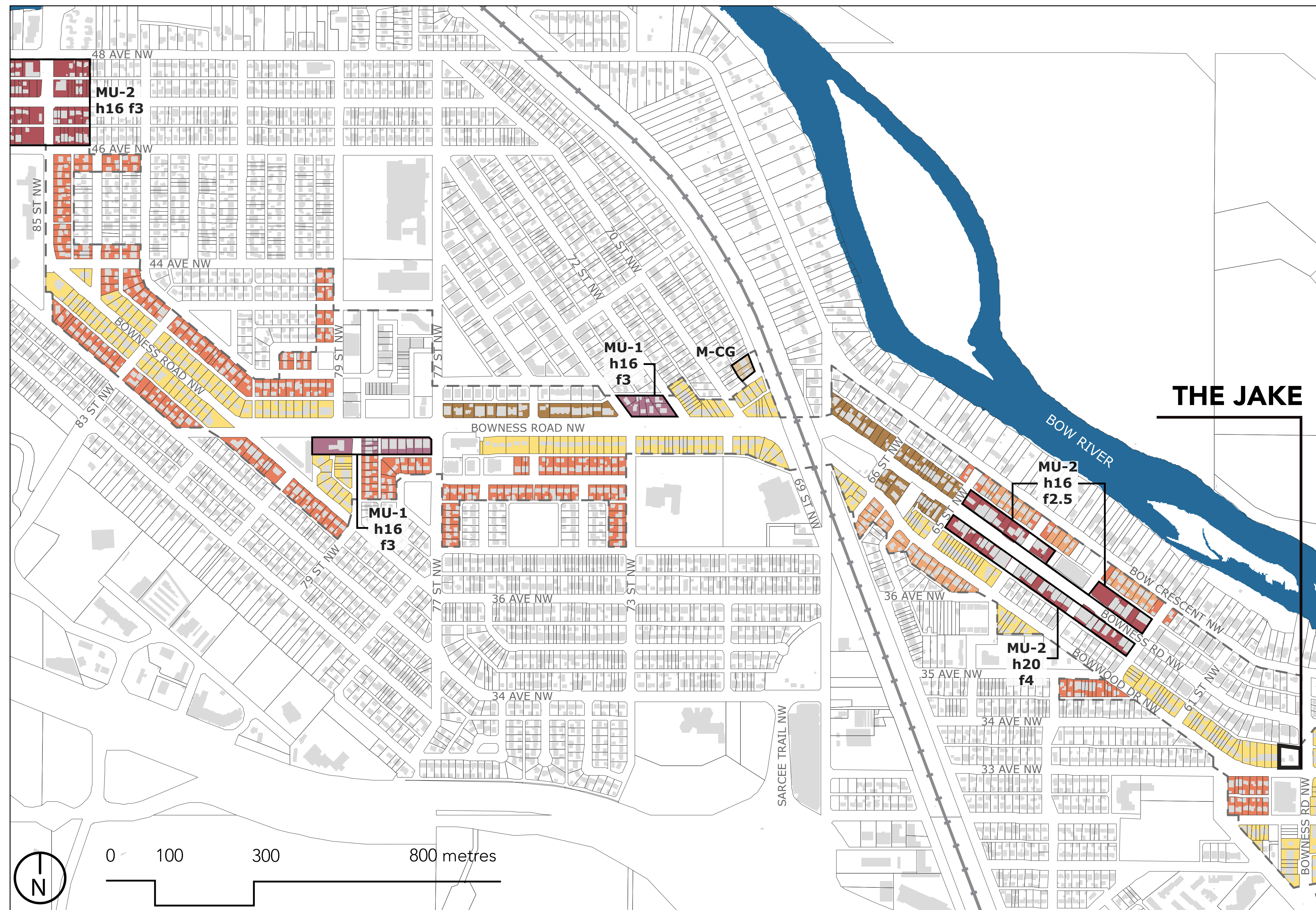
The Jake is also sited along the BRT 305 route, with multiple stops for this BRT within 600 metres of the site. The BRT connects Bowness to Canada Olympic Park and Downtown.

ROAD TYPES AND TRANSIT MAP

-  500m Radius
-  BRT Route 305
-  Bus Routes 1, 53 + 40
-  BRT Stops
-  Bus Stops



Bowness Road NW Community Framework



- | | | |
|--|--|--|
| M-CG
Multi-Residential - Contextual Grade-Oriented District | R-C2
Residential - Contextual One / Two Dwelling District | M-U1
Mixed Use - General District |
| M-C1
Multi-Residential - Contextual Low Profile District | R-CG
Residential - Grade-Oriented Infill District | M-U2
Mixed Use - Active Frontage District |
| M-C2
Multi-Residential - Contextual Medium Profile District | Main Streets Boundary | The Jake site |



Is the site located along or within close proximity to an existing or planned corridor or activity centre?

The Jake is located on Bowness Road NW Main Street, the boundaries of which were identified by The City of Calgary in consultation with citizens. One of the takeaway issues from this engagement work was that the “Main Street is underbuilt, more density is needed to support businesses.” The project team agrees with this takeaway and is proposing a high quality designed six storey building.

The Bowness Community Profile, published by The City of Calgary notes that population growth in Bowness between 2009-2014 was only 6%, compared to 12% for the rest of Calgary. This informs the project team that there is an opportunity for population growth along the Main Street, supportive of nearby local businesses. The Community Profile also outlines that the average age in Bowness is 40, versus the average age of 36 for the rest of the City. There is a need to provide more high quality housing options for first time home buyers to move into the community and also better downsizing options for aging residents.

Bowness Road NW Main Street has not yet been rezoned, but The City has proposed its rezoning strategy, outlined in the figure on this board. The project team generally understands the timeline for this City-led rezoning to occur in 2019. The Jake proposal seeks to lead this process by establishing a high quality precedent in Bowness that will establish appropriate intensification targets and catalyze growth needed to support the Main Street.

SHADOW STUDIES, 4 STOREYS VS. 6 STOREYS

DIAGRAM 1 Shadow Study: Spring Equinox



MARCH 20
10:00 am

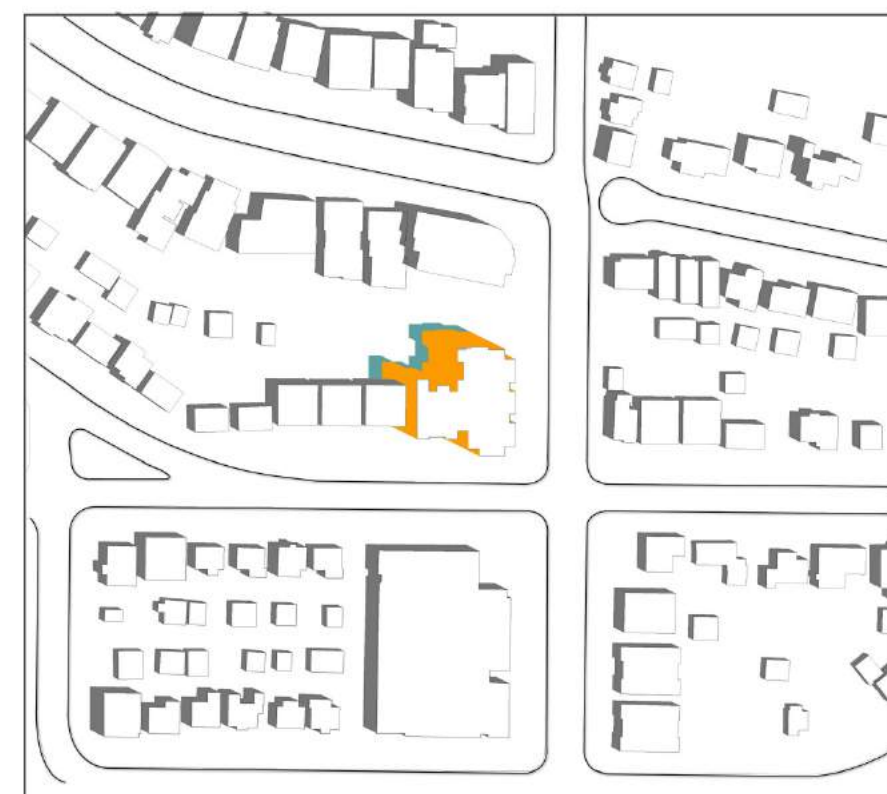


MARCH 20
1:00 pm

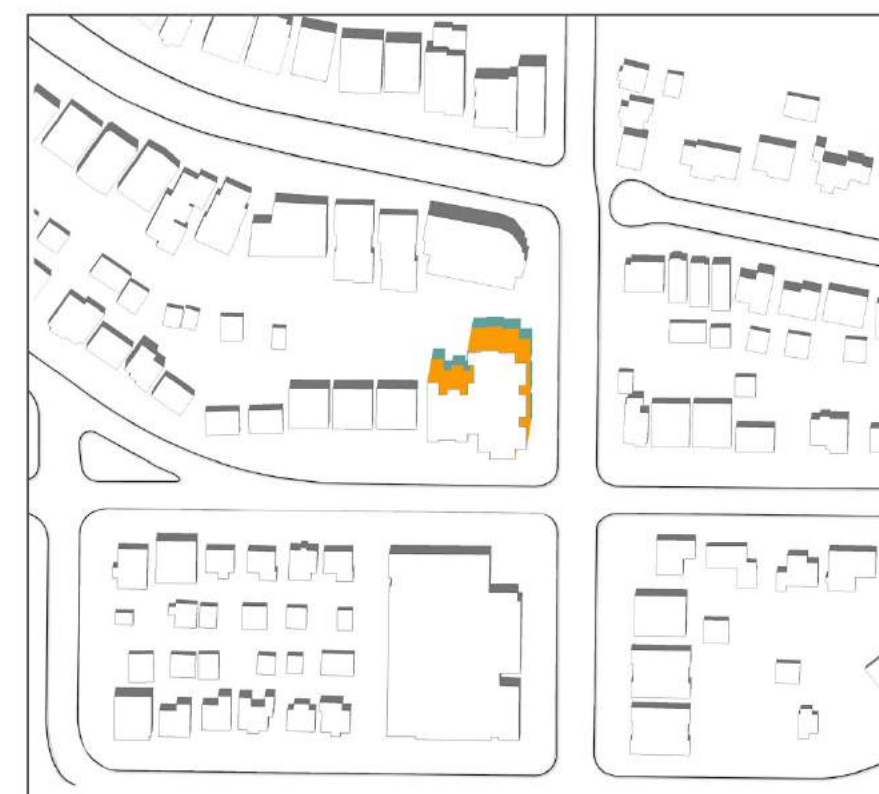


MARCH 20
4:00 pm

DIAGRAM 2 Shadow Study: Summer Solstice



JUNE 21
10:00 am

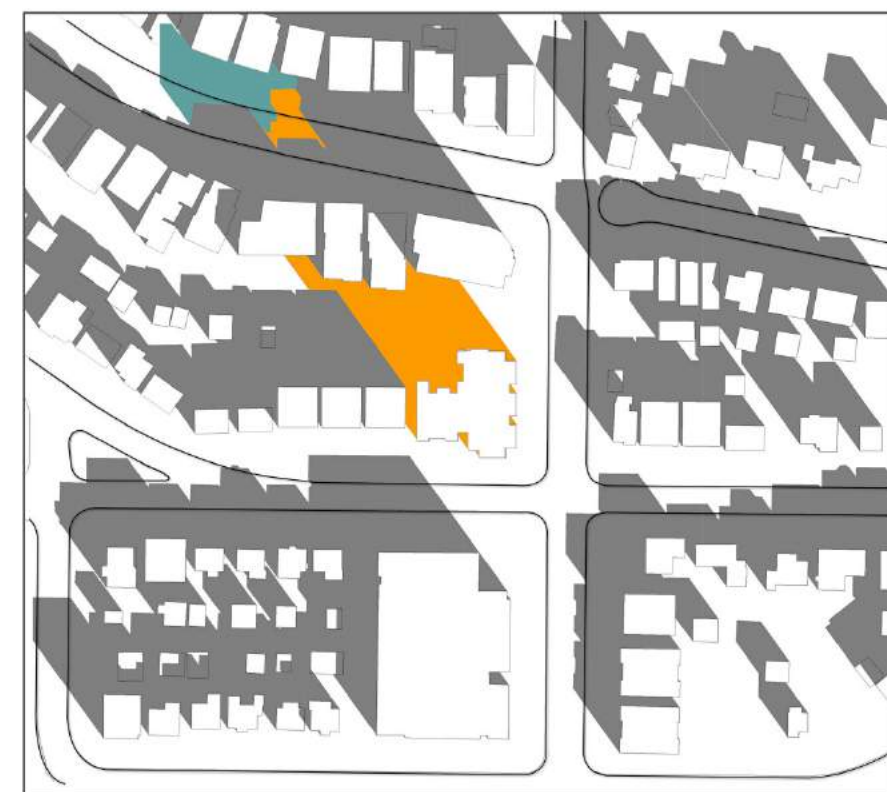


JUNE 21
1:00 pm



JUNE 21
4:00 pm

DIAGRAM 3 Shadow Study: Winter Solstice



DEC 21
10:00 am



DEC 21
1:00 pm



DEC 21
4:00 pm

- Existing Developments
- The Jake as currently proposed (6 Storeys)
- M-C1 use comparative study (4 Storeys)

The shadow studies show shadow cast at 10:00am, 1:00pm, and 4:00pm on the equinox and solstices. The teal colour depicts shadow cast of the proposed building at 6 storeys versus the orange shadow of a building at 4 storeys. One can see that between March and September when Calgarians enjoy the outdoors most, there is minimal difference between the proposed shadow cast of The Jake at MU-1 land use of 6 storeys versus shadow cast of a 4 storey building at M-C1 land use. This is due to setbacks and carving of the building established in its design to minimize shadowing impact on neighbours.

