



Cardinal Creek Village – Proposed Rezoning Views Study

2026.03.05

Background and Introduction

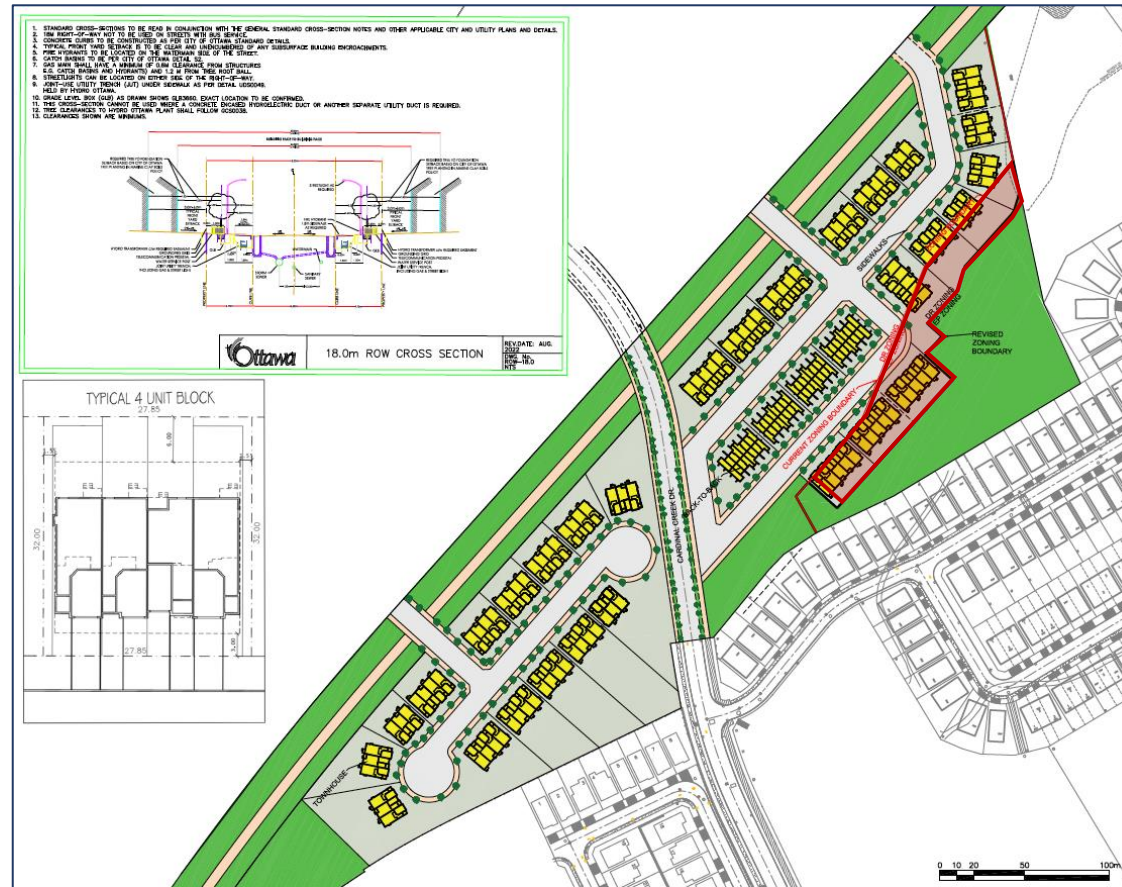
The lands to the north of Bonne-Renomé Avenue have been identified for development since the establishment of the Cardinal Creek Village Concept Plan, which was approved in 2013.



2013 Cardinal Creek Village Concept Plan

Background and Introduction

The subject lands are a minor addition to the Mixed-Use Area, and contain no natural heritage features as confirmed by site investigations.



Concept Plan submitted with current Application showing conceptual townhouse arrangement within the full Phase 1 Development Reserve Zone. The area subject to the rezoning (the subject lands) are shown in red)

Background and Context

The following presentation depicts the relationship between the existing development along Bonne-Renomée Avenue, conceptually approved development, and proposed development within a portion of the Cardinal Creek Village.

The 3D model is based on an understanding of the best available information depicting topography and grade change and includes the latest plans for the subject lands and the contiguous neighbourhood. The plans may be subject to change through a subsequent Zoning By-law Amendment process.

The views and 3D modelling presented here rely on grading details established by the civil engineering firm DSEL, which were created in support of the Plan of Subdivision for the existing development. Grading details for the subject lands are the latest intention for proposed development but may be refined as the project advances through Site Plan Approval and Construction.

The views presented are taken from eye-level height, which is measured at a height of 1.75 m above the ground or balcony floor

- The visualizations extend only to the Hydro Line given:
 - The Hydro Line cannot be raised, lowered, or developed by the Applicant
 - The lands beyond the Hydro Line are planned to be developed, however plans and massing are not yet available for these areas

