

Policy Amendment and Land Use Amendment in Bowness (Ward 1) at 6105 – 32 Avenue NW, LOC2020-0180

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bowness Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.90 hectares \pm (2.20 acres \pm) located at 6105 – 32 Avenue NW (Plan 2110672, Block 1, Lot 24) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f4.0h22) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a six-storey multi-residential development.
- This proposal allows for an appropriate building form and set of uses in close proximity to the Bowness Main Street, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Provides a wider range of housing options within Bowness with access to alternative transportation modes and allows for more efficient use of existing infrastructure.
- Why does this matter? The proposal aligns with MDP goals to redirect growth to inner city communities, increasing support for existing main street businesses as well as improved transit ridership and active transportation options for the community of Bowness.
- An amendment to the *Bowness Area Redevelopment Plan* (ARP) is required to support this application.
- A concurrent development permit for a six-storey, 52-unit multi-residential building is awaiting Development Authority, pending the approval of this application.
- There is no previous Council direction regarding this proposal
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by CivicWorks on behalf of the landowner, SNH Development Ltd, on 2020 November 16.

The approximately 0.9 hectare undeveloped site is situated along Bowness Road NW, on the southwest corner of 32 Avenue NW. The proposed MU-1f4.0h22 District accommodates a mix of residential and commercial uses within the same building with either use located at-grade.

This application is supported by the ARP, as the subject site is shown to be part of a "Main Street – Developed Areas Guidebook" area. The proposed Community Mid-Rise typology is described by the MDP's *Developed Areas Guidebook* as being appropriate within an identified

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Main Street. Administration also recognizes, as described in the Applicant Submission (Attachment 3), that the subject site is located along Bowness Road NW, most of which is an active commercial street that provides excellent access to primary transit. Generally speaking, this proposed land use district will enable the development of more housing options within this established community, more efficient use of infrastructure, and a more compact built form.

A development permit (DP2020-8317, Attachment 4) for a six-storey, 52-unit multi-residential building was submitted on 2020 December 23 and is ready for decision by the Development Authority, provided that this land use and policy amendment application is approved by Council. The proposed development aligns with this proposed land use redesignation.

To accommodate the proposed redesignation, an amendment to Map 2, entitled Land Use Policy Areas in the [Bowness ARP](#) is required to change the designation of the subject parcel from Neighborhood – Low Rise to Community Mid-Rise.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. Highlights of the public engagement conducted by the applicant include:

- Creation of a dedicated website specific to this project (bowness58yyc.com), providing up-to-date information as well as a feedback portal for the public to use;
- Hosting a virtual meeting with both the Bowness Community Association as well as a group of interested residents to present the project vision and discuss aspects of the proposal; and
- Completion of a mail-drop to approximately 325 residences in close proximity to the site.

Based on feedback received by the applicant, there were concerns related to the following:

- Parking overflow and increased traffic;
- Building scale, community fit, and local policy plan alignment; and
- Privacy, shadowing and noise concerns.

The Applicant Outreach Summary can be found in Attachment 5.

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City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received 19 letters of opposition from the public. The letters included the following areas of concern:

- Impact on community character;
- Impact on availability of on-street parking and increase in traffic congestion; and
- Building height may impact existing neighbors view lines and sunlight access, especially for neighbors to the west of the site.

The Bowness Community Association provided a letter in opposition on 2021 January 04 (Attachment 6) identifying the following concerns:

- On-street parking supply already at capacity due to nearby long-term care home;
- Building and site design issues with the concurrent development permit;
- No accommodation for Low Impact Development (LID) measures within the site. LID is an approach to land development that works with nature to manage stormwater runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. Low impact development treats stormwater as a resource rather than a waste product;
- Not supportive of parking study findings and therefore, want more on-site parking stalls; and
- Windows not shown so unsure of impacts to neighbor privacy.

Administration considered the relevant planning issues specific to the application and has determined that the proposal is appropriate. The building and site design, number of units and on-site parking was reviewed as part of the development permit application.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Bowness and provides a future framework for residential development that enables a more efficient use of land and infrastructure, and the support of surrounding uses and amenities.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with

**Planning & Development Report to
Calgary Planning Commission
2021 August 5**

**ISC: UNRESTRICTED
CPC2021-0165
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Bowness (Ward 1) at 6105 - 32
Avenue NW, LOC2020-0180**

applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment enables the development of a six-storey multi-residential development that will provide housing opportunity within Bowness and support for local businesses along the local main street. This land use amendment may also increase ridership along the Bowness Road primary transit network and make more efficient use of existing cycling network infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Policy Amendment to the Bowness Area Redevelopment Plan
3. Applicant Submission
4. Development Permit (DP2020-8317) Summary
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform