

# Applicant Submission

Received Updated Submission 2024 April 22



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January 16, 2024, Updated April 22, 2024

### Summary

Address: 6435 33 Av NW

Current Zoning: R-C1

Proposed Zoning: R-CG

This is an applicant's planning overview detailing specific information about this parcel, the proposed use of the parcel, the intended zoning, and other pertinent information with regards to a land-use amendment proposal at 6435 33 Av NW.

Ellergodt Design is submitting this application for a land-use amendment on behalf of the landowners, Sourabh Bhavsar and Ankit Singh. Since submitting this LOC application, the Alberta land title transfer when through after the property sale, removing the previous owner from title and replacing with the now current owners mentioned above. The existing zoning is R-C1 (residential – contextual one dwelling) and the proposed zoning is R-CG (residential – grade-oriented infill). This new zoning will allow modest densification in a key area within the establish city area, following council-approved principles in the Municipal Development Plan (MDP), Calgary Transportation Plan (CTP), the Guide for Local Area Planning, and the Calgary Climate Strategy - Pathways to 2050.

### Subject Parcel

This proposed land-use amendment is for a rectangular parcel of land in the community of Bowness in Calgary's Northwest. The parcel is relatively flat in nature, rectangular in shape, and 15.24 x 37.18m in dimension (50' x 122'). This property is a mid-block parcel along 33 Av NW between 67 St and 63 St NW, located 400m from Bowness Road NW. Currently existing on the land is a bungalow built in 1951 with access to a rear lane. There is currently some fencing, mature trees, and landscaping within the property, and a curb cut accessing a parking pad on the front street.

This property within Bowness is in an area that has seen public investment through infrastructure upgrades nearby, public amenities, and transit inclusions, and private investment through redevelopment, local businesses, and real estate within the community and especially along the main street Bowness Road.

Transit: Located 400m to the West is the #40 bus route. Located 420m to the Northeast is the frequent #1 bus route and the #53 bus route. The closest LRT line would be Brentwood Station on the Red line accessible by bus or bicycle.

Road Networks: Bowness is well served by road networks in the city including access to Stoney Trail via 16<sup>th</sup> Av NW, the Trans Canada Highway west via 16<sup>th</sup> Av NW, 16<sup>th</sup> Av NW, Bowness Road transitioning into Memorial Drive, and Shaganappi Trail via Bowness Road.



Public Green Spaces: Within approximately 1km, there are 12 public green spaces with various amenities accessible by walking or bicycling. Notably, the Dale Hodges Park along the Bow River and Shouldice Athletic Park along the Bow River are within close proximity providing various outdoor amenities and activities. Additionally, the Bowness Park activity center is located 2.5km away, a short drive or bike.

Schools: Within 1-2km are 7 primary or secondary schools. The closest post-secondary school is the U of C campus 3km to the East, within bicycle or bus commute.

Employment Centers: Several employment centers are nearby which might include main street businesses along Bowness Road, adjacent commercial centers to the West, Market Mall to the East, and the U of C further East. Within a relatively short vehicle or bus commute is the downtown core approximately 7km away.

With proximity to good road networks, public transit access, various green spaces and public amenity sites, schools, and employment centers nearby, this site is in a great location for modest densification in line with MDP principals. This supports a zoning specifically targeted at "missing middle" housing to help build more housing alternatives and options for Calgarians as the city grows.

## Local Context

A broader view of the local vicinity is helpful in understanding the compatibility of this type of zoning. To the West of this subject property is the CP rail line running through Bowness, and beyond commercial areas including a newly built Superstore grocery and the Bowness Rona within commercial DC zonings.

To the South of this subject property is primarily R-C1 and R-C2 zoned parcels containing single family and semi-detached dwellings, however there are large M-CG sites containing rowhouse developments.

To the North of this subject property is primarily R-C1 and R-C2 immediately, though within 2 to 3 blocks are several M-C1, M-CG, and MU zoned parcels closer to Bowness Road, containing multi-family development, mixed-use development, and commercial development.

