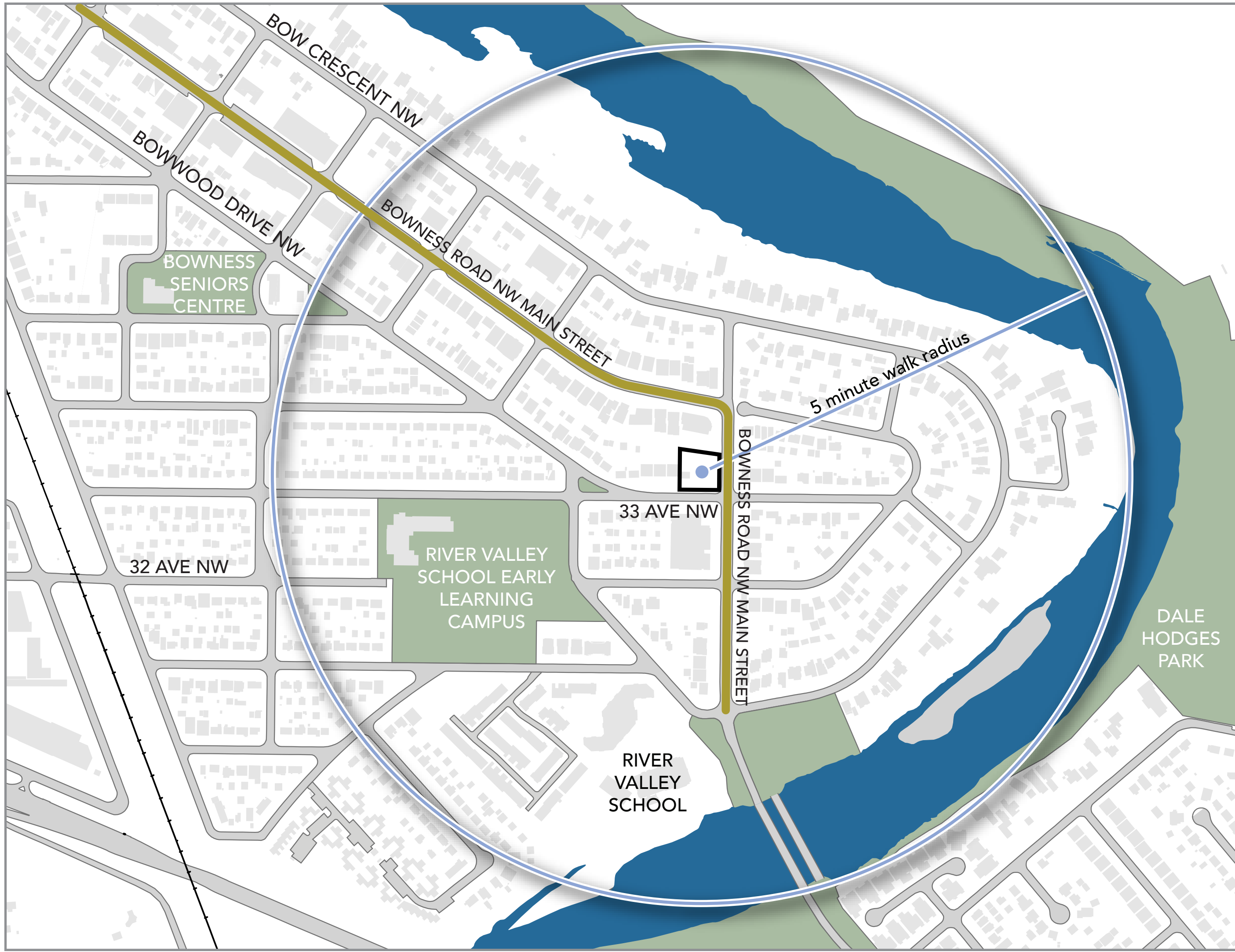




LAND USE REDESIGNATION + DEVELOPMENT APPLICATION

SITE LOCATION



SITE PLAN CONCEPT



DETAILS

MUNICIPAL ADDRESS
6108 , 6110, + 6112 - 33 Avenue NW

EXISTING LAND USE BYLAW DESIGNATION
M-C1 (Multi-Residential - Contextual Low Profile District)

PROPOSED LAND USE BYLAW DESIGNATION
MU-1 f3.0h22 (Mixed Use - General District)

The Jake is a proposed multi-residential building designed to contribute to the growth of the Bowness Road NW Main Street Program by providing housing choice to Bownesians and supporting neighbouring businesses. 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. We look forward to connecting with our neighbours over the coming months to talk and share ideas prior to submission of our formal application.

PRELIMINARY DESIGN CONCEPT RENDERINGS



Neighbourhood Context



View north, from 33 Avenue NW.

INFORMATION UPDATES...

Please check back here periodically for project updates, including details on our upcoming Open House.

BY THE NUMBERS

	SITE AREA		HEIGHT		DWELLING UNITS		INTENSITY		PARKING
	21,690 sq ft Site Area (2,005.8m ²)		22m Maximum Height		+/- 66 Total Dwelling Units		10,436 sq ft Building Footprint (969.5m ²)		+/- 73 Total Stalls
	45% Site Coverage		6 Storeys		936 sq ft Average Unit Size (87m ²)		61,801 sq ft Gross Floor Area (5,741.5m ²)		+/- 66 Residential Stalls +/- 7 Visitor Stalls
					330 Units per Hectare (133 upa)		3.0 Maximum Floor Area Ratio		2 Levels Underground Parkade

CONTACT US:
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PROJECT TEAM LEADS
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Kristi Beunder, Principal
CivicWorks Planning + Design
Email: engage@civicworks.ca, subject line "The Jake"
Phone: 587.747.0317

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