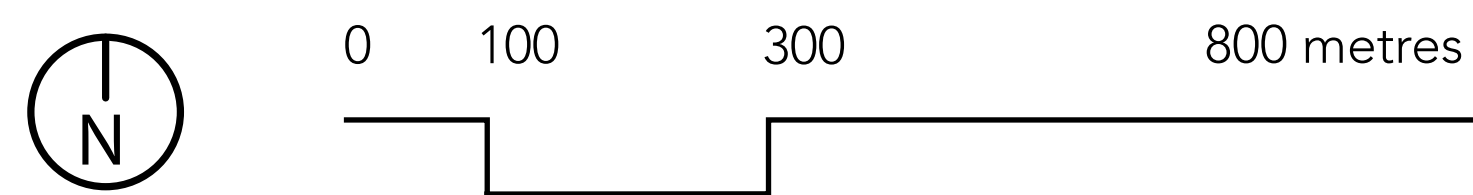
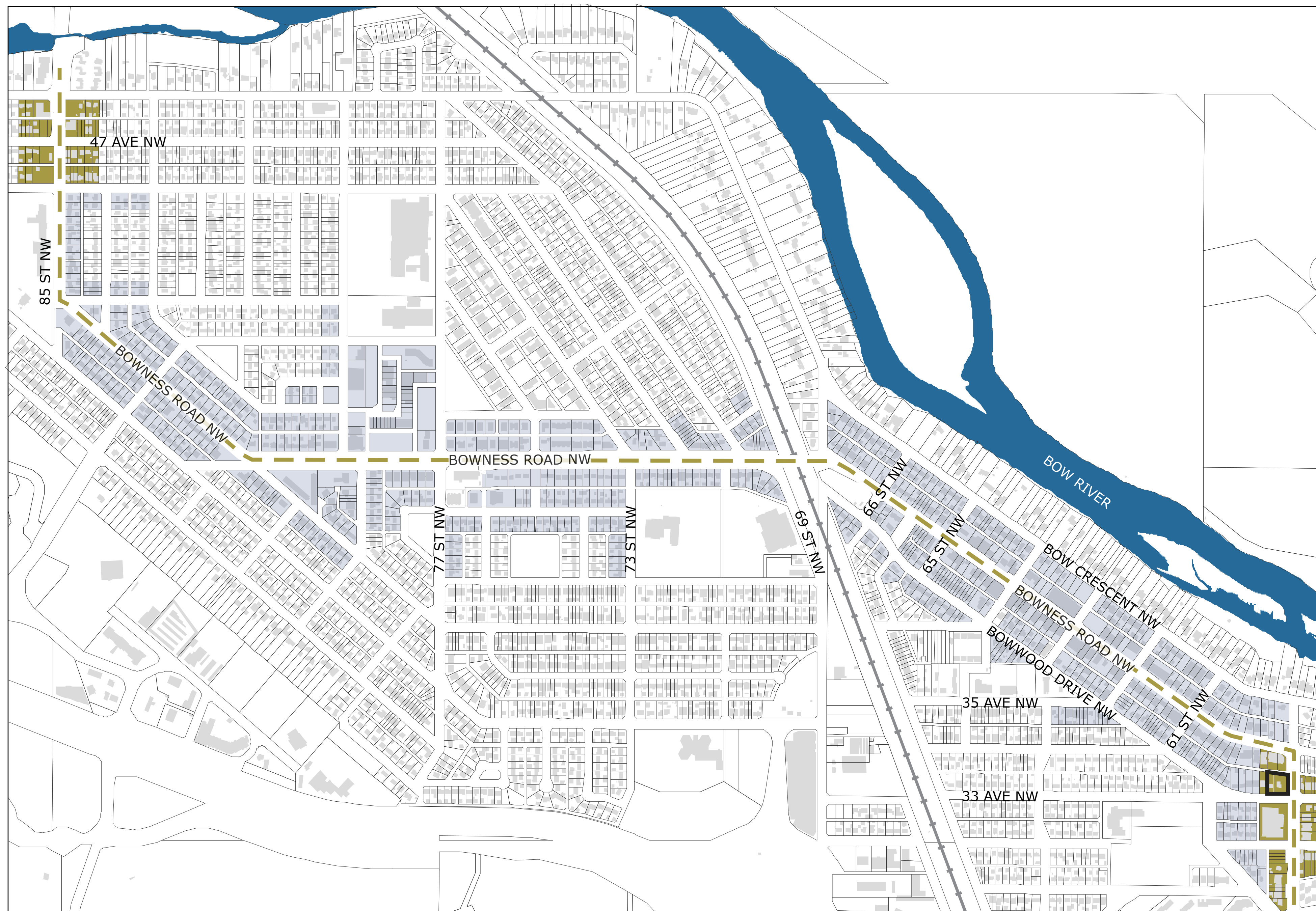
Street Wall Height to Street ROW Width

The City of Calgary has Street Wall Height to Street Right-of-Way (ROW) Width Ratios that it recommends in its urban design guidelines for buildings in the Centre City and along its Main Streets. In order to establish a street wall with optimal proportions that create an appropriate sense of enclosure but also still allow sunlight exposure, The City recommends a ratio of between 1:1 and 1:2.

The Jake as currently proposed measures 20.21 metres tall. The current Bowness Road ROW measures 20.12 metres, creating a 1:1 ratio. However, Bowness Road is meant to be expanded 5.0 metres on either side in a future road widening scenario, meaning nothing can be built in this area, resulting in a large landscaped setback area on both sides of the street. This increases the ROW width to a total of 30.48 metres and results in a street height to street ROW width ratio of 1:1.5, falling well within the guideline. This information, paired with the shadow studies shows that the six storey scale of The Jake frames the Bowness Road Main Street nicely and has less impact on neighbours than perceived from a shadowing perspective.



