

Applicant Submission

2024 March 09



For your consideration, the proposed **land use redesignation** and future redevelopment at:

3313 77 Street NW, Calgary, AB.



This property is located in the community of Bowness, two blocks south of 34th Avenue's intersection with 77th Street. It is within two blocks of the Bowfort plaza, which includes various fast food restaurants, hotels, and shops. It is also within 225 meters of bus stops that provide frequent service to the downtown core.

Currently, this 87 ft. wide by 120 ft. deep pie-shaped lot has a single detached bungalow and a detached garage that were built in 1959, and a land use designation of R-C1 (Residential - Contextual One Dwelling). R-C1 is a designation that is primarily used for single detached homes.

Our goal is to revitalize this property through redevelopment and modest intensification of the land use to the designation of R-CG (Residential - Grade-Oriented Infill). Higher density is supported in this neighbourhood as seen present in the R-C2 zoning on the block across the street, R-CG Zoning a block south of the subject property, and M-C1 zoning two blocks north.

The future development permit will propose a 4-unit, two-storey rowhouse building. Each dwelling unit will have a living space of 1,642 sq. ft. above grade and 721 sq. ft. secondary suites in the basement. Featuring 3+1 spacious bedrooms, 2.5+1 bathrooms, and 1+1 living rooms, along with a vehicle parking stall in a detached garage. There will also be 3 additional visitor surface parking stalls, 2 mobile storage lockers, and 4 bicycle parking stalls on site. The modern exterior will have a two-tone contrasted stucco finish, accented with dark architectural panels.

It is important to note that this lot is 59% larger than a typical 50'x120' lot and that the proposed development only covers 44% of the lot, not the allowable 50%. The size of the dwellings was thoughtfully reduced in order to provide additional parking and green space for the residents.

We believe that with an abundance of nearby amenities and its close proximity to public transportation, this site is ideal for a higher residential density. A Rowhouse dwelling within an R-CG land use is the perfect way to encourage growth in the Bowness community through redevelopment that is similar in scale and build form. It also puts it in alignment with the City of Calgary's Municipal Development Plan (MDP) by providing a broader range of housing choices for the evolving demographic needs of the community.



