

Applicant Submission

2023 December 13



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Proposed Land Use Change Applicant Summary

Project Location: 6357, 6363, and 6367 34 AV NW (BN6357, LOC2023-0245)

Existing Land Use: Residential - Contextual One / Two Dwelling (R-C2) District

Proposed Land Use: Residential - Contextual Grade-Oriented (R-CG) District (**revised from initial H-GO District application**)

APPLICATION SUMMARY

On behalf of developer-builder EC Living, CivicWorks submitted a Land Use Redesignation (LOC2023-0245) application in August 2023 to transition a large 0.22 hectare (0.55 acre) assembly of lands at 6357, 6363, and 6367 34 AV NW from the Residential - Contextual One/Two Dwelling (R-C2) District to the Housing - Grade-Oriented (H-GO) District. The design vision associated with this initial redesignation application was the future development of 42 homes in four grade-oriented three storey rowhouse buildings centred on a courtyard, with 21 vehicle parking stalls supplied off the lane. At a high level, the rationale for this application was based on the site's close proximity to the Bowness Road Main Street, a municipally-identified location for the concentrated growth of people and jobs over time; its proximity to transit, including service for routes 1, 40, and 53; and its alignment with City of Calgary Land Use Bylaw criteria that made the site H-GO eligible.

CivicWorks partnered with project team architect FAAS on this application. FAAS provided preliminary design visuals in support of a significant Applicant-led outreach program that was launched when the redesignation application was made. A variety of outreach strategies were implemented between August 2023 - December 2023 and are further detailed in the Applicant-led Outreach Summary published to the project website (<https://www.ecliving.ca/bn6357-6357-6363-6367-34-av-nw>). Community members were informed of the application through both digital and analog channels and given opportunities to learn more and connect with the project team to ask questions or provide feedback through both digital and analog channels. Relevant groups, including the Bowness Community Association, Ward 1 Office, and Mainstreet Bowness Business Improvement Area also participated through correspondence and meetings. Over the outreach timeline, the project team received a high level of interest in the BN6357 project. Feedback concentrated on the proposed density being too great for the location; within a built form that does not take into consideration the low density context of the street; and the proposed parking supply being insufficient and additive to on-street parking congestion.

PROJECT DELTA

The project team has listened to feedback provided by community groups and Bownesians, balanced against the planning rationale. In response, EC Living has decided to make a compromise in this specific instance, revising the redesignation from the proposed H-GO District to the Residential - Contextual Grade-Oriented (R-CG) District. This move to the R-CG District stands by the planning rationale, which is that the BN6357 site is an appropriate location for more homes for more people supported by amenities and municipal infrastructure. It simultaneously provides significant response to each of the primary feedback themes:

- A reduction in proposed density from 42 to 32 units.
- A revision to the built form that reduces the maximum height from 12m to 11m (1m taller than the 10m max height of adjacent properties) and allows for buildings of only two storeys in the rear yard, improving contextual transitions to neighbours and reducing standard privacy, overlooking, and shade impacts most frequently commented on for this project typology.
- Vehicle parking provision has been reduced by one stall to 20. This supply serves 32 homes, is supported by 14 active modes storage units, and is in excess of bylaw requirements.

FAAS is working to revise their forthcoming Development Permit application to R-CG, which they will submit in December 2023.

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