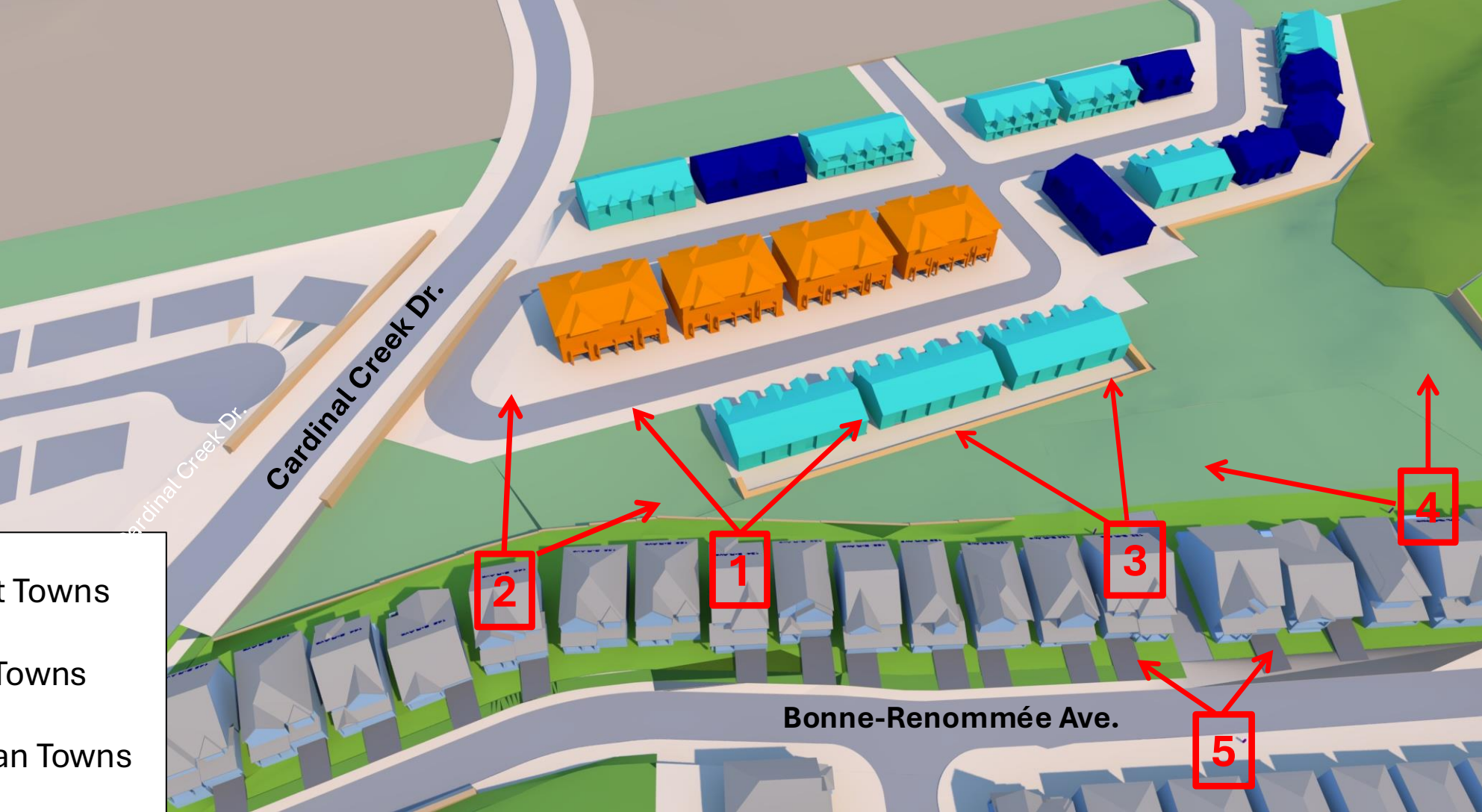
3D Model and Views




The area subject to the rezoning is outlined in red. The lands outside this area are conceptually approved for mixed-use development including multiple-attached dwellings and mid-rise apartments. Land use relationships and views are presented and analyzed using the conceptually approved buildings as a baseline for future context.



The following Views Study depicts the relationship between conceptually approved development, proposed development, and existing homes along Bonne-Renommée Avenue using the best available grading and shows envisioned views from the following six locations depicted by the red numbers below




Conceptual model looking north



-  Back-to-Back 3st Towns
-  T-11 2st Modern Towns
-  T-11 2st Craftsman Towns

Conceptual model looking southeast

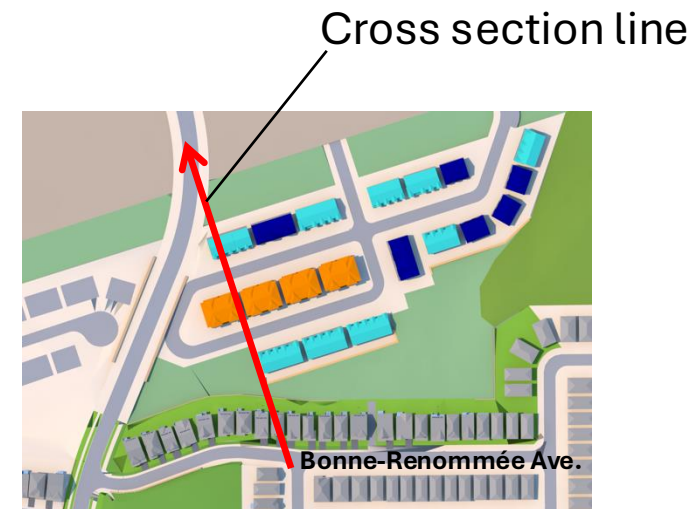


	3st
	2st
	2st

The following North-South Section looking east depicts the transition in grade and height relationships between existing, conceptually approved, and proposed development. This section also shows the **closest building face to building face** relationship between the existing subdivision and the proposed development of **approximately 27 metres**.

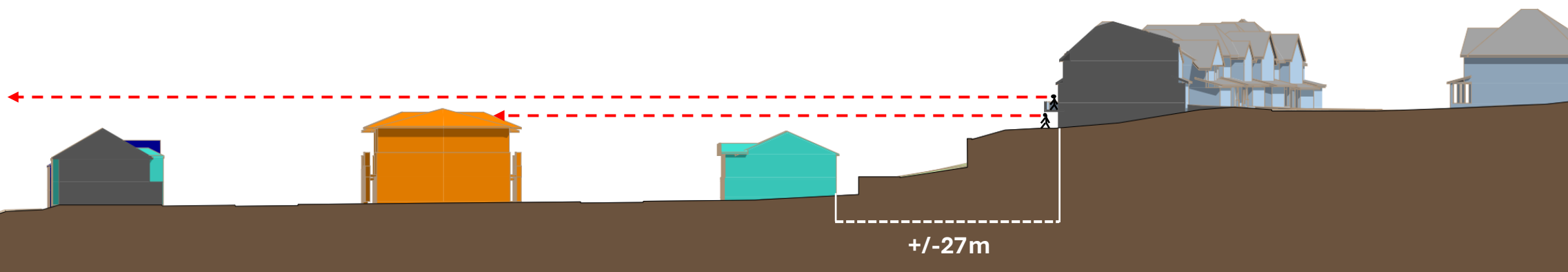
- A direct view from the rear yard at eye-level height surpasses the proposed development but will intercept the conceptually approved development
- A direct horizontal view from the balcony at 134 Bonne-Renommée Ave. is not blocked by the proposed development

Because the proposed development is **almost two storeys below** the existing development at the closest building-to-building relationship, **the impacts of proximity including privacy and overlook are minimized**



Cross section line

Bonne-Renommée Ave.

