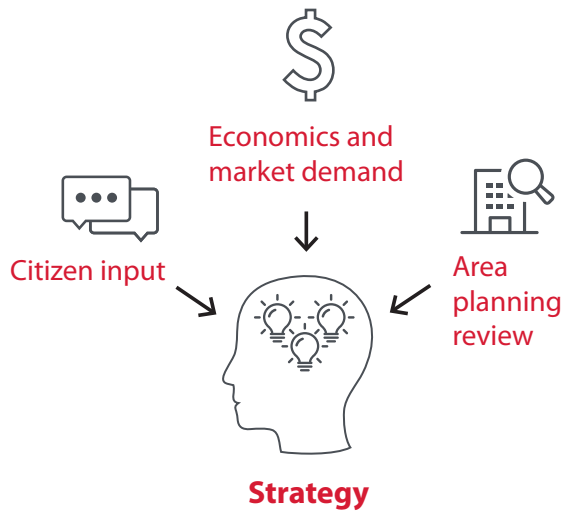


The word "Calgary" in white sans-serif font on a red rectangular background.A photograph of a city street scene. Two people are walking away from the camera on a sidewalk. The street is lined with brick buildings and parked cars. The text "My main street" is overlaid in large white letters.

# My main street

## The City has been working with Calgarians like you to plan the future of your neighbourhood's main street.

We are pleased to advise you that your property is located in a main street neighbourhood and has been identified as having potential for new growth and streetscape improvements that will encourage development and facilitate public investment in your community. We were out in your community between March and June 2018 collecting input about main street land uses, building types, building heights and main street improvements that could happen with new development along your main street. **Following this community engagement, The City is recommending land use (zoning) changes for your neighbourhood.**



## We're planning ahead

Three key areas have been identified to ensure that Calgary's main streets remain vibrant and continue growing: **innovation, investment and planning.** To encourage a vibrant public realm, variety of retail and small business, and increase local services, The City is proposing to make policy and land use improvements to your main streets and others. Once a new land use framework for your main street is approved, City Council will review recommendation for investment along the main street. We will first design the urban and public space, then identify potential funding to improve this main street. Innovative approaches will follow with review of parking and traffic management strategies. As these key areas of action move forward, there will be additional opportunities to share your thought.



Vibrant public realm



Variety of retail and small business



Unique character



Create a destination

## What this means to your community

There are 24 main streets across Calgary, as specified in the Municipal Development Plan – Calgary's long-term growth plan. Through the Main Streets initiative, your main street has been identified as a prime area for new development and growth. Main street communities are attractive and vibrant areas where Calgarians want to live, work and visit. These established communities have excellent transportation options giving residents and people working in the area the choice to walk, bike, drive or take transit. By encouraging new development and sensitively increasing the population in main street areas through great housing choice, the vitality of local businesses, amenities and services can grow and be maintained.

The enclosed map outlines the land use changes that are being proposed for your main street area.

To learn more about the work Calgarians have been involved in and the updates to land use and policy for your area, please visit [Calgary.ca/mainstreets](http://Calgary.ca/mainstreets) or e-mail [mainstreets@calgary.ca](mailto:mainstreets@calgary.ca).



# Main Street: Bowness Road N.W.

“From Bridge to Bridge” Bowness Road N.W. has been an important part of the community of Bowness since its beginning. Providing direction for redevelopment with land use planning policies, the Bowness Area Redevelopment Plan was originally approved in 1995. Decisions on growth are also informed by city wide policies in the Municipal Development Plan and the recently approved Developed Areas Guidebook. Updates to the existing land use districts (zoning) and the Area Redevelopment Plan will provide more direction for growth and change in Bowness. These updates will be reviewed with City Council and are shown in this document.

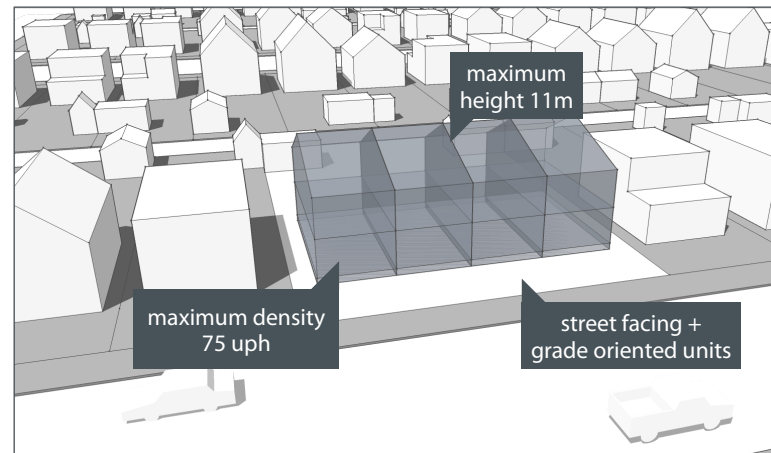
## Existing Land Use (Zoning)