To the East of this subject property are more R-C1, R-C2, and M-C1 properties containing single family, semi-detached, and rowhouse dwellings.

Bowness is very diverse in nature and has a variety of different styles and intensities of development, both newly developed and multiple decades old. In fact, several rowhouses and higher-impact developments in this immediate area were built in the mid 1970's and 80's, representing similar context for a new development within the R-CG zoning.

## The R-CG District

On this parcel, the development potential within the R-CG zoning would allow up to a 4-unit development (within 1 or 2 buildings) where each of the units could have a basement suite. R-CG supports 2- to 3-storey height for



a development with similar height restrictions to an R-C1 or R-C2 property. The development would include a parking on-site, mobility storage options, on-site storage of waste containers, and landscaping including trees both newly planted and potentially existing trees maintained.

Though there is not a currently a concurrent DP with specific plans in place, the intent for the development would be a grade-oriented 4-unit development, where each unit would be sized at approximately 1200 square feet and containing 2 or 3 bedrooms above grade.

### **Local Area Redevelopment Plan / Area Redevelopment Plan**

There is not currently a local area plan approved or in progress for this area. However, the Bowness Area Redevelopment Plan (2021) is currently in force. Goals of the ARP include implementing policies of the MDP and other city-wide approved policy documents, encouraging a diversified population mix with a range of residential uses, retain and enhance the low density character of Bowness, and to ensure all new development contributes to the enhancement of Bowness as a whole.

6435 33 Av NW is within the "Residential: Low Density, Conservation & Infill" policy area, where an amendment to "neighbourhood low-rise" or "neighbourhood limited" may be required to support R-CG. The intent of the conservation area is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings, where a low-impact ground-oriented rowhouse dwelling could fit in well. The R-CG district has pre-determined setbacks, coverage maximums, building depth requirements, and height requirements that limit development where it remains contextually sensitive to nearby low-density dwelling types such as R-C1 and R-C2 dwellings.

### **Calgary's Growth and Housing**

Housing availability and affordability have been increasing challenges that the city is facing in recent years. Modest densification to established areas is one solution to help ease housing supply issues, by replacing older single dwellings on individual parcels of land with multiple dwellings. City-wide plans such as the Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) are encouraging the development and redevelopment of communities that will make better and more efficient use of existing infrastructure, services, and limited land. Council-approved plans such as the North Hill Communities and Westbrook Communities local area plans as well as the Guidebook for Great Communities offer urban planning solutions and guidelines for redevelopment in existing communities. There are currently other communities that are receiving new Local Area Plans that will be approved by council in upcoming months and years, including the adjacent community of Montgomery as apart of the Shaganappi communities.

This land-use amendment is proposing a zoning that can only support up to 4 dwellings and it will by no means solve housing shortages. However, by following council-approved frameworks such as the MDP, CTP, and LAPs under review and in progress, this development will be one of many throughout several communities and areas throughout the City which will help contribute to bringing more housing units to the market. With the growing population, more residential units are needed in all areas of the city and in a variety of forms and sizes.



Allowing modest densification within established communities rich in existing infrastructure means a more efficient use of that existing infrastructure, as opposed to requiring new infrastructure to be built to support housing in new communities. More dense housing in areas like Bowness which are close to Main Streets, amenities, and transportation networks allows future occupants use of existing transit options, existing schools and recreation areas, and existing community services, while allowing more people to live closer to employment centers such as the downtown core.

## Conclusion

The approval of this land-use amendment for 6435 33 Av NW to the R-CG zoning will follow previous council-approved policy with the MDP, CTP, and the Guide for Local Area Planning (formerly Guidebook for Great Communities). This will lead to small-scale densification through the development of a new 4-unit development that will aid in bringing housing options for a growing Calgary in an amenity and infrastructure rich community. On behalf of the property owners, Ellergodt Design respectfully requests support of this land-use amendment.

Regards,

**Ryan Cairns**  
Residential Designer

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