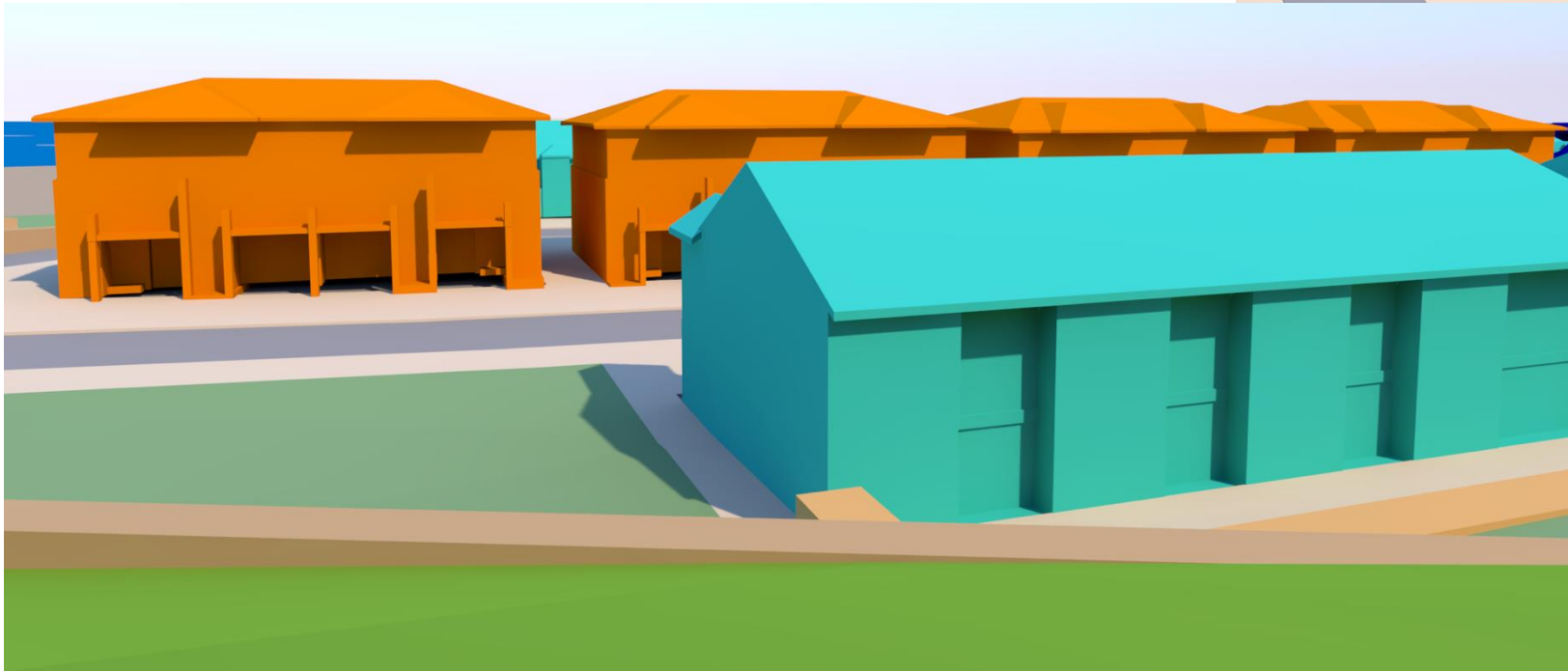
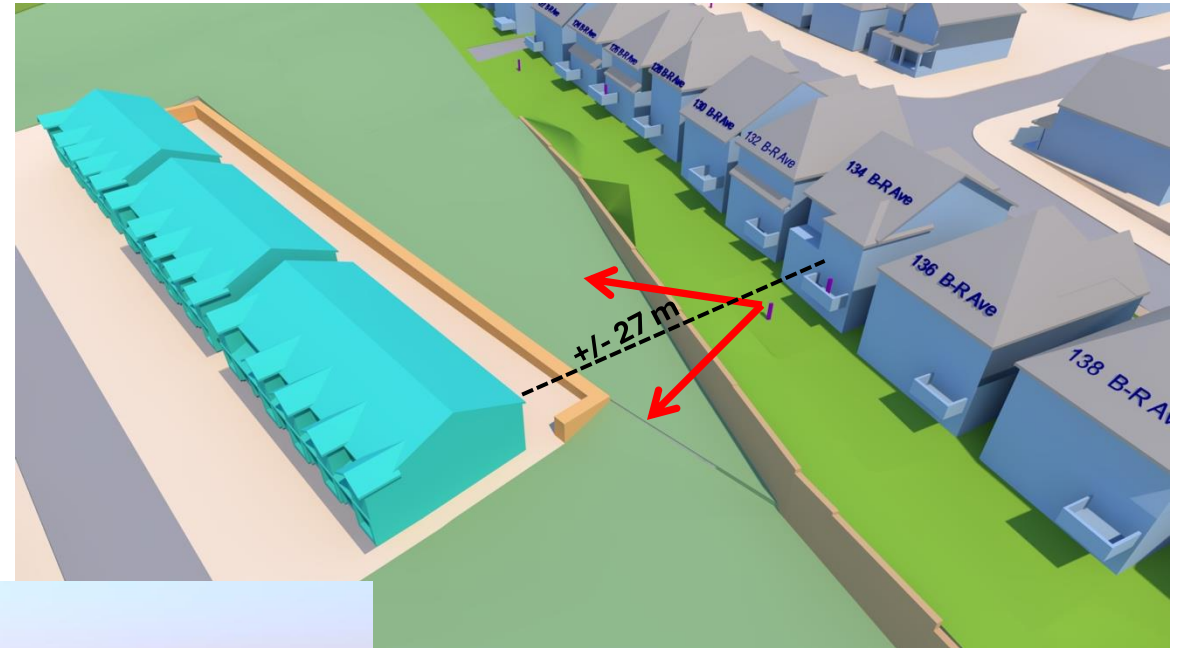


+/-27m

Cross Section looking east - Section corresponds to the red arrow on the above diagram.

View #1.a shows the closest building-face-to-building-face relationship of approximately 27 metres between the proposed development and the existing subdivision looking north from the **rear yard at eye-level** at 134 Bonne-Renomeé Avenue.