Bowness Road N.W. is the heart of Bowness and is a great example of a prairie main street. Current zoning does not allow for development to reach the population and employment targets outlined in the Municipal Development Plan. Along the main street itself, the zoning does allow for low-rise mixed use development, but the current land use population allowances are not necessarily sufficient enough to prompt redevelopment. Rezoning could allow greater flexibility for mixed use along Bowness Road and offer more options in terms of row- or townhouses as a further transition, allowing more households and businesses to choose Bowness.

## Proposed Land Use (Zoning)

When Bowness residents provided input about the future of this area, they shared their hope that commercial business would continue to serve the local community and be a destination for all Calgarians; there be more potential for future markets, events and festivals; and that an improved street environment that is safe and vibrant would provide improved connectivity with the city.

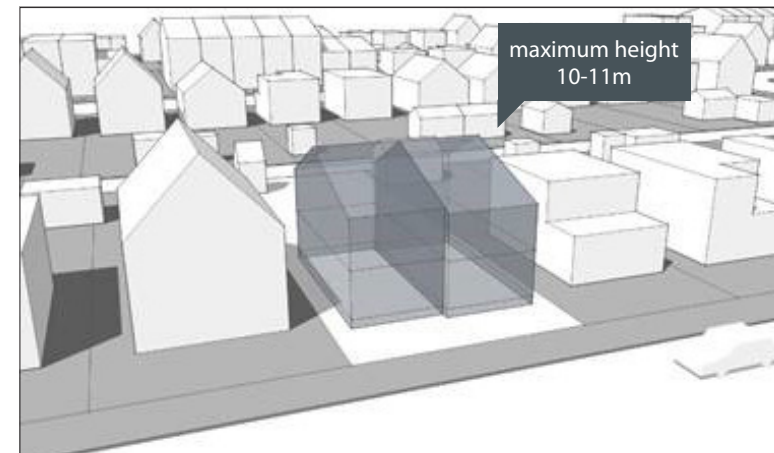
Between March 2018 and June 2018, local residents provided detailed feedback at public input sessions on a proposed land use framework to meet this growth potential. These comments were considered when refining this proposal. This new zoning proposal will provide new forms of housing and commercial space that provide housing options and benefit businesses in the neighbourhood and the main street area can grow to meet the desires expressed by the community.



**R-CG Residential – Grade-Oriented Infill District**

R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex homes. Only slightly larger buildings then allowed by the R-C2 district. Maximum density is 75 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 3 units, 4 units could be developed on a corner site with two street frontages.

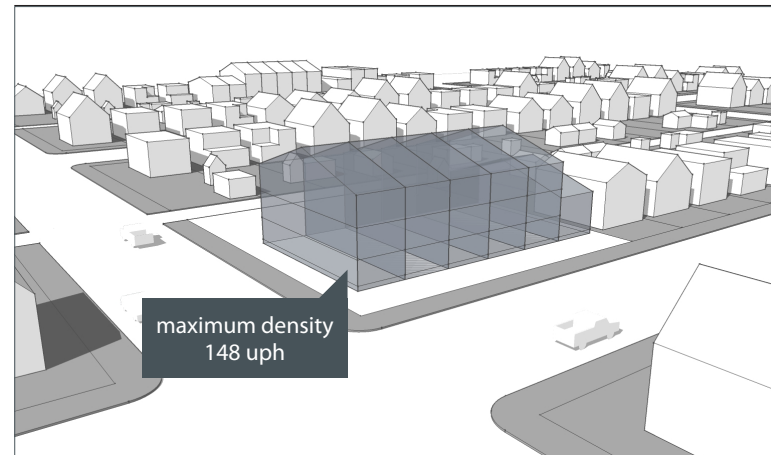
- Maximum allowed building height is 11 metres (typically maximum 3 storeys).



**R-C2 Residential - Contextual One/Two Dwelling District**

R-C2 is a low density residential designation that is primarily for single detached, duplex and semi-detached dwellings. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks, for permitted use buildings, when adjacent to lower scale buildings. Maximum density typically allows an average 50 foot (15 metre) wide parcel to have 2 units within a duplex or a semi-detached dwelling or a single detached dwelling with a secondary suite.