Gateway to Bowness

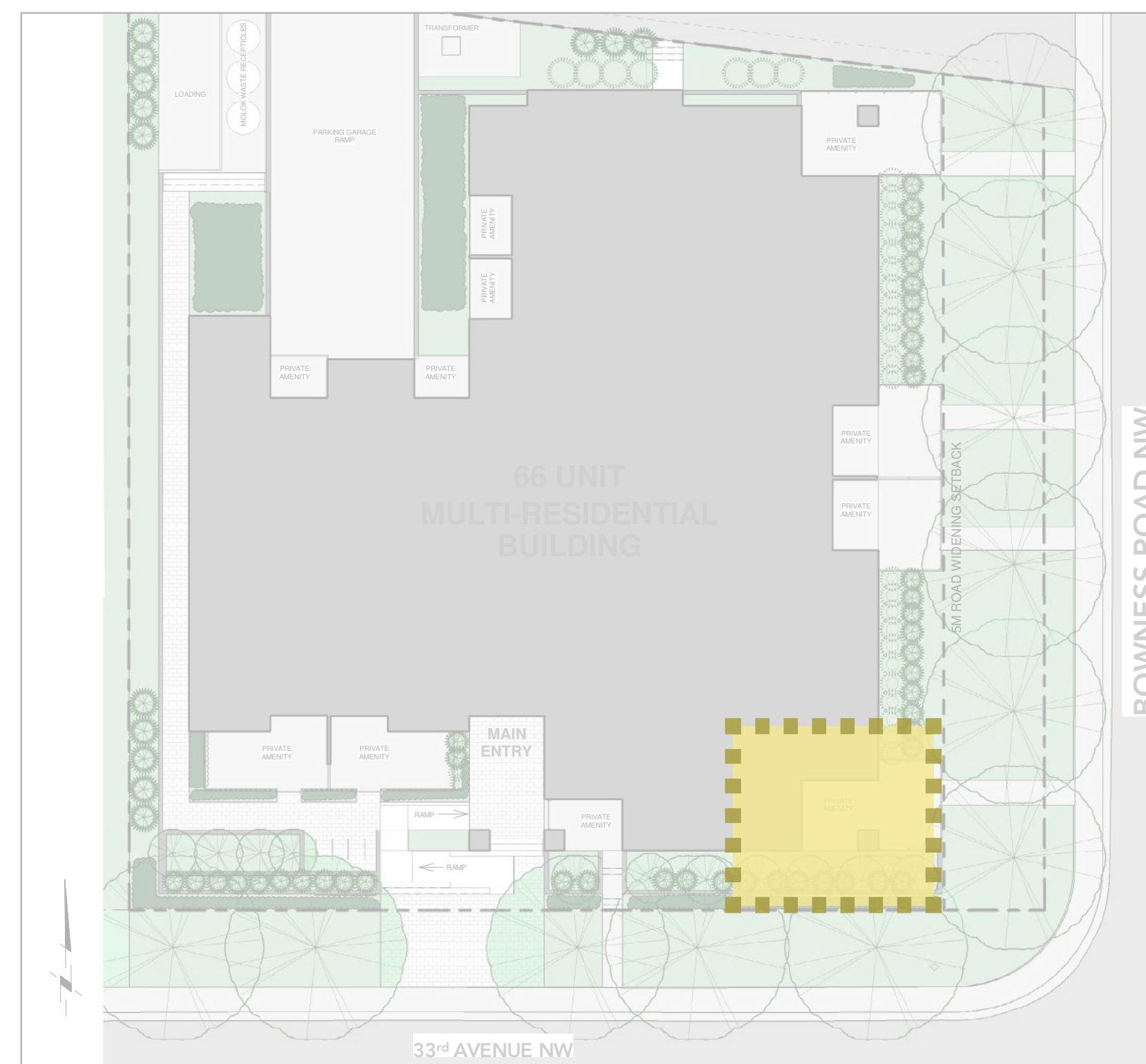


- Gateways to Bowness
- Main Street - Bowness Road
- Main Street Study Area

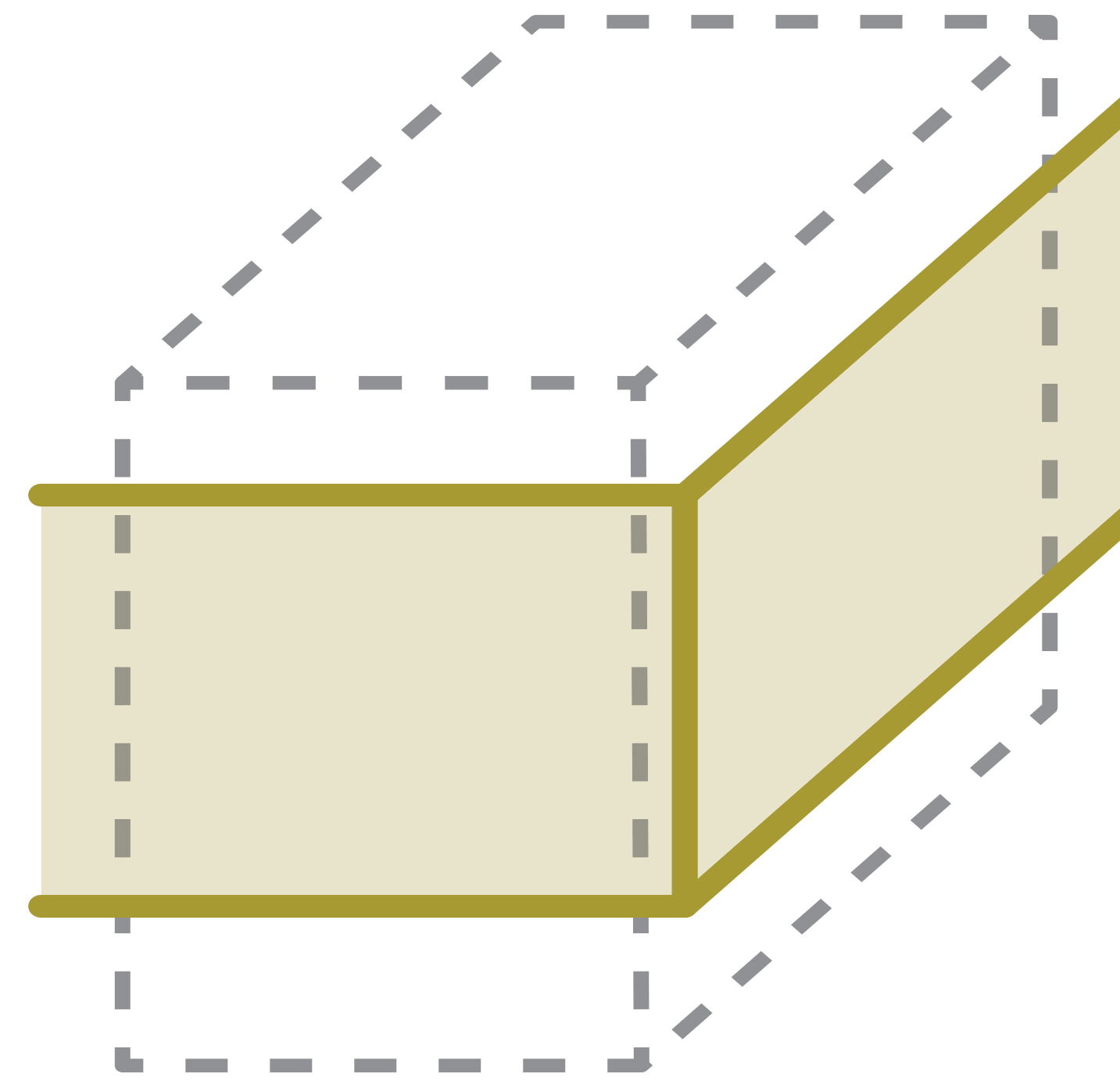
The Jake as proposed minimizes shadowing impact on neighbours through its six storey design. It also densifies the Main Street, providing better housing options to first time homebuyers and aging residents in close proximity to the commercial core of the neighbourhood. A Main Street should provide a variety of uses so residents can live, work, and play in their neighbourhood.

It is also important to establish entrances to the Main Street to create a sense of place and arrival. The Jake is located near the southern entrance of the Main Street and will be one of the first buildings visible when entering the community. To further emphasize the entry to the Bowness Road NW Main Street, UrbanStar is committed to enhancing the public and private realm on site. High quality building materials, burial of electrical poles along the lane, interesting landscape design to soften the site, and street oriented at grade entries represent first steps towards Main Street beautification and establishing the gateway. The final piece to this gateway is the provision of art on site to frame this end of the Main Street.

Potential location of Public Art



Potential Spatial Location



UrbanStar would like the southern gateway to Bowness to be iconic for residents and visitors alike, so they are investing in a private art installation for public enjoyment at the southeast corner of the site nearest Bowness Road NW and 33 Avenue NW.

Some of the project team's preliminary ideas for the site focus thematically on the natural beauty of Bowness and are sculptural in nature, but we are open to community suggestions on theme and medium! What do you want your gateway art to look like? Is it a sculpture or a wall treatment? Is it static or kinetic? What theme should it focus on? We want to know. Please share your ideas with the project team on what kind of public art works for Bowness by placing a sticky note on our sounding board: words and sketches are both appreciated.

