

# Applicant Submission



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Planning & Development  
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**RE:** Land Use Redesignation - 5831, 5833, 5835 Bowness RD NW, 6103 32 AV NW  
**FROM:** Multi-Residential - Contextual Low Profile (M-C1) District  
**TO:** Mixed Use - General (MU-1f4.0h22) District

The proposed Land Use Redesignation (LOC) site, Bowness58, is situated at the corner of Bowness RD NW and 32 AV NW in the community of Bowness. The land assembly is composed of four contiguous, undeveloped parcels measuring ± 0.09ha (± 0.23ac). Bowness58 is located just south of the Bowness RD NW Neighbourhood Main Street in an eclectic context of existing and planned low density residential, multi-residential and institutional uses. Simon House and Bow-Crest Long Term Care are both within 50m of the site and the recently approved (2019) six storey, 66 unit "Jake" is one block north at 6108 33 AV NW.

The proposed LOC accommodates a change from a Multi-Residential - Contextual Low Rise District (M-C1) to a Mixed-Use - General District (MU-1f4.0h22) with an FAR modifier of 4.0 and height modifier of 22m. The LOC allows for a built form outcome that measures six storeys, two storeys taller than the current maximum of four storeys. It also regulates density by FAR - a form based approach that prioritizes articulated, high-quality building design and allows for viable project densities that create affordable and diverse housing in Calgary's inner city.

Project team architect FAAS submitted a concurrent Development Permit (DP2020-8317) shortly after the LOC submission to ensure a high quality bricks and mortar design outcome that aligns with the proposed land use change. The Development Permit has been reviewed and endorsed by the City's Urban Design Review Panel. Bowness58 is envisioned as a six storey multi-residential building with 52 dwelling units for rent. No at-grade commercial component is contemplated at this time to respect the existing commercial core of the Bowness RD NW Main Street, located 600m from the subject site. 22 parking stalls are provided on site, most of which are located in a screened surface lot within the building footprint. This parking provision generally aligns with MU-1 bylaw rules, utilizing cycle and transit supportive parking reductions spurred by existing municipal infrastructure investment in cycle lanes and Primary Transit Network service (BRT 305, Routes 1, 40, 53) directly adjacent to the site on Bowness RD NW. A three stall parking relaxation will be required for Bowness58, which will be offset by a \$68,000 developer-funded Transportation Demand Management (TDM) program. This TDM program will provide Active Transportation Credits to tenants in units not receiving a parking stall for items including transit passes or rideshare fares, incentivizing tenancies that use alternative travel options through all seasons.

The proposed LOC is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourages the development of more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct and easy access to the Primary Transit Network, shopping, schools and other community services. The subject site is located just south of the Bowness RD NW Main Street corridor and is within the Bowness Area Redevelopment Plan (ARP, 1995, updated 2019) bridge to bridge corridor. This bridge to bridge corridor along Bowness RD NW recently benefitted from streetscape upgrades and a City-led redesignation process (2019)



that concentrates community growth and redevelopment along its length. The Bowness58 site was not redesignated during this exercise. The ARP Land Use Policy Areas Map was updated by The City to reflect the corridor redesignations and will require a minor, map-based amendment to facilitate the proposed land use redesignation and subsequent development.

CivicWorks has undertaken a robust stakeholder outreach program for Bowness58 that began upon submission of the LOC. The project team used a variety of Digital (website, online Information Session, feedback portal/email inbox, Zoom meetings) and Distanced (mailers, site signage, phone line, newsletter advertisements) outreach strategies that allowed stakeholders to learn about the project vision and share their comments and questions with the project team. The project team has also been in contact with the Bowness Community Association and Ward 1 Office at numerous points through the application timeline. Stakeholder input has been collected and compiled in a What We Heard Report, which summarizes the project team's outreach strategies and timeline, responds to common feedback themes, and logs verbatim feedback and exchanges with stakeholders. A condensed version of the What We Heard Report has been included by Administration in this CPC report for reference.