

**POLICY AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND BOWNESS ROAD NW
BYLAW 46P2016**

MAP 35W

CALGARY PLANNING COMMISSION DIRECTIVES:

On 2015 December 17, Calgary Planning Commission (CPC) recommended that Council bring forward a policy amendment to the Bowness Area Redevelopment Plan (ARP) to encourage “ground oriented built form” for multi-residential development, at the Development Permit stage for this site. A proposed amendment to the ARP was drafted and presented at the 2016 February 08 Council meeting to address this recommendation; however, it was referred back to Administration for public consultation.

ADMINISTRATION CONSULTATION WITH APPLICANT

Councillor Carra along with representatives from Community Planning met with the Bowness Community Association (CA) in order to communicate the original intent of the CPC motion, and potential forthcoming work that will address requirements for “ground oriented built form” that will be looked at through the Main Streets initiative and future potential Land Use Bylaw Amendments.

After the meeting the Bowness CA provided administration with a letter (APPENDIX II) confirming their support of an ARP amendment requiring “ground-oriented built form” for multi-residential development along Bowness Road.

PREVIOUS COUNCIL DIRECTION

At the 2016 June 13 meeting of Council, Moved by Councillor Sutherland and seconded by Councillor Woolley, that the Administration Recommendation contained in Report C2016-0411 be adopted, after amendment, as follows:

That Council:

1. Defer this item to return to Council, through Calgary Planning Commission (CPC), no later than 2016 Q4 on amendments to the Bowness Area Redevelopment Plan.

At the 2016 February 08 meeting of Council, Moved by Councillor Sutherland, Seconded by Councillor Woolley, that the Calgary Planning Commission Recommendations contained in Report CPC2016-026 be adopted, after amendment, as follows:

That Council:

1. Adopt the proposed amendments to the Bowness Area Redevelopment Plan, in accordance with Administration’s recommendation;

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2. Give three readings to the proposed Bylaw 5P2016;
3. Refer Recommendation 3, contained in Report CPC2016-026, to Administration for the purposes of conducting public consultation with the Bowness Community and to bring a report back to Council no later than 2016 June 13 Combined Meeting of Council;
4. Adopt, the proposed redesignation of 0.20 hectares ± (0.49 acres±) located at 6108 and 6112 - 33 Avenue NW (Plan 4610AJ, Block 18, Lots 13 to 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low-Profile (M-C1) District, in accordance with Administration’s recommendation; and
5. Give three readings to the proposed Bylaw 23D2016.

At the 2015 December 17 Calgary Planning Commission meeting Administration recommended to:

1. Adopt, bylaw, the proposed redesignation of 0.20 hectares ± (0.49 acres±) located at 6108 and 6112 - 33 Avenue NW (Plan 4610AJ, Block 18, Lots 13 to 15) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-residential – Contextual Low-Profile (M-C1) District, in accordance with Administration’s recommendation;
2. Give three readings to the proposed Bylaw.
3. Council bring forward an amendment to the Bowness Area Redevelopment Plan to encourage Ground Oriented Built Form at the development permit stage for this site.
4. Give second and third reading to the proposed Bylaw as amended.

ADMINISTRATION RECOMMENDATION(S)

2016 October 20

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 46P2016; and

1. **ADOPT** the proposed amendments to the Bowness Area Redevelopment Plan, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 46P2016.

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REASON(S) FOR RECOMMENDATION:

In consideration of Council's direction from the 2016 June 13 meeting of Council administration drafted an amendment to the Bowness Area Redevelopment Plan to require "ground oriented built form" on the two parcels that are located at 6108 and 6112 - 33 Avenue NW and subject to the original land use amendment and approved Bylaw 23D2016.