Public Art Precedents



SHARE YOUR IDEAS ON PUBLIC ART

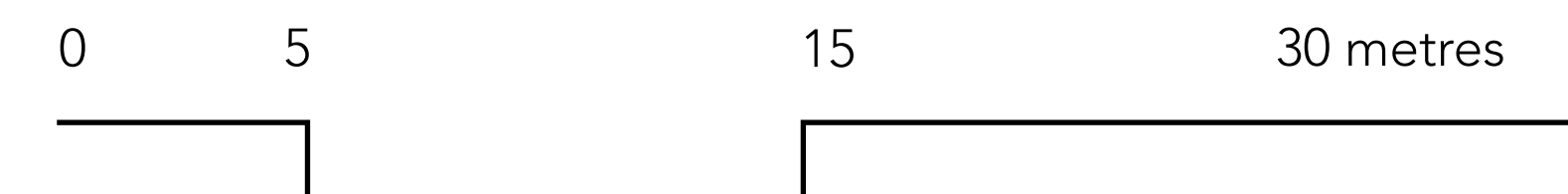
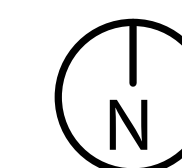


View of South Entrance Facade from 33 Avenue NW



View of East Facade from Bowness Road NW

SITE LAYOUT + LANDSCAPE PLAN



Front/South Elevation



Rear/North Elevation



Right/East Elevation



Left/West Elevation



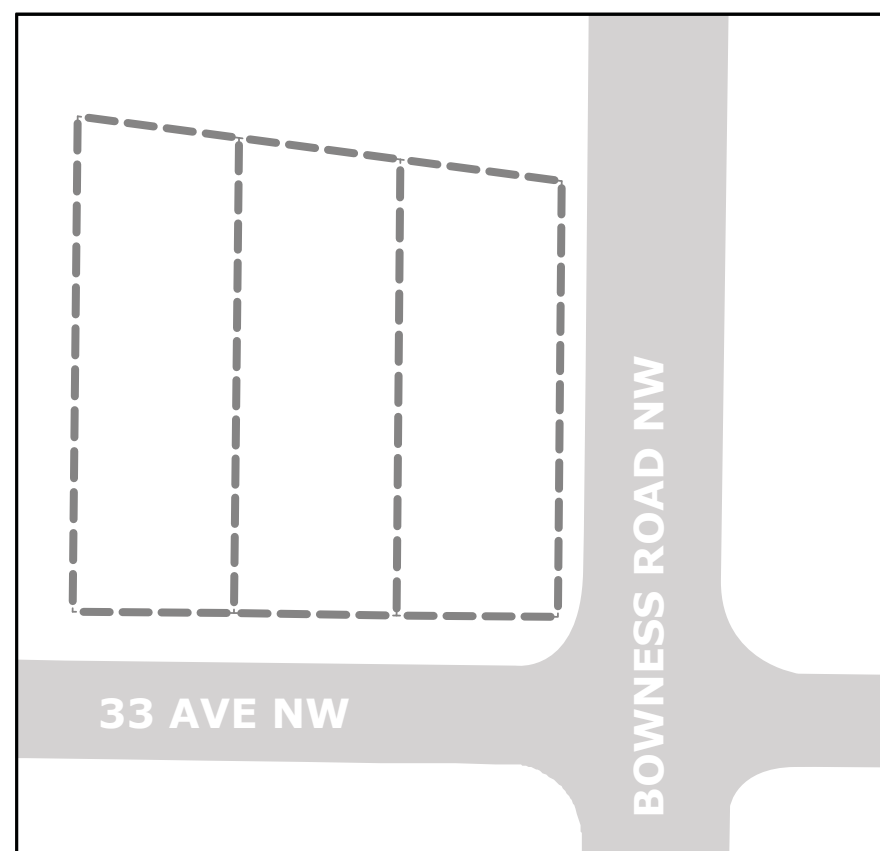
Proposed Land Use Change & Development Permit

To support the redevelopment vision for The Jake, a Land Use Redesignation from Multi-Residential - Contextual Low Profile (M-C1) to Mixed Use - General (MU-1) is proposed to allow for a street oriented residential development of up to six storeys in height (22 metres).

Concurrent Development Permit Application

Along with a Land Use Redesignation application, UrbanStar is submitting a concurrent Development Permit application for The Jake, ensuring a comprehensive and thoughtful 'bricks and mortar' outcome for the future development site, which directly informs the proposed Land Use Redesignation. The concurrent process ensures a high-quality and well-thought-out design outcome that informs and aligns with the proposed land use change.