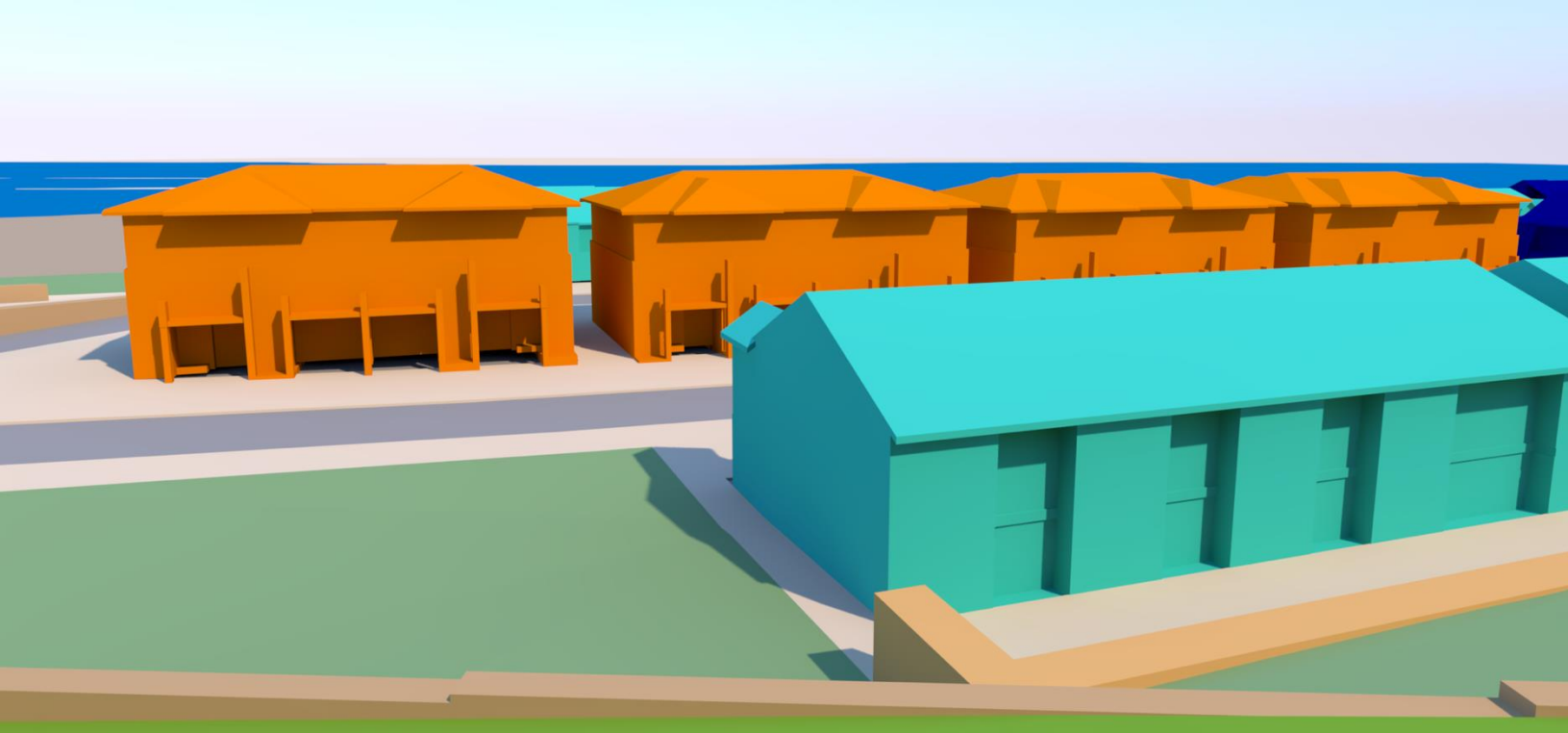
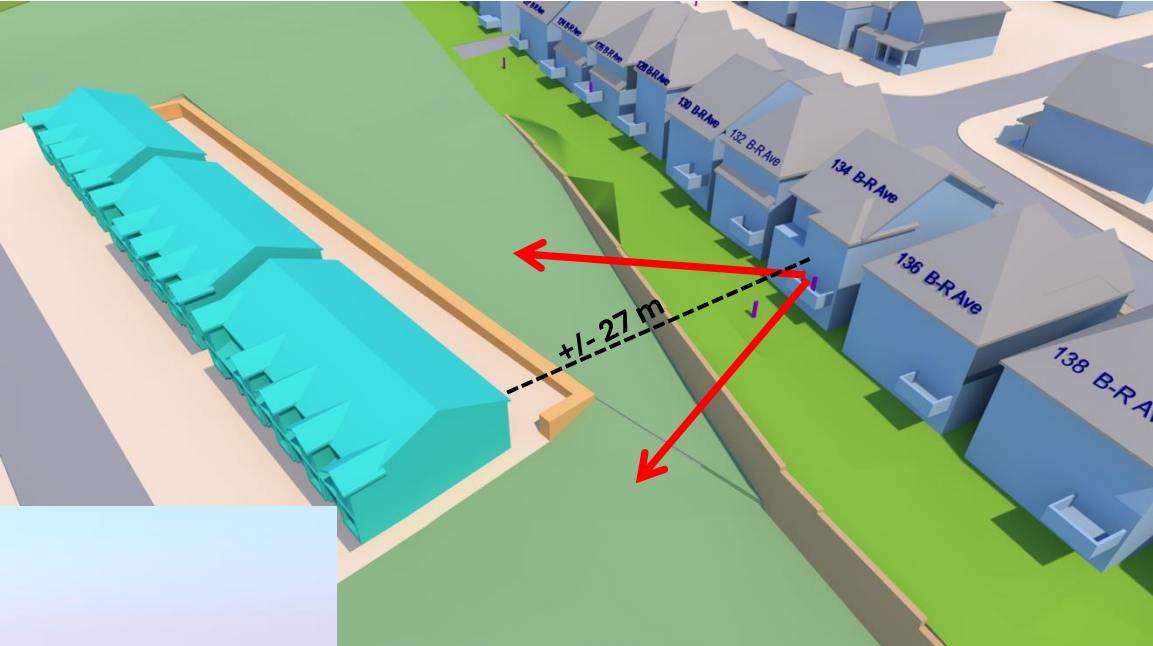
The horizontal **view is not blocked by the proposed development** shown in blue.



View #1.a

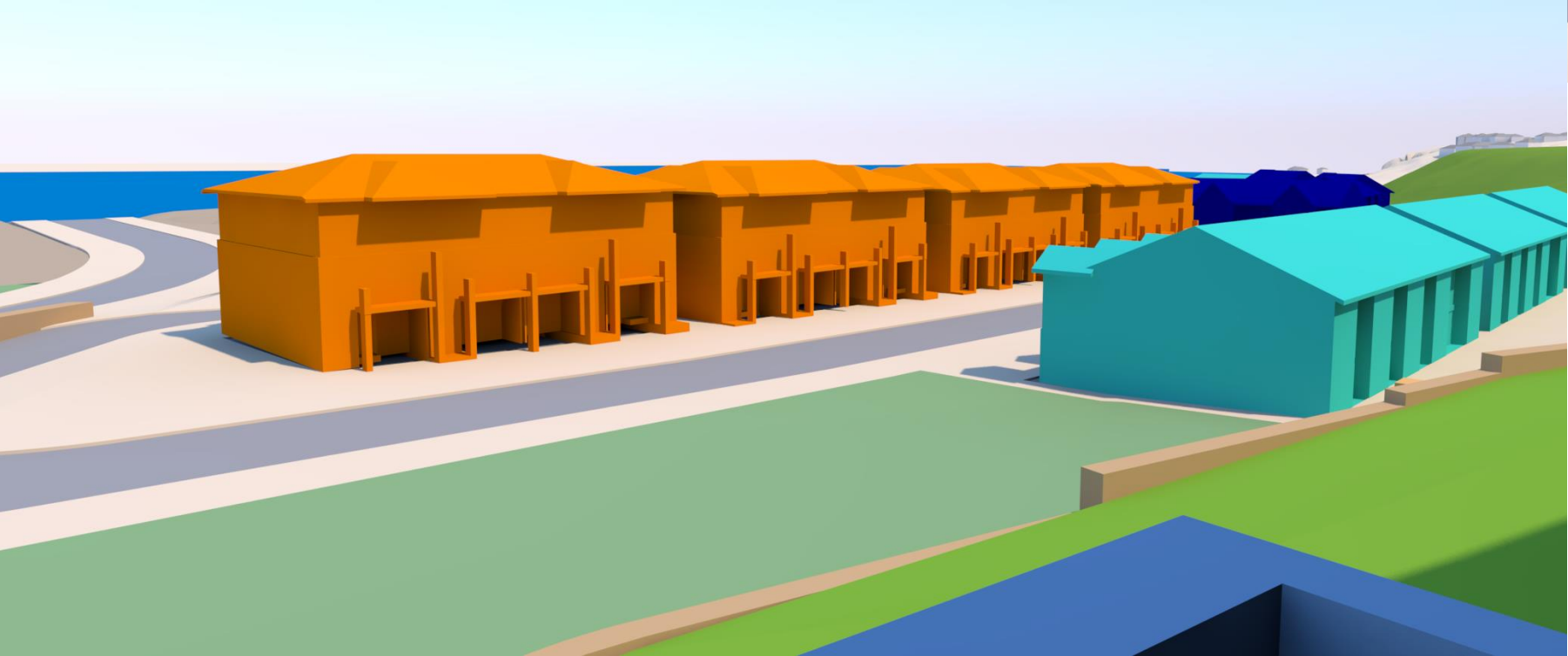
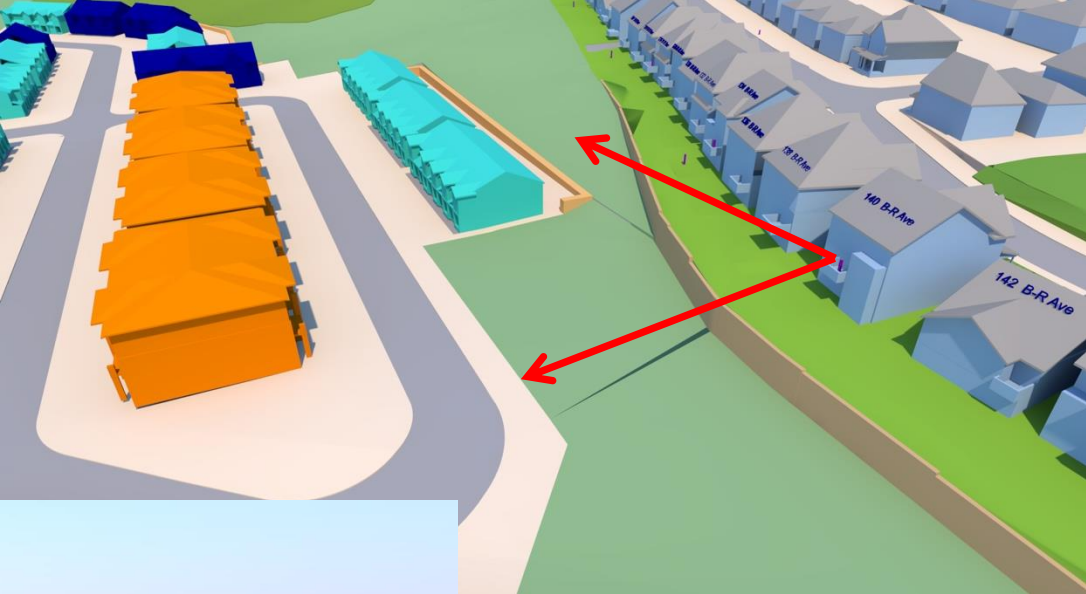
View #1.b shows the closest building-face-to-building-face relationship of approximately 27 metres between the proposed development and the existing subdivision looking north from the **rear balcony at eye-level** at 134 Bonne-Renomeé Avenue.

