

# Applicant Submission



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The City of Calgary  
Planning & Development  
800 MacLeod Trail SE  
PO Box 2100 Station M  
Calgary, AB T2P 2M5

## **Density Townhouses East and West- Bowwood Drive NW**

This application addresses two corner lots on Bowwood Drive NW in the community of Bowness. The Development Vision is the same for each lot. As such the Land Use Application for both sites is hereby submitted concurrently. The following describes the planning rationale for each site and the engagement conducted to date with the community and adjacent residents.



## **DENSITY TOWNHOUSES WEST**

### **RE: Land Use Re-designation 6332 & 6336 Bowwood Drive N.W. (Lots:1 & 2, Block:20, Plan: 4610 AJ): M-C1 to DC (Based on M-C1 & R-CG).**

The subject parcel, located in the Community of Bowness, consists of 0.12 ha of privately owned land. Optima Developments has retained SLVGD Architecture Inc. to undertake a Land Use Re-designation and subsequent Development Permit process to facilitate a Grade-Oriented Rowhouse outcome.

The associated development vision features two (2) buildings each containing four (4) Rowhouse Dwelling Units with private backyards, four (4) Secondary Basement Suites under 45 SM with private amenity spaces, and four (4) enclosed parking stalls in a garage structure off the lane. The total would equal eight (8) Rowhouses, eight (8) Secondary suites under 45 SM and eight (8) parking stalls in private garages on the subject parcel.

The proposed Land Use Re-Designation would transition the subject site from the existing higher density Multi-Residential – Contextual Low Profile (M-C1) District to a Direct Control District (DC). This Direct Control District is based on the existing land use district of M-C1 supplemented by the Rowhouse specific rules of the lower density Residential – Grade Oriented Infill (R-CG) District to realize the proposed development vision.

It should be noted that the subject parcel currently has an approved development permit DP2021-1166 for a 17-unit three storey apartment building. This application requests the City of Calgary to Directly Control the zoning district to provide a Grade-Oriented townhouse typology that is better suited to the Bowness Area Redevelopment Plan and Family Oriented Design.

### **Planning Rational**

The proposed development vision includes Secondary Suites as part of the proposed unit mix. While Secondary Suites are a Permitted Use within the M-C1 District, a Rowhouse Building is not a listed use. As a result, Rowhouse forms on M-C1 parcels are approved as a Multi-Residential Development. A Secondary Suite cannot be approved within a Multi-Residential Development. Therefore based on M-C1 Land Use Bylaw rules, a Secondary Suite would not be permitted in a building with three or more units.



Based on M-C1 Land Use Bylaw rules, a Secondary Suite would only be allowed within a Single Detached Dwelling or Semi-Detached Dwelling. As a result, the proposed Re-Designation is required to accommodate greater built form flexibility within the existing M-C1 District by introducing the Rowhouse use and associated bylaw rules from R-CG District. This allows the application to remain consistent with the Local Area Policy while facilitating a greater range of missing middle housing options.

The subject site features numerous characteristics that make it appropriate for the proposed M-C1/R-CG based land use change, directly facilitating the development of new and innovative housing options for Calgarians:

**Lot Size + Width:** The subject site is comprised of two (2) lots with a total lot frontage of 30.46m along Bowwood Drive N.W. and 38.07m across 63<sup>rd</sup> Street N.W. The proposed Rowhouse development vision takes advantage of this lot width to create street-oriented Rowhouse forms that are highly compatible with existing low-density residential buildings along both Bowwood Drive and 63<sup>rd</sup> Street N.W.

**Density:** Under the existing M-C1 District the 0.12 ha lot allows for 148 units per hectare or 17 units. The proposed Direct Control Land Use is intended to allow for Eight (8) Townhouse Units with Secondary Suites, thereby reducing density on the lot.

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 63<sup>rd</sup> Street N.W. and Bowwood Drive N.W. with Grade-Oriented unit entrances.

**Direct Lane Access:** The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian -friendly streetscape along 63<sup>rd</sup> Street N.W. and Bowwood Drive N.W.