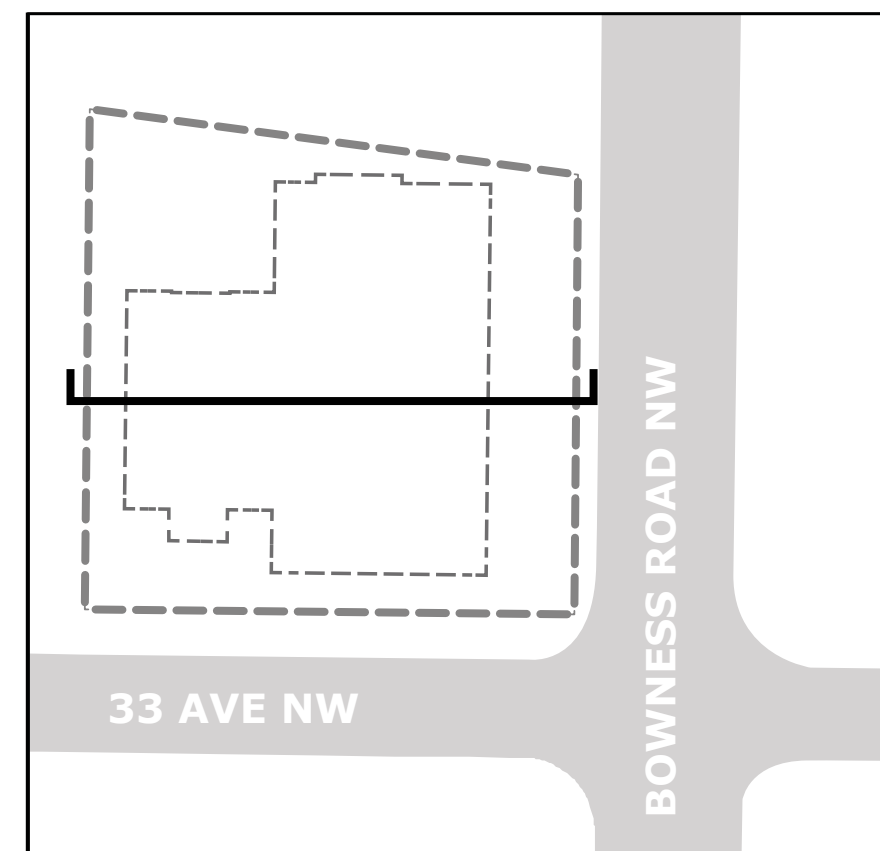
Current Land use District



M-C1

Max Height: 14m
Max Density: 148 units/ha
Max Units: 29

Proposed Built Form



Proposed Land use District



MU-1

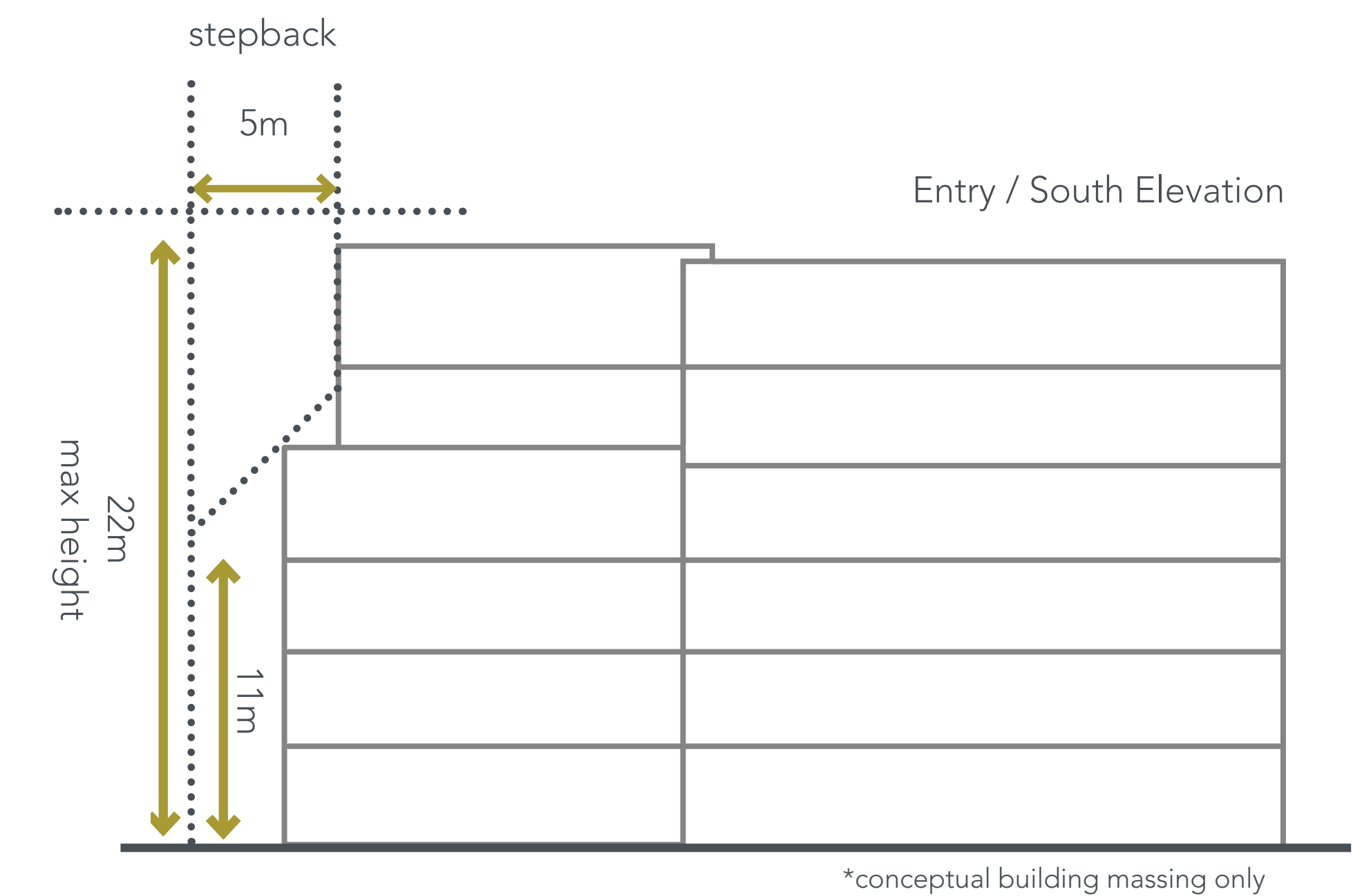
Proposed Height: 22m
Proposed FAR: 3.0
Proposed Units: 66

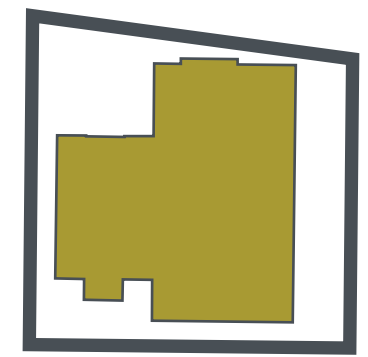
Maximum FAR: 3.0

Total floor area allowed is 3 times site area



Proposed Building Height Modifier





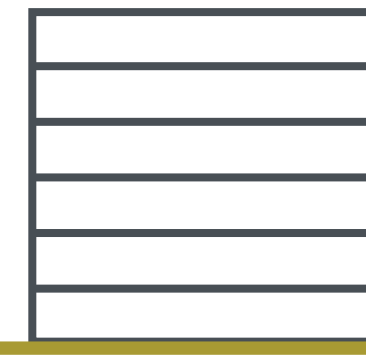
Site

21,590 sq ft

Site Area (2005.8 m²)

45%

Site Coverage



Height

22m

Maximum Height

6

Storeys



Dwelling units

66

Total units, at Grade Units are Street Oriented

778 sq ft

Average Unit Size (72 m²)

330

Units per Hectare (133 UPA)



Intensity

10,083 sq ft

Building Footprint (936.7 m²)

59,879 sq ft

Gross Floor Area (5,563 m²)

3.0

Maximum Floor Area Ratio



Parking

+/- 73

Total Stalls

+/- 66

Residential Stalls

(0.75/unit req, 1.0 prov)

+/- 7

Visitor Stalls

(0.1/unit req)

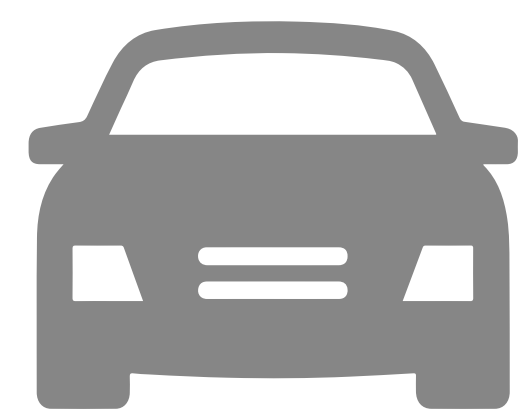
2 Levels

Underground Parkade

Transportation Impact Statement

A Transportation Impact Statement (TIS) was completed by Bunt & Associates Transportation Planners and Engineers in March 2018 to determine the impact of The Jake on daily traffic volume flows and intersection operation conditions before and after development. The Traffic By the Numbers boards provide high level results that were derived from this study.

Trips Generated By Proposed Development

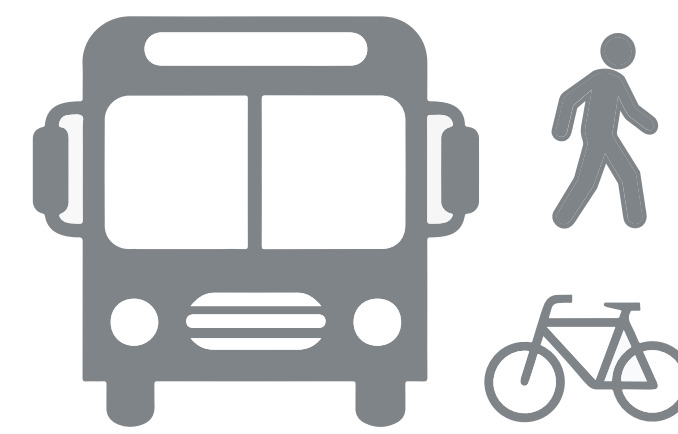


27 Peak Hour Vehicle Trips

The PM peak hour projection generates the most vehicular trips to and from The Jake at buildout. The trips generated through the day and PM peak produce negligible impact on Daily Link Volumes (see next board).