The horizontal **view is not blocked by the proposed development** shown in blue.



View #1.b

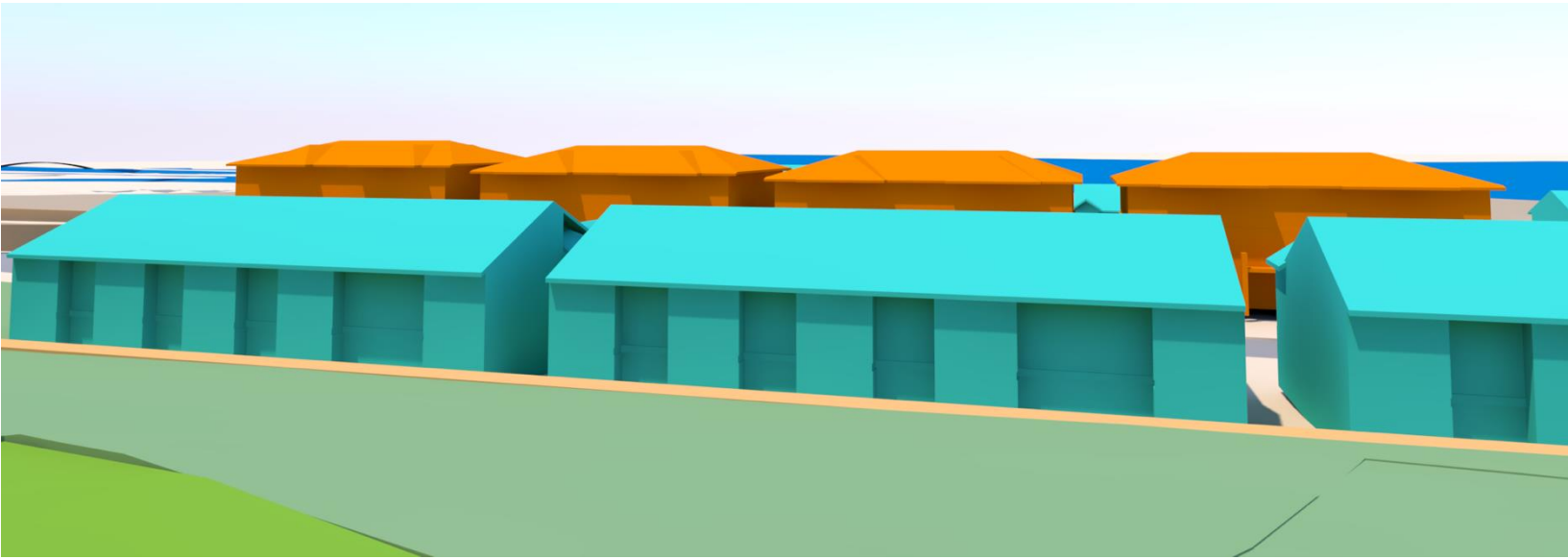
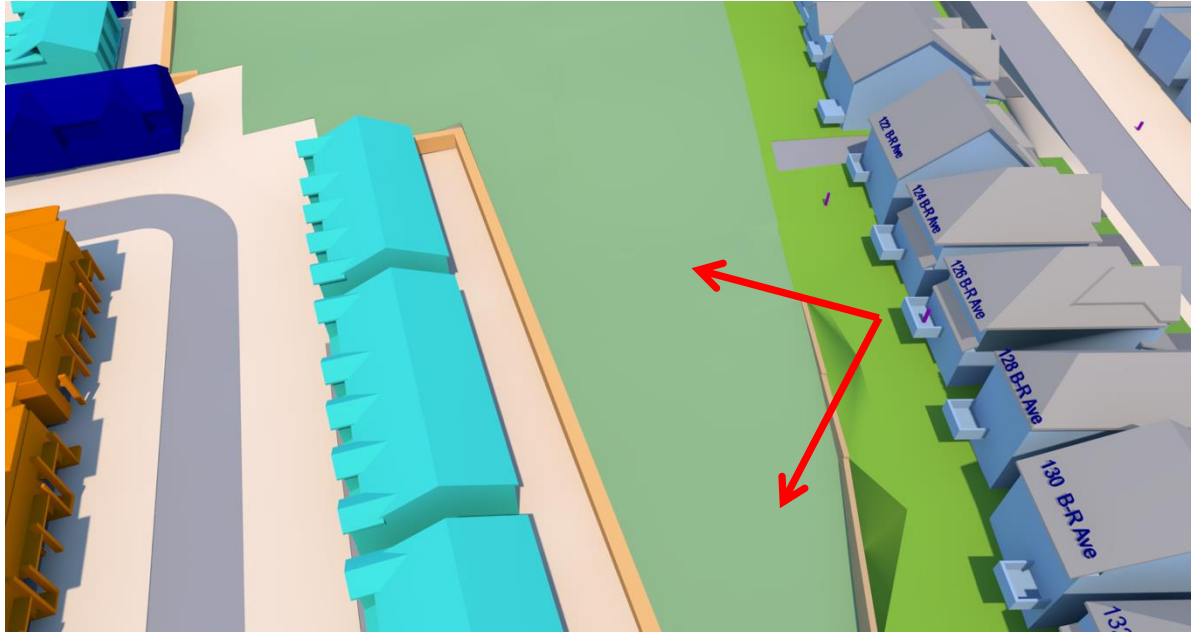
View #2 looking north from 140 Bonne-Renoméé Avenue from the **rear balcony at eye-level** shows the the proposed development is **significantly out of the view cone** and has a **limited impact on the view**.



