

# Applicant Submission

2024 August 9

Company Name (if applicable):

LOLA Architecture

Applicant's Name:

Stephanie Karpuk

Date:

2024-07-11

LOC Number (office use only):

The Trellis Society (Trellis) is a not-for-profit organization that provides wrap around services in housing, mental health, and social and community services for individuals of all backgrounds. Trellis is looking to establish a new family affordable housing facility in the community of Bowness. The land at 6623 Bowness RD NW, Calgary, Alberta (Plan 4610AJ, Block 23, Lots 5 & 6) is in the process of being purchased from the City of Calgary for such development. This will not be a group home, but a building that provides affordable housing for families large and small, including multi generational families. The intent is to allow these families to stay for as long as they like, so that their children can flourish in one of the best communities in Calgary.

The new home for families will allow Trellis the opportunity to provide affordable housing to its clients, particularly families in need. The project will:

- Provide much needed affordable housing units within Calgary's NW.
- Provide barrier-free units and an accessible facility. 20% of units will be barrier-free.
- Create an efficient building, with up to 50 units that maintain comfortable and practical living space. This includes a unit mix of studios, three-bedroom units, and combined three bedroom & studio typologies, providing larger spaces to house larger families, including inter-generational families & families with older children.
  - Empower pride, independence, and a strong sense of community.
  - Integrate sustainable design practices including energy efficient HVAC and lighting systems, a highly insulated building envelope, high efficiency windows, doors and appliances, durable and resilient internal and external finishes and fittings that provide short- and long-term benefits.

This site is located near their existing Bowness Club which serves children and youth, and their families. The Club is easily accessible from the proposed development, making it easier for Trellis to provide support to those living in the facility.

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We are requesting a land use amendment of MU-1 f3.0 h20.5. This land use will allow the greatest flexibility in designing a development that not only meets the goals of Trellis, but is responsive and respectful of the surrounding residential fabric and community context. A concurrent Development Permit will be submitted to illustrate the intention of the Land Use Redesignation.

An MU-1 designation will allow the following:

- Grade oriented units at street level along both Bowness RD and Bowwood Dr to tie into the residential street scape.
- Both parking and units to be provide at grade. Due to the proximity to the Bow River, it is anticipated that high ground water would make providing an underground parking structure extremely challenging and cost prohibitive. The bulk of parking will be enclosed and screened from the street.
- Ability to step back the building massing above level 1 on all 4 sides to reduce the visual impact and create a human scale interface with the street.
- FAR of 3.0 will allow for for a majority of the units to be 3 bedrooms as they require more space. 3 bedroom units are not common in standard multi-family housing developments so increasing the supply of 3 bedroom units will positively impact larger families, including intergenerational families.
- The project is intended to be a 5-storey building, including a main level that consists of parking and housing, with four levels of residential units above. The proposed height of 20.5m provides the project with the flexibility of including a rooftop amenity space that is accessible by the building residents. By providing outdoor amenity space on the roof, we can reduce the size of exterior balconies, reducing overlooking issue with adjacent properties. The rooftop level of the building will have a significantly reduced building footprint as it will be limited to rooftop access and service spaces, limiting any visual impact from neighbouring properties.