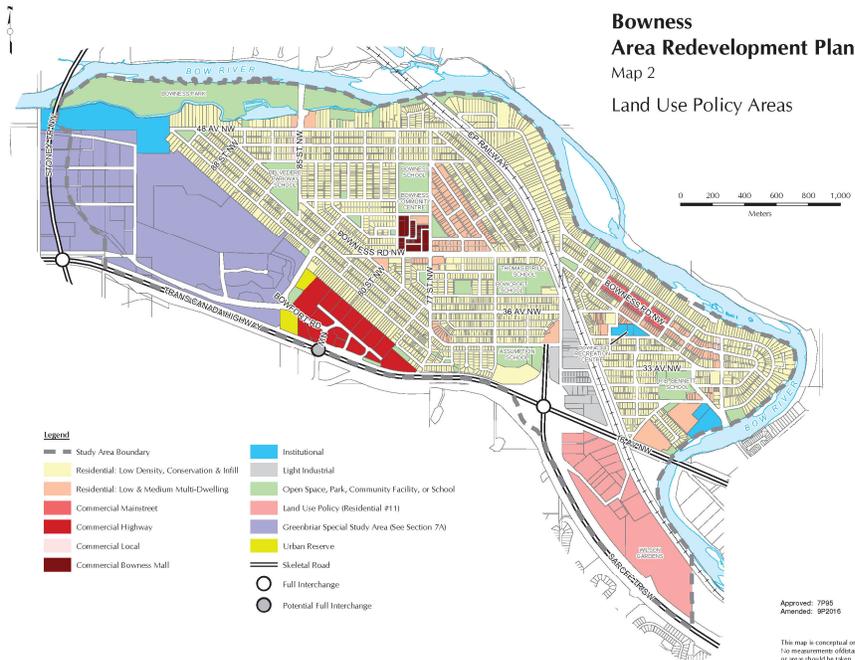
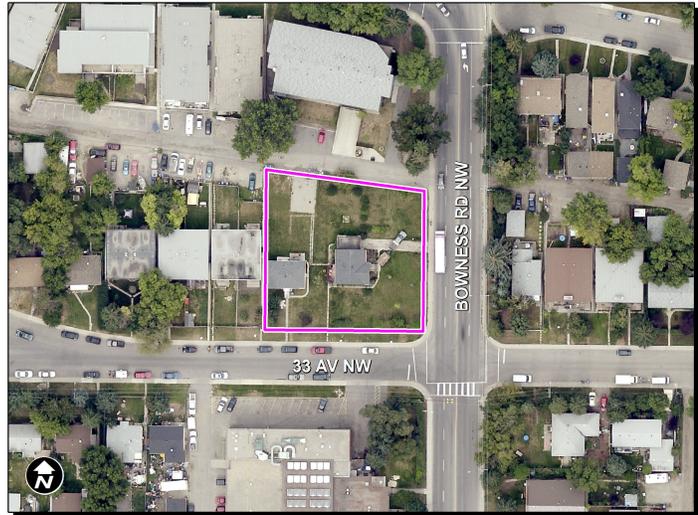
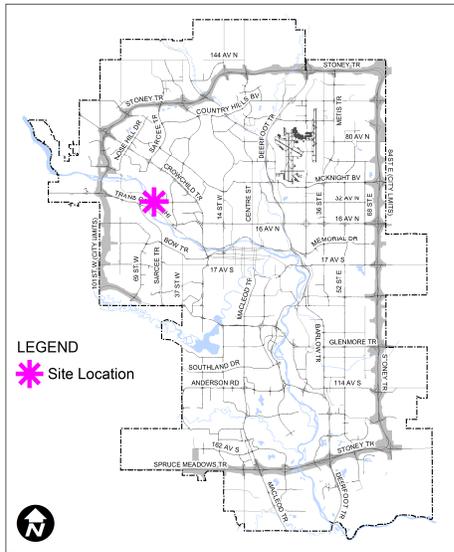
ATTACHMENT

1. Proposed Bylaw 46P2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Bowness Area Redevelopment Plan (APPENDIX I).

Moved by: G. Morrow
Absent: S. Keating

Carried: 5 – 0

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APPENDIX I

PROPOSED AMENDMENT TO THE BOWNESS AREA REDEVELOPMENT PLAN

- (a) In section 7 entitled “Residential Land Use”, under Policies – General, policy 6, insert the following:

“k. Any residential development located at 6108 & 6112 - 33 Avenue NW shall provide a building form that is street oriented at grade.”

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APPENDIX II

LETTERS SUBMITTED



July 6, 2016

Jenna Dutton
Planning and Development
The City of Calgary
5th Floor Calgary Municipal Building
800 Macleod Trail SE, Calgary AB, T2G 5E6

Dear Jenna Dutton:

Re: Response to proposed ARP amendment requiring "ground-oriented built form" for multi-residential development
Original motion came from LOC2015-0144 (CPC2016-026)

We are writing in support of the ARP amendment requiring "ground-oriented built form" for multi-residential development along Bowness Road.

However with reference to the City's Flood Hazard Map, it is important to note that the address 6108 33 Ave NW (LOC2015-0144) is located close to a flood fringe but has been affected during the June 2013 flood. We ask that the City be cautious in reviewing any land use amendment and development applications in the area.

Thank you for the opportunity to have this discussion.

Sincerely,

Planning & Development Committee

Phone: 403-288-8300
Email: planning@mybowness.com