View #2

View #3.a shows the **typical relationship** between the proposed development and the existing subdivision looking north from 126 Bonne-Renomeé Avenue rear yard at eye-level.

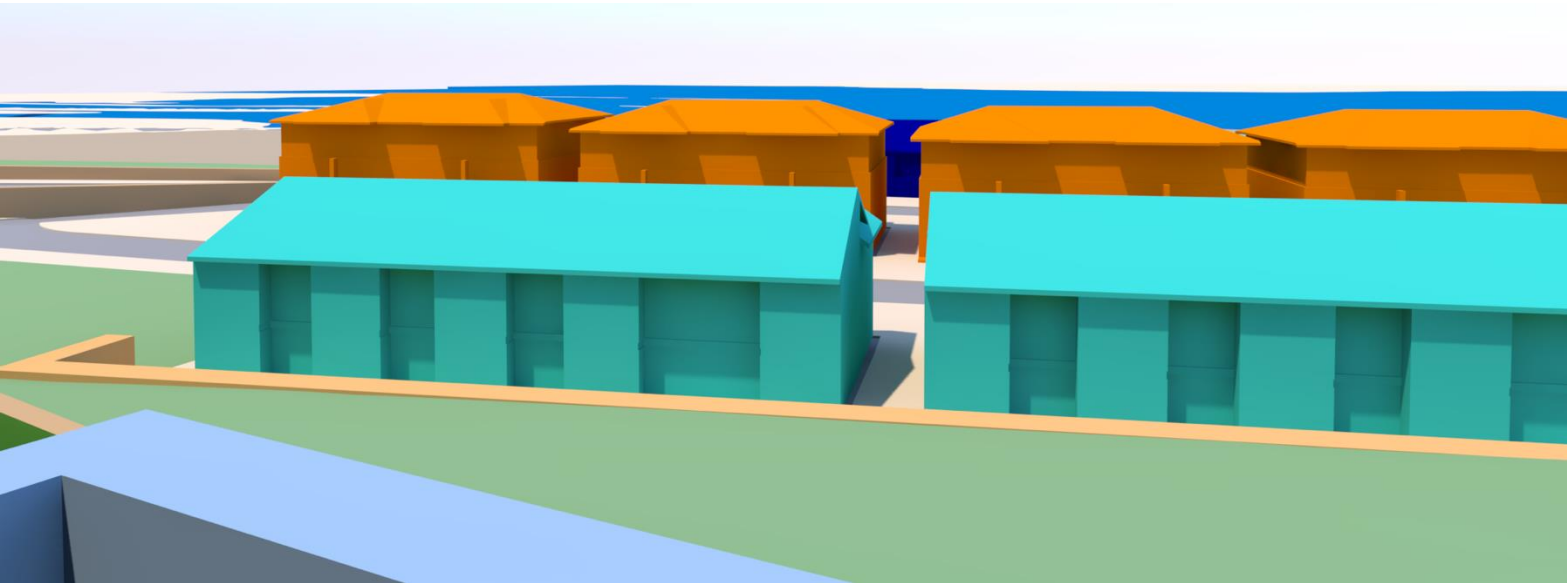
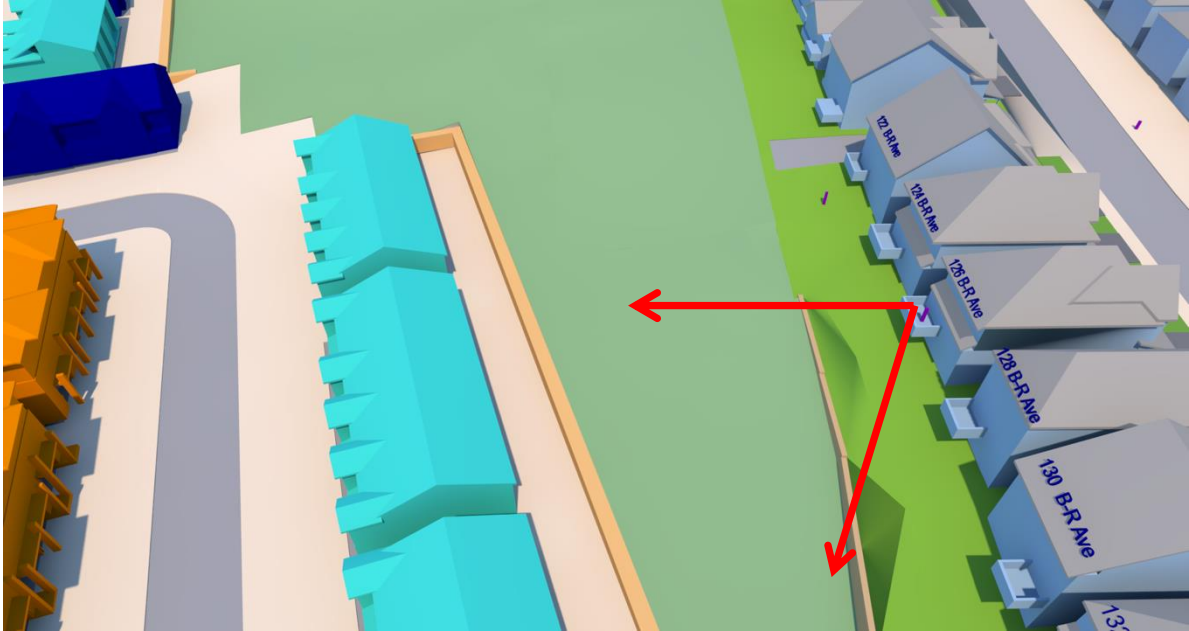
The **horizontal view is not blocked by the proposed development** shown in blue.



View #3.a

View #3.b shows the **typical relationship** between the proposed development and the existing subdivision looking north from 126 Bonne-Renoméé Avenue from the **rear balcony at eye level**.

