

Applicant Submission



Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

APPLICANT SUBMISSION STATEMENT

6108, 6110 and 6112 33 Avenue NW

Land Use Redesignation – FROM Multi-Residential – Contextual Low Profile M-C1 District TO Mixed Use General MU-1f3.0h22 District

The proposed development, The Jake, is situated on the northwest corner of Bowness Road NW and 33 Avenue NW within the community of Bowness. It is comprised of three residential parcels to be consolidated into one parcel with a total area of 0.20 hectares. Existing on site are two single detached dwellings which will be demolished prior to development. Neighbouring the development is a three storey multi-residential building to the north; a two and a half storey senior's facility to the south; a fourplex to the west; and single and semi-detached dwellings to the east. The Jake fronts onto a City-classified Arterial Street (Bowness Rd NW) that has a maximum capacity of 20,000 vehicles per day. The projected vehicular trips determined in a TIS completed for The Jake show a negligible impact to traffic on this street after opening day.

The development proposal is for a 66-unit multi-residential building with a height of six storeys (22m maximum) and FAR of 3.0. The Jake is strategically located on a corner parcel that fronts onto a City identified Main Street, Bowness Road NW. The Jake aligns with Complete Community goals established in the MDP by providing more diverse housing options to young professionals moving into the neighbourhood and options for residents to age in place should they choose to downsize in Bowness. Paired with its location near the commercial core of the Main Street, the project team believes the site is deserving of densification supportive of area businesses. The site is also proximate to frequent transit, cycle lanes and various amenities including the Bow River regional pathway network and park system.

The project team is also thoughtfully treating the site as a gateway to the southern entrance of the Bowness Road NW Main Street, applying high quality materials in construction and injecting developer-funded public art on the property to imply a sense of arrival in Bowness. Building mass has been concentrated towards the corner of Bowness Road NW and 33 Avenue NW to reduce height and shadowing impacts on neighbours and to further emphasize this corner condition. At 1:1.5 (building height ~20m, future ROW width ~30m), the building falls well within the recommended Street Wall Height to Street Right-of-Way (ROW) Width Ratio for buildings along Main Streets as outlined by The City in its urban design guidelines. Three different materials, facade articulation, and street oriented entries at grade with a focus on public realm improvements have also been introduced to give The Jake a more low-rise feel.

The Bowness ARP (adopted by Council in 1995) situates The Jake in the Residential: Low & Medium Multi-Dwelling Land Use Policy Area. The intent of this Policy Area is "to accommodate existing low-profile, multi-dwelling housing stock and offer an opportunity for other similar developments, which would contribute positively in terms of good design and housing choice." The Jake is a medium-profile development, however, it is similar to and lower in height than the existing Silverwood on the Park development, which measures ten storeys and also falls into the Low & Medium Multi-Dwelling Land Use Policy Area. The project team therefore does not believe an amendment to the Bowness ARP will be required for this Land Use Redesignation, as buildings of greater scale are included in the same category under the ARP. The application type is a Concurrent Land Use Redesignation and Development Permit Application, ensuring a thoughtful bricks and mortar outcome that directly informs the proposed Land Use Redesignation.