**Proximity to Primary Transit Network:** The subject site is located within easy walking distance of Bowness Road NW and ~100m from Bus stops for (Routes 1, 53 and 305), providing easy access to a Primary Transit Network.

**Proximity to Bowness Main Streets Corridor:** The subject site is within a ~42m walk of the Bowness Mainstreet Corridor and Commercial Area. Calgary's Main streets provide local area residents with easy access to everyday needs, goods and services.

**Proximity to Bikeway:** The subject site is within ~42m of the Bowness Road N.W. Bikeway providing easy access for bicycle commuters.



**Proximity to Parks, Open Space & Community Amenities:** The subject site provides residents with direct and easy access to a variety of destinations and community resources. The property is located, ~309m from the Bowness Library, ~133m from the Bowness Seniors Centre, ~140m from the Irish Cultural Society, ~665m from the Real Canadian Superstore Sunnyside Development currently under construction, and ~1000m from Shouldice Park and the Bow River.

### **City Wide Policy Alignment**

This proposed change and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping and other community services.

### **Local Area Policy Alignment**

The proposed change is aligned with the overarching goals and policies of the Bowness Area Redevelopment Plan (ARP), which aim to:

6.3.1 Retain the traditional role and function of Bowness as a slow density family-oriented community with its many associated amenities and services

6.3.2 Support low density residential, conservation and infill policy. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood

6.3.44 (d) Private outdoor amenity space should be located in the rear yard where possible.

The proposed change does not require any amendments to the ARP to accommodate the proposed development vision.