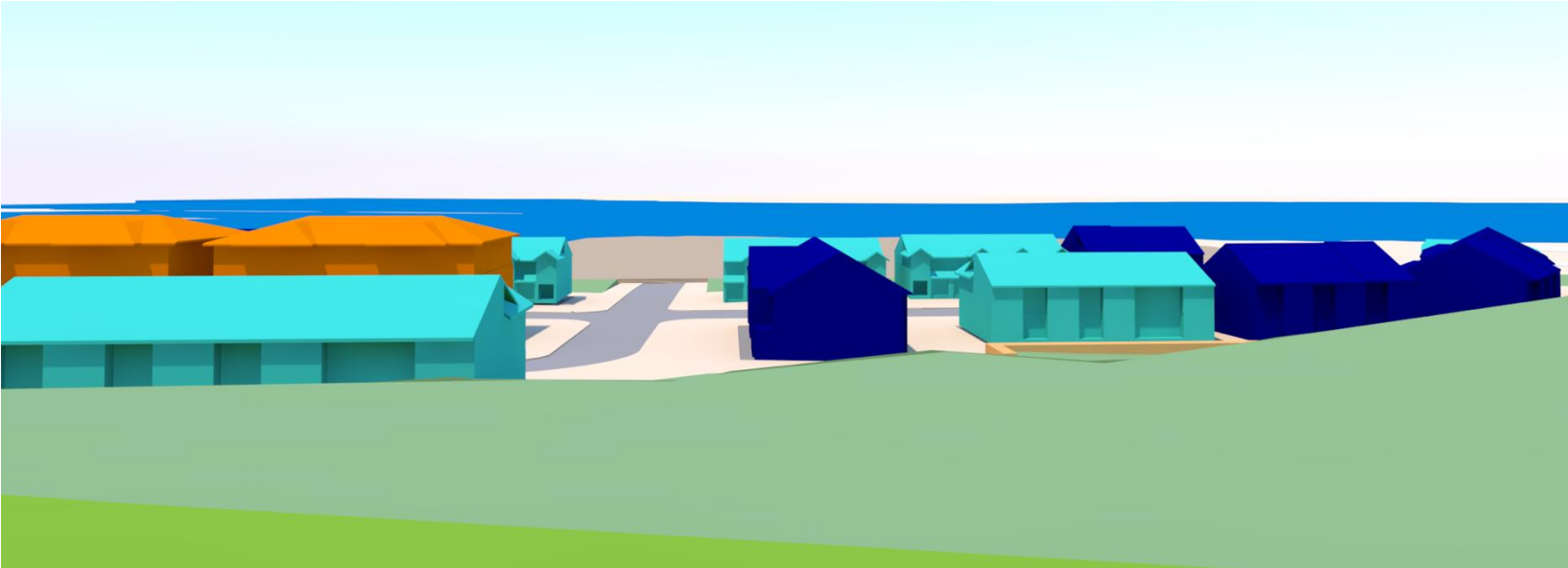
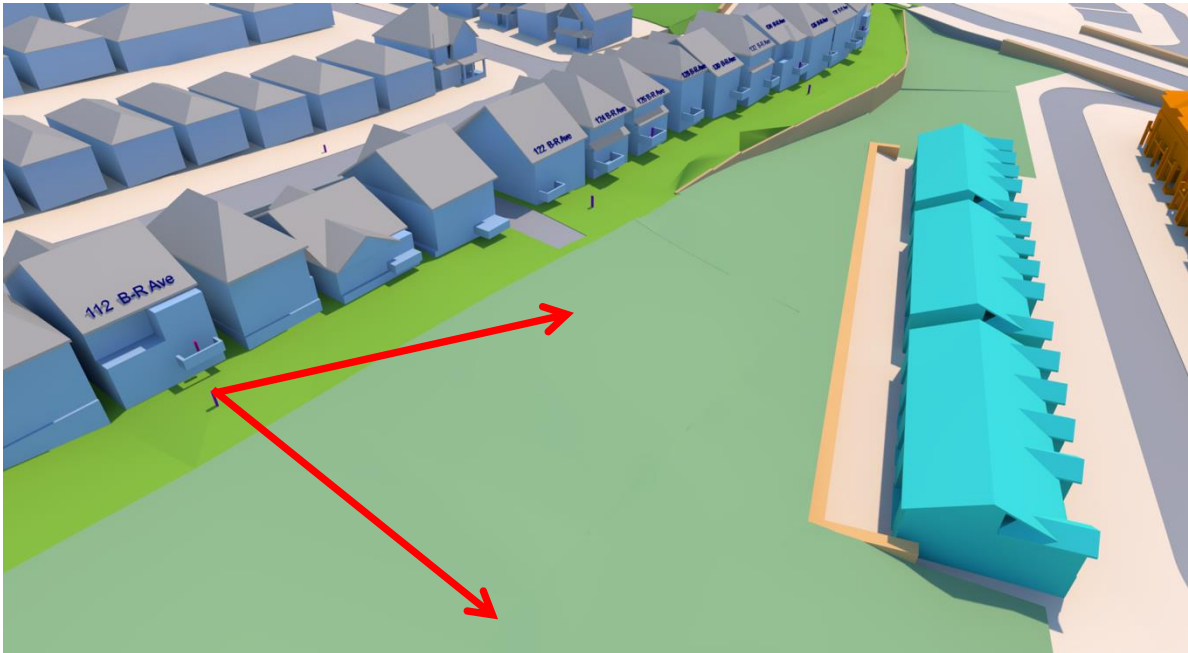
The **horizontal view is not blocked by the proposed development** shown in blue.



View #3.b

View #4.a shows the relationship between the proposed development and the **house** (112 Bonne-Renomeé Avenue) **farthest to the east behind the nearest block** of proposed townhomes looking north from the **rear yard at eye level**