- Maximum allowed building height is 10-11 metres (typically maximum 3 storeys).



**M-C1 Multi-Residential - Contextual Low Profile District**

M-C1 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (3 – 4 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 148 units per hectare (uph) which typically allows an average 50 foot (15 metre) wide parcel to have 8 units.

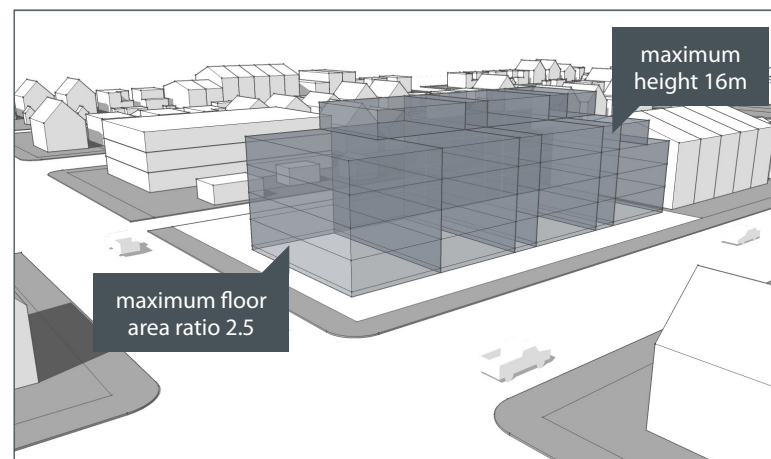
- Maximum allowed building height is 14 metres (typically maximum 3 or 4 storeys).



**MU-1 – General Mixed Use District**

MU-1 is a new district. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.

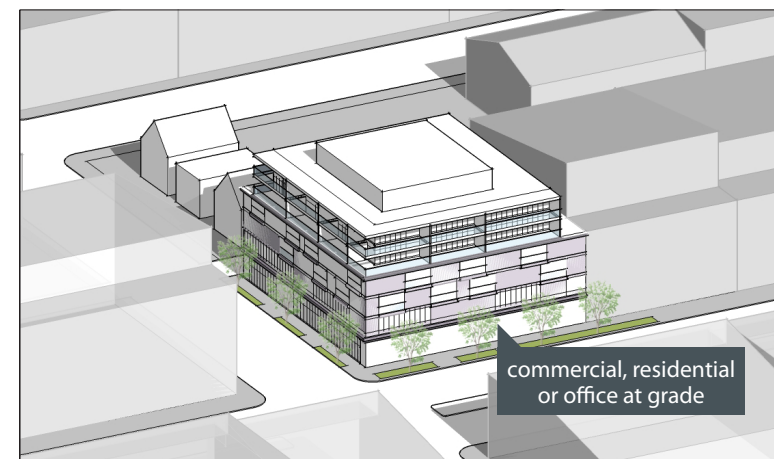
- Maximum allowed building height is limited by metres by a “h” modifier (typically 16 metres is maximum 4 storeys).



**M-C2 Multi-Residential – Grade-Oriented Infill District**

M-C2 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (4 – 5 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density based on building area (2.5 floor area ratio) which typically allows an average 50 foot (15 metre) wide parcel to have about 12 - 16 units.

- Maximum allowed building height is 16 metres (typically maximum 4 or 5 storeys).



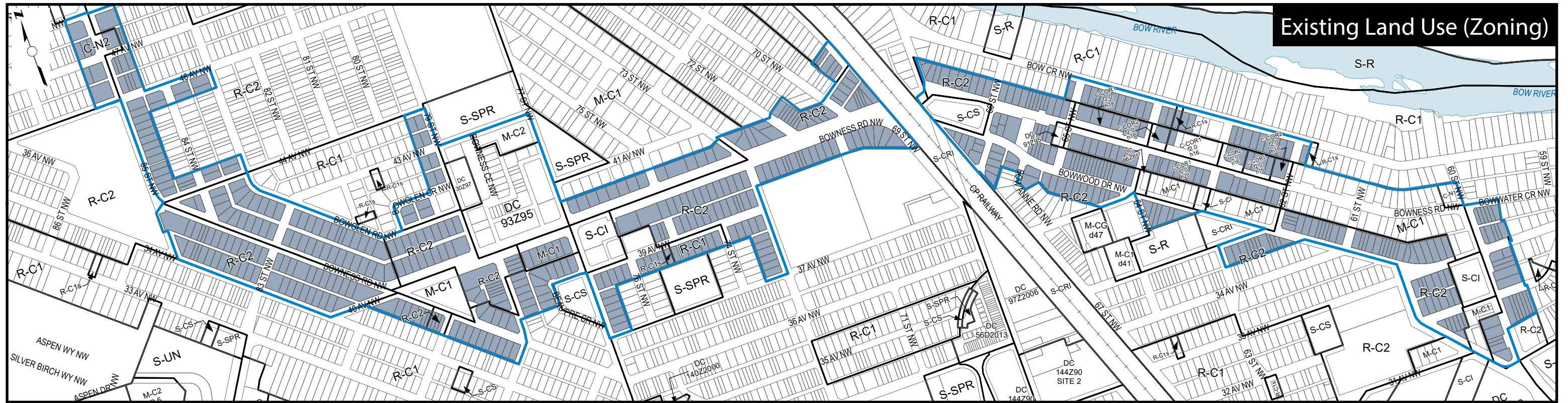
**MU-2 – Active Frontage Mixed Use District**