PROJECTED TRIPS TO AND FROM SITE AT PEAKS

AM Peak Hour: 6 in, 15 out, 21 total
PM Peak Hour: 16 in, 11 out, 27 total



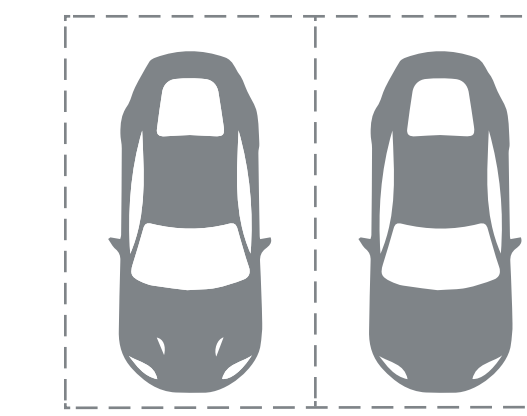
7 Peak Hour Alternate Mode Trips

The expected trips using alternative means of transportation generated by the proposed development in and out of the site both in the AM and PM peak hours.

PROJECTED TRIPS TO AND FROM SITE AT PEAKS

AM Peak Hour: 5 Transit, 1 Walk, 1 Bike, 7 total
PM Peak Hour: 5 Transit, 1 Walk, 1 Bike, 7 total

On-site Parking



73 Parking Stalls

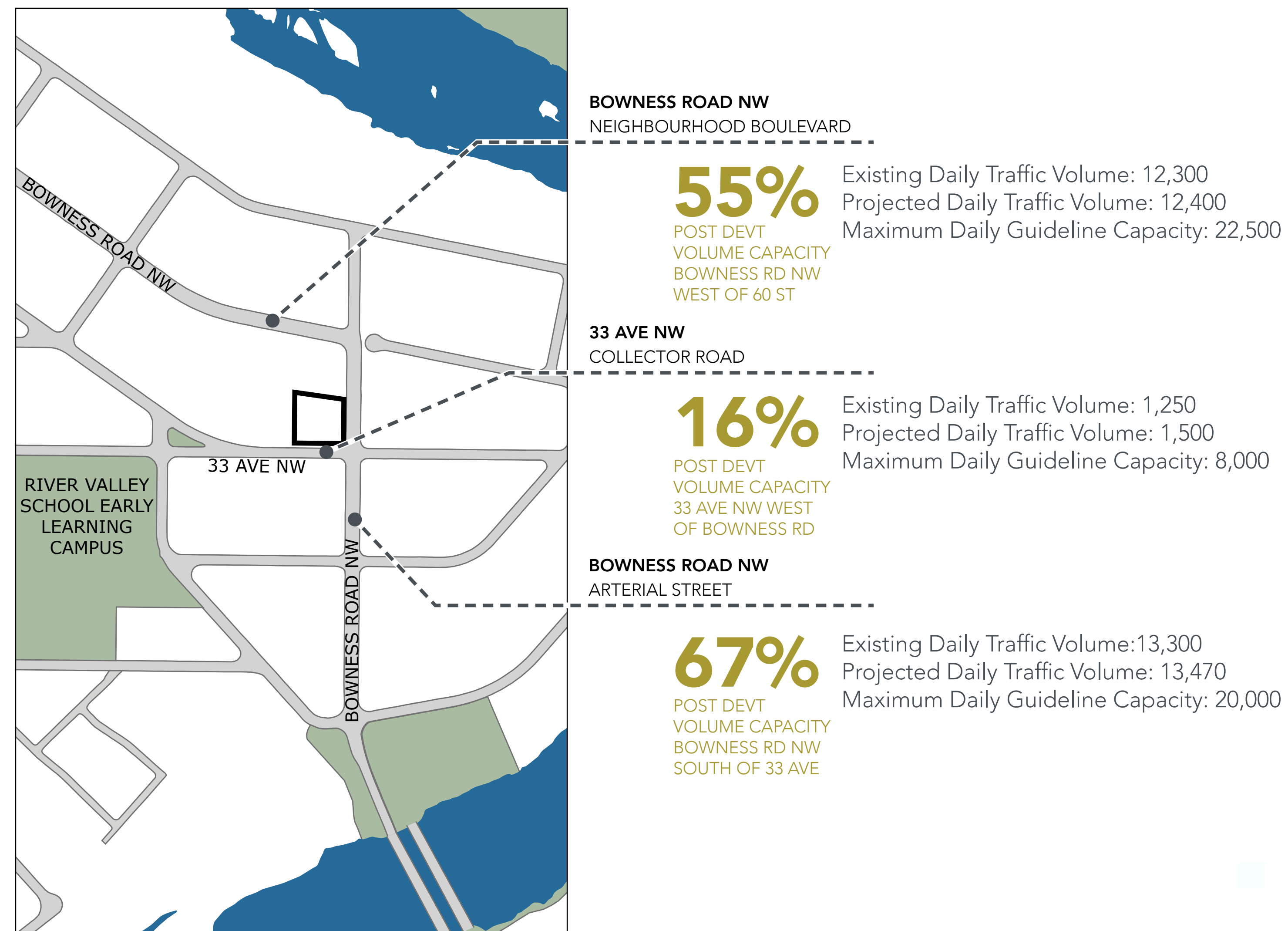
When a proposed development is located within 150.0 meters of frequent transit service, the bylaw required number of parking stalls is reduced by 25%. The Jake is located near bus stops that allow it to qualify for this reduction, lowering the bylaw required parking to forty-three (43) stalls. Please see the graph below, which depicts the bylaw requirements for vehicle and bicycle parking, and how The Jake surpasses these requirements.

USE	Resident Vehicle	Visitor Vehicle	Bicycle
DENSITY	66 units	66 units	66 units
BYLAW REQUIRED PARKING RATIO	0.75 stalls/unit	0.1 stalls/unit	Class 1: 0.5 stalls/unit Class 2: 0.1 stalls/unit
STALLS REQUIRED WITH 25% REDUCTION	38	5	No 25% reduction: Class 1: 33 Class 2: 7
TOTAL REQUIRED	38 + 5 = 43		40
STALLS PROVIDED	66	7	
TOTAL PROVIDED	66 + 7 = 73		43

