

Applicant Submission



Planning, Development & Assessment
The City of Calgary
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**Re: Planning Justification for Land-Use Amendment from R-C2 to R-CG
4535 70 Street NW | Plan 3881GS Lot 10C**

New Century Design is making an application on behalf of 2404389 Alberta LTD for the redesignation of 4535 70 St NW in the community of Bowness to facilitate the development of an up to 6-unit courtyard oriented townhouse with secondary suites. The proposed land-use amendment would transition the subject site from the existing R-C2 (Residential - Contextual One/Two Dwelling) District to R-CG (Residential - Grade-Oriented Infill) District.

SITE CONTEXT

This 22m x 37m mid-block lot currently holds a single-family home constructed in 1947, with a detached double garage accessed by the rear lane. The parcel is relatively flat with no major grade change. There are a few landscaping elements, but no city-owned trees. The lane along the rear is gravel and the power-line pole sits on the rear, western corner of the lot.

The immediate surrounding area is mostly R-C2 and R-C1 districts, but with M-C1 and M-C2 zones just two blocks away to the south and west. There is an R-CGex lot on the same block along 70 St NW.

Residents of this lot are under 400m away from bus stops for route 40 as well as frequent service stops for routes 1 and 53. The Bow River and it's many parks hug Bowness to the north and is less than a 15 minute walk away from the subject lot. Both the Bowness Community Association and the nearest school (Bowness High School) are only three blocks away.

With an 11 minute walk, Bowness Mall (aka Bow Centre) can be reached to gain access to many of the day-to-day amenities a resident needs, a local park, and employment opportunities. Alternatively, Mainstreet Bowness is a very simple walk away and can be reached in 15 minutes. The southern border of Bowness has the Trans Canada Highway, so drivers will be able to access the city quite easily. A driver can be either at the city core or outside of the city in under 20 minutes.



LOCAL AREA POLICY

This address falls in the Bowness Area Redevelopment Plan (BARP) where it is marked as Residential: Low Density, Conservation & Infill area. The BARP encourages low-density infills with primarily residential uses. The R-CG district is considered low-density and was created in a way that it is meant to fit well amongst single-family and semi-detached homes. The BARP also has a strong emphasis on the character of the community, which will be acknowledged in the development phase.

Within the MDP, this location is marked as an inner-city developed area. Within areas like these, the MDP is supportive of growth and intensification that considers the surrounding area properly. Given that the population of Bowness peaked in 1982, low-density multi-family, like the district proposed, may be the optimal way to moderately increase density while allowing the character of Bowness to continue to shine through.

CONCLUSION

The proposed land-use amendment is in line with the Calgary MDP and Growth Plan as well as the BARP. It will facilitate the development of up to six new units that will mildly increase density in an established inner-city neighbourhood while adding to the longevity and character of that community. It will encourage use of current and future transit, access to existing infrastructure, and patronage of the plethora of nearby businesses and storefronts.

For the reasons outlined above, we believe the subject property, 4535 70 St NW, is an ideal location for townhouses and we hope the city will be supportive of this application.

Regards,

Clay Israelson, AT
New Century Design Inc.