MU-2 is a new district. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.

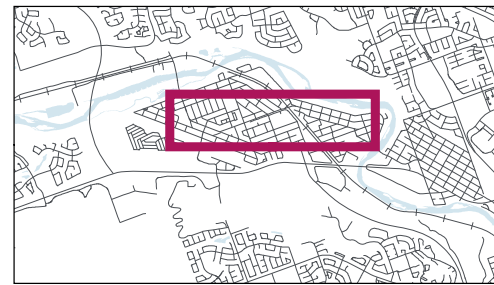
- Maximum allowed building height is limited by metres by a “h” modifier (typically 20 metres is maximum 6 storeys).







**Existing Land Use (Zoning)**



**LEGEND**

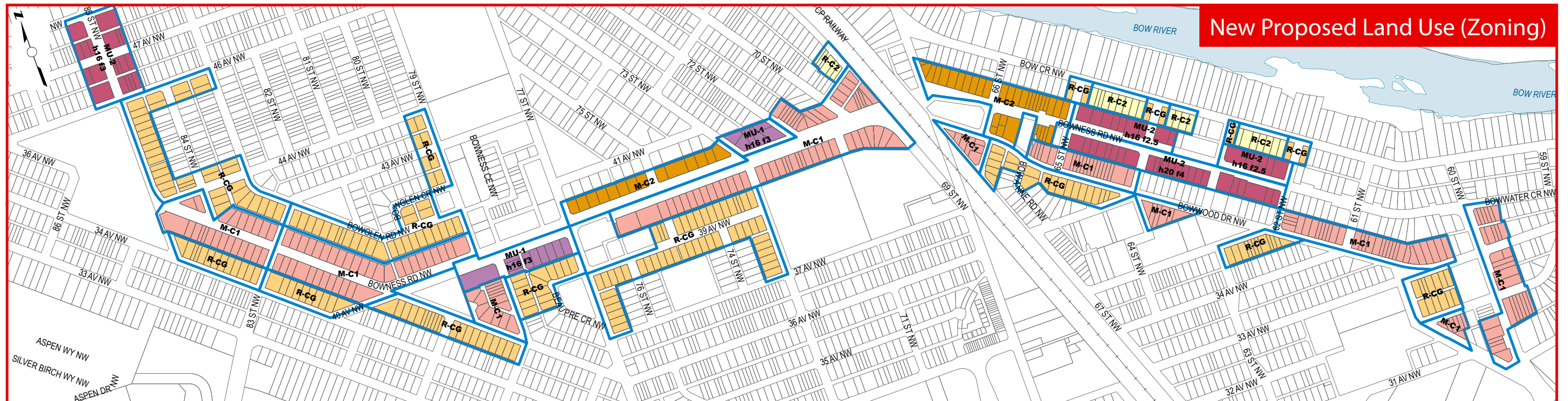
- Parcels to be Redesignated
- Main Street Area Developed Area Guidebook

Proposed Land Use Designation

- R-C2: Residential - Contextual one/ Two Dwelling District (2 to 3 Storeys, 10 metre maximum)
- R-CG : Residential - Grade- Oriented Infill District (2 to 3 Storeys, 11 metre maximum)

- M-C1: Multi-Residential - Contextual Low Profile District (3 to 4 Storeys, 14 metre maximum)
- M-C2: Multi-Residential - Contextual Medium Profile District (3 to 5 Storeys, 16 metre maximum)

- M-U1: Mixed Use General District (f = maximum allowed density Floor Area Ratio, see map h = maximum allowed building height in metres, see map)
- M-U2: Mixed Use - Active Frontage District (f = maximum allowed density Floor Area Ratio, see map h = maximum allowed building height in metres, see map)



**New Proposed Land Use (Zoning)**