PARKING PROVIDED FOR THE SITE

Residential stalls: 66 + Visitor stalls: 7 = Total: 73
Bicycle stalls: 43

Daily Link Volumes & Road Classification

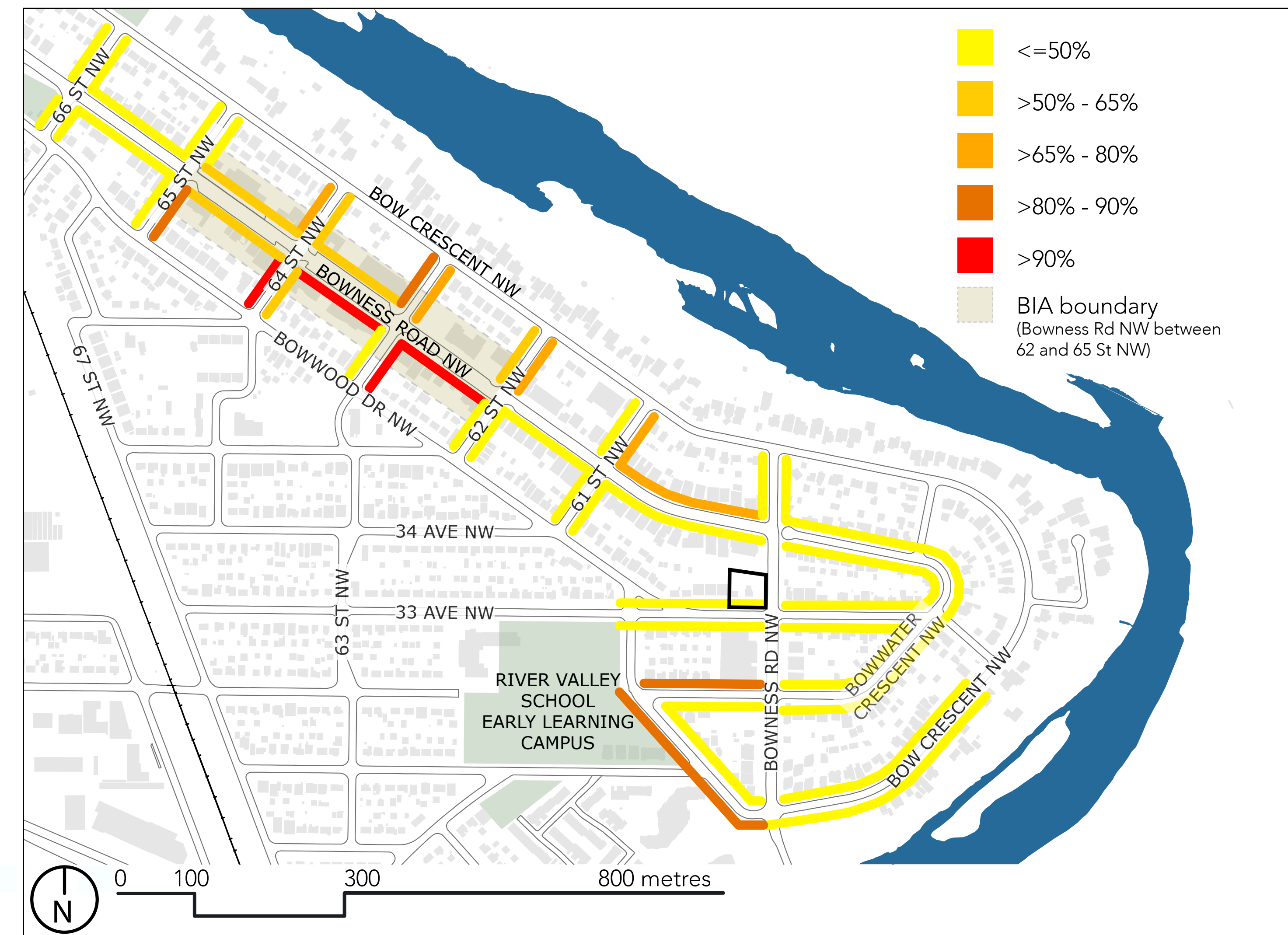


Daily traffic volumes along Bowness Road NW and 33 Avenue NW were calculated and measured post development against their respective maximum daily volumes guidelines outlined in the *City of Calgary Design Guidelines for Subdivision Servicing 2014* to determine the impact The Jake would have on daily traffic flow.

The traffic volume review indicates that both Bowness Road NW and 33 Avenue NW currently carry less volume than what is outlined in their respective classifications and more than capable of accommodating the additional traffic generated by the site upon buildout.

The project team has heard from the community that there are safety concerns from a traffic flow, visibility, and streetscape perspective at the corner of Bowness Road NW at 60 Street NW, despite the daily link volumes being able to accommodate traffic. Many solutions were suggested by Bunt & Associates for this intersection, but none are ideal. The two most plausible solutions proposed would either be to close access to Bowness Road NW from 60 Street NW (requiring local residents to determine alternate routes) or to convert the intersection to an all-way stop, which could increase traffic delays along Bowness Road NW, particularly during the afternoon rush.

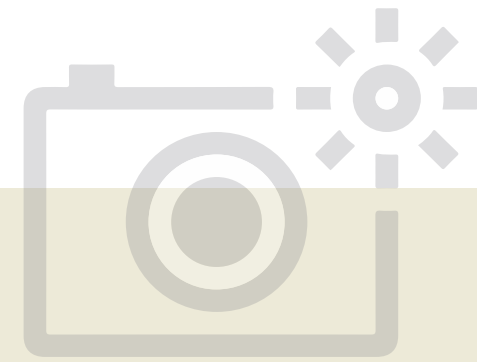
Street Parking Occupancy By Block



The project team has also heard concerns from community members regarding a lack of on-street parking in Bowness. The map above depicts street parking occupancy by block, on average per day.

This information was derived from a City of Calgary Parking Study, conducted in November 2015 (weekdays from 7:00am - 8:30pm). It found that parking is extremely well-used within the BIA boundary, with greater than 90% of street parking occupied during the peak period, which was between 2:00pm - 3:30pm. Outside of the BIA boundary, parking occupancy measured approximately 57% during the peak period and approximately 51% throughout the rest of the day. Parking on the majority of side streets was determined to be underused.

The blocks immediately adjacent to The Jake experience less than 50% on-street parking occupancy through the day. Paired with the investment that UrbanStar is making in two floorplates of underground parking to provide 73 parking stalls for 66 units, the impact that The Jake will have from a parking perspective is quite small.



VISIT OUR WEBSITE

Visit our website to learn more:

www.thejakekeyc.com



SEND US AN EMAIL

Write to us with any additional questions or concerns:

engage@civicworks.ca



GIVE US A CALL

Get in touch with Zach Hoefs (Planning Lead):

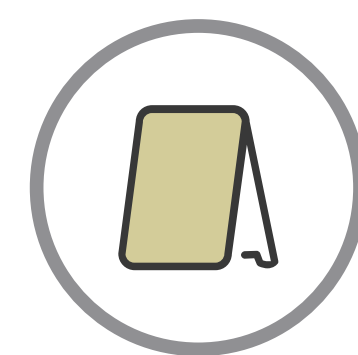
587.747.0317

Thanks for stopping by!

WE ARE HERE



HOW WE'RE ENGAGING:



ON-SITE SIGNAGE



PROJECT PHONE LINE / INBOX



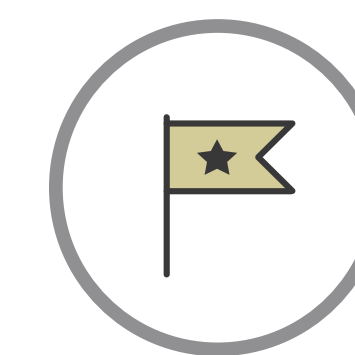
PROJECT WEBSITE & E-MAIL INBOX



COMMUNITY NEWSLETTER ADVERTORIAL



POSTCARDS/ LETTERS TO RESIDENTS



EVENTS / INFORMATION SESSIONS / MEETINGS WITH CA + BIA



WHAT WE HEARD REPORT