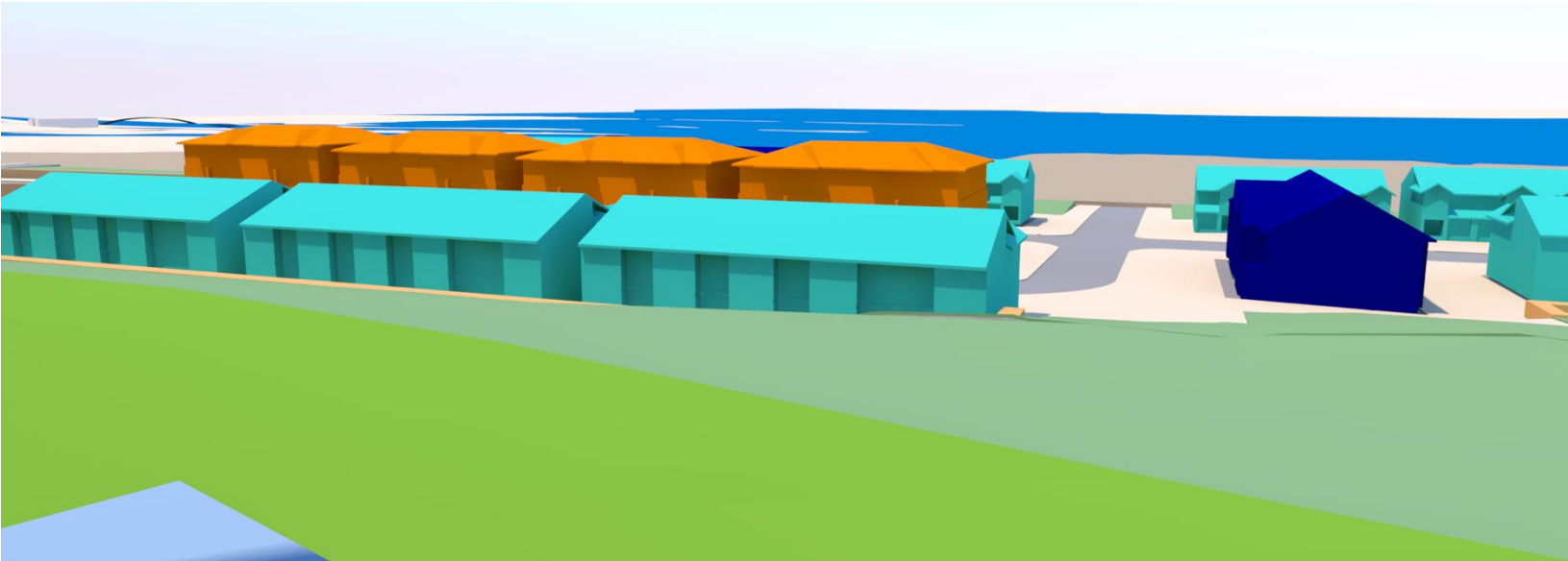
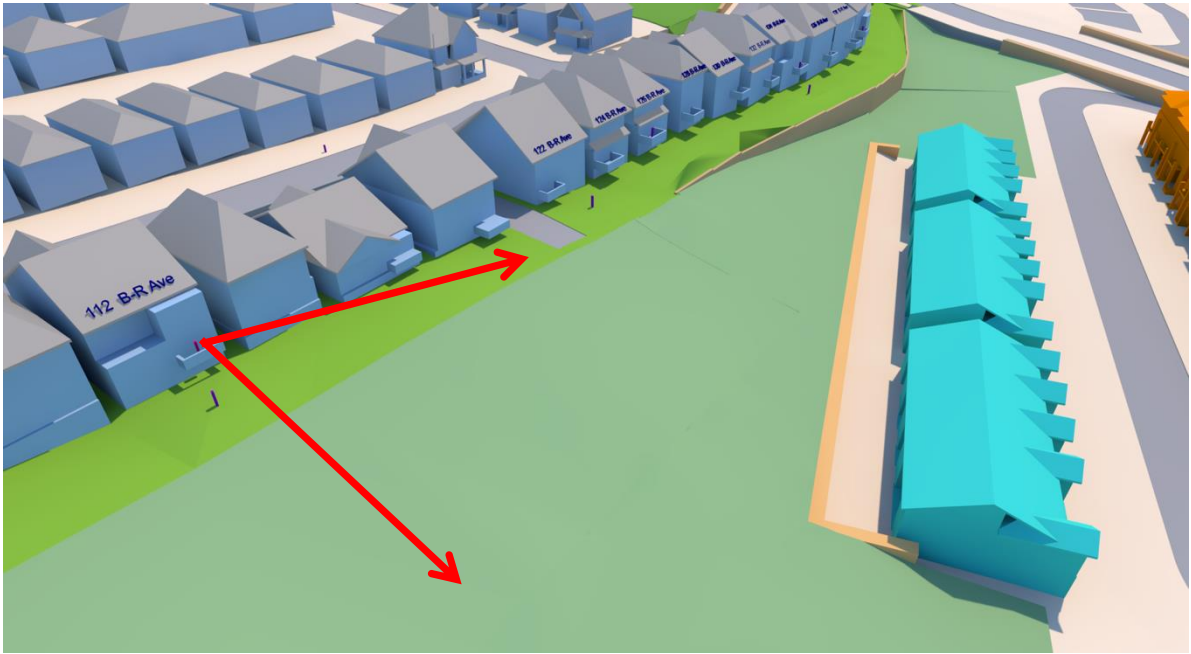
The **proposed development** has a **minimal impact on the view**.



View #4.a

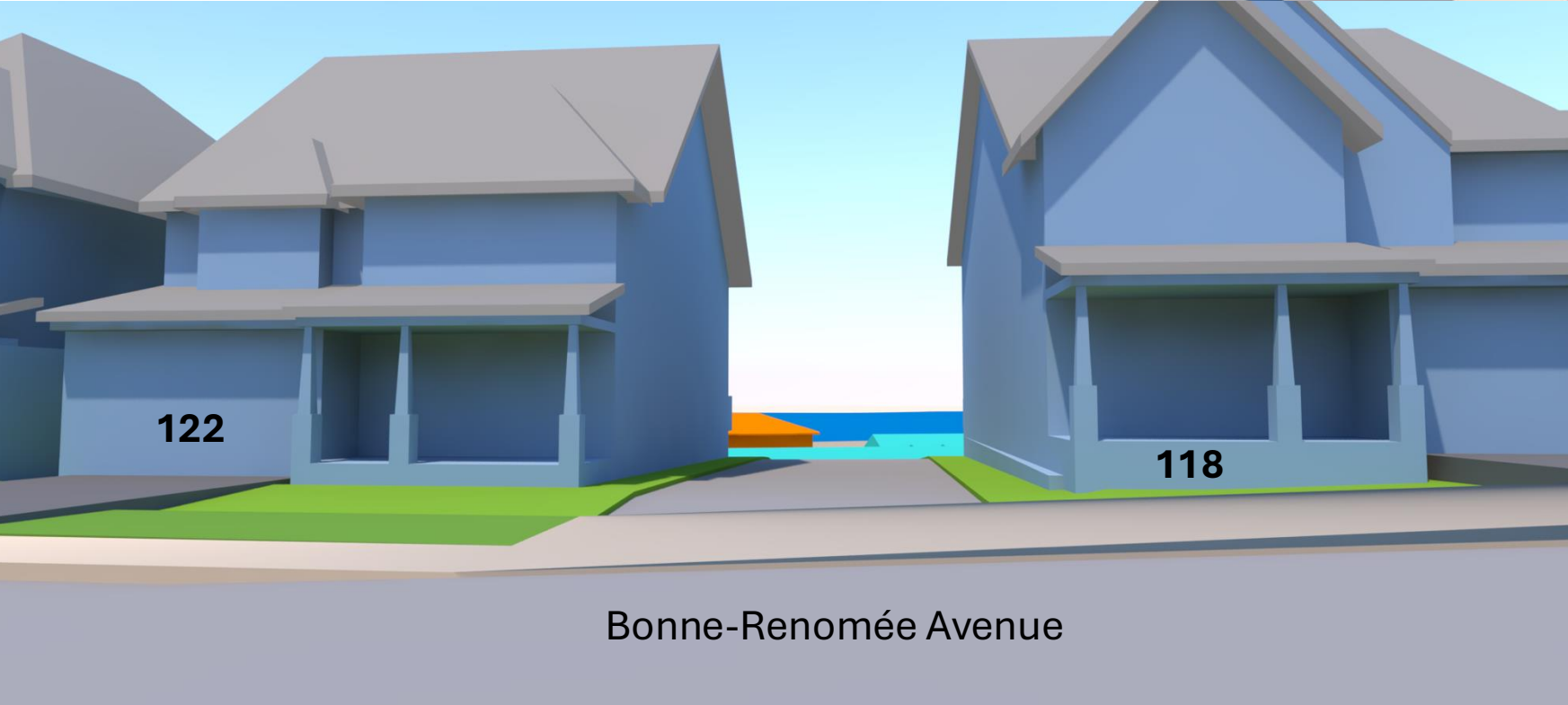
View #4.b shows the relationship between the proposed development and the **house** (112 Bonne-Renomeé Avenue) **farthest to the east behind the nearest block** of proposed townhomes looking north from the **rear balcony at eye level**.

The **horizontal view is not blocked by the proposed development** shown in blue.



View #4.b

View #5 shows the **view between 122 and 118 Bonne-Renomé Avenue from the opposite sidewalk** indicating the **proposed development (shown in blue)** does not block the **horizontal view**.



View #5