EXISTING SITE PHOTOS 22-03-21



SW CORNER OF SUBJECT  
PARCEL



SE CORNER OF SUBJECT  
PARCEL



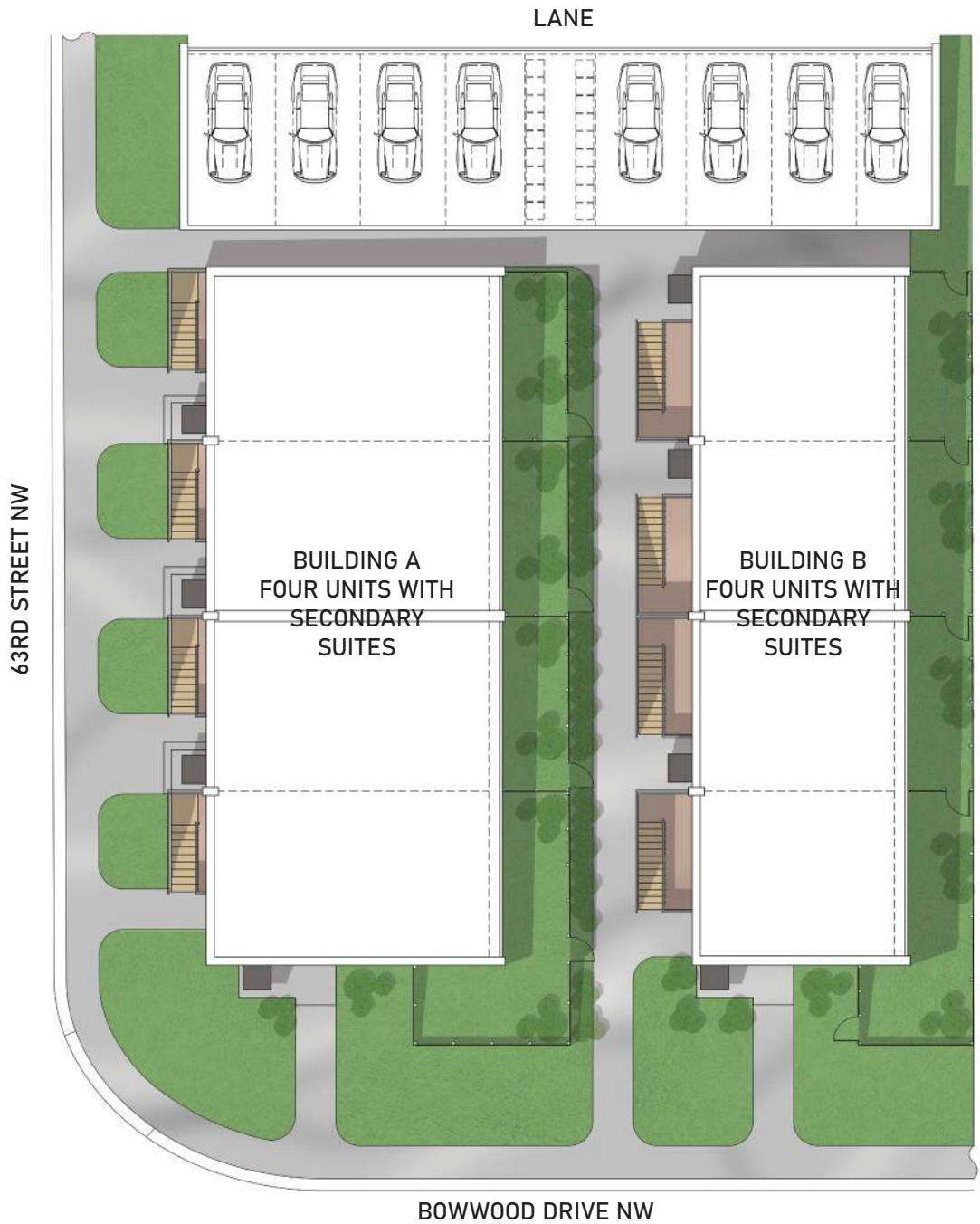
NE CORNER OF SUBJECT  
PARCEL



NW CORNER OF SUBJECT  
PARCEL



## PROPOSED DEVELOPMENT VISION





## DENSITY TOWNHOUSES EAST

### **RE: Land Use Re-designation 6204 & 6208 Bowwood Drive N.W. (Lot:8&9 , Block:19, Plan: 4610 AJ): M-C1 to DC (Based on M-C1 & R-CG).**

The subject parcel, located in the Community of Bowness, consists of 0.58 ha of privately owned land. Optima Developments has retained SLVGD Architecture Inc. to undertake a Land Use Re-designation and subsequent Development Permit process to facilitate a Grade-Oriented Rowhouse outcome. This lot and adjacent lot 8 (6208 Bowwood Drive NW) are being applied for concurrently and will constitute a 0.12 ha area once consolidated .

The associated development vision features two (2) buildings each containing four (4) Rowhouse Dwelling Units with private backyards, four (4) Secondary Basement Suites under 45 SM with private amenity spaces, and four (4) enclosed parking stalls in a garage structure off the lane. The total would equal eight (8) Rowhouses, eight (8) Secondary suites under 45 SM and eight (8) parking stalls in private garages on the subject parcel.

The proposed Land Use Re-Designation would transition the subject site from the existing higher density Multi-Residential – Contextual Low Profile (M-C1) District to a Direct Control District (DC). This Direct Control District is based on the existing land use district of M-C1 supplemented by the Rowhouse specific rules of the lower density Residential – Grade Oriented Infill (R-CG) District to realize the proposed development vision.

It should be noted that the subject parcel currently has an approved development permit DP2021-0558 for a 17-unit three storey apartment building. This application requests the City of Calgary to Directly Control the zoning district to provide a Grade-Oriented townhouse typology that is better suited to the Bowness Area Redevelopment Plan and Family Oriented Design.

### **Planning Rational**

The proposed development vision includes Secondary Suites as part of the proposed unit mix. While Secondary Suites are a Permitted Use within the M-C1 District, a Rowhouse Building is not a listed use. As a result, Rowhouse forms on M-C1 parcels are approved as a Multi-Residential Development. A Secondary Suite cannot be approved within a Multi-Residential Development. Therefore based on M-C1 Land Use Bylaw rules, a Secondary Suite would not be permitted in a building with three or more units.

Based on M-C1 Land Use Bylaw rules, a Secondary Suite would only be allowed within a Single Detached Dwelling or Semi-Detached Dwelling. As a result, the



proposed Re-Designation is required to accommodate greater built form flexibility within the existing M-C1 District by introducing the Rowhouse use and associated bylaw rules from R-CG District. This allows the application to remain consistent with the Local Area Policy while facilitating a greater range of missing middle housing options.

The subject site features numerous characteristics that make it appropriate for the proposed M-C1/R-CG based land use change, directly facilitating the development of new and innovative housing options for Calgarians:

**Lot Size + Width:** The subject site has a lot frontage of 15.250m along Bowwood Drive N.W. and 38.17m across 61<sup>st</sup> Street N.W. The total lot frontage in combination with adjacent lot 8 would be 30.5m. The proposed Rowhouse development vision takes advantage of this lot width to create street-oriented Rowhouse forms that are highly compatible with existing low-density residential buildings along both Bowwood Drive and 63<sup>rd</sup> Street N.W.

**Density:** Under the existing M-C1 District the 0.12 ha lot allows for 148 units per hectare or 17 units. The proposed Direct Control Land Use is intended to allow for Eight (8) Townhouse Units with Secondary Suites, thereby reducing density on the lot.

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 61<sup>st</sup> Street N.W. and Bowwood Drive N.W. with Grade-Oriented unit entrances.

**Direct Lane Access:** The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian -friendly streetscape along 61<sup>st</sup> Street N.W. and Bowwood Drive N.W.

**Proximity to Primary Transit Network:** The subject site is located within easy walking distance of Bowness Road NW and ~100m from Bus stops for (Routes 1, 53 and 305), providing easy access to a Primary Transit Network.

**Proximity to Bowness Main Streets Corridor:** The subject site is within a ~42m walk of the Bowness Mainstreet Corridor and Commercial Area. Calgary's Main streets provide local area residents with easy access to everyday needs, goods and services.

**Proximity to Bikeway:** The subject site is within ~42m of the Bowness Road N.W. Bikeway providing easy access for bicycle commuters.

**Proximity to Parks, Open Space & Community Amenities:** The subject site provides





residents with direct and easy access to a variety of destinations and community resources. The property is located, ~600m from the Bowness Library, ~423m from the Bowness Seniors Centre, ~430m from the Irish Cultural Society, ~955m from the Real Canadian Superstore Sunnyside Development currently under construction, and ~710m from Shouldice Park and the Bow River.

### **City Wide Policy Alignment**

This proposed change and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping and other community services.

### **Local Area Policy Alignment**

The proposed change is aligned with the overarching goals and policies of the Bowness Area Redevelopment Plan (ARP), which aim to:

6.3.1 Retain the traditional role and function of Bowness as a slow density family-oriented community with its many associated amenities and services

6.3.2 Support low density residential, conservation and infill policy. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood

6.3.44 (d) Private outdoor amenity space should be located in the rear yard where possible.

The proposed change does not require any amendments to the ARP to accommodate the proposed development vision.



6204 EXISTING SITE PHOTOS 22-03-21



SW CORNER OF SUBJECT  
PARCEL



SE CORNER OF SUBJECT  
PARCEL



NE CORNER OF SUBJECT  
PARCEL



NW CORNER OF SUBJECT  
PARCEL



6208 EXISTING SITE PHOTOS 22-03-21



SW CORNER OF SUBJECT  
PARCEL



SE CORNER OF SUBJECT  
PARCEL



NE CORNER OF SUBJECT  
PARCEL



NW CORNER OF SUBJECT  
PARCEL



### PROPOSED DEVELOPMENT VISION





## Conclusion

The proposed change and development vision will deliver greater choice for Calgarians looking for 'missing middle' housing options in amenity-rich inner-city communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the goals and policies of the Bowness Area ARP and city-wide goals and policies of the MDP. For these reasons outlined above, we respectfully request that Administration, Calgary Planning Commission, and Council support this application.

Thank you,

A handwritten signature in black ink, appearing to read 'Jeffrey Riedl', with a stylized, wavy line for the bottom part of the signature.

Jeffrey Riedl

Architect, AAA, BFA, M.Arch. LEED® AP BD+C

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