

**CPC2016-026 (LOC2015-0144) OPPORTUNITIES FOR STREET ORIENTED DESIGN  
ALONG BOWNESS ROAD NW - DEFERRAL REPORT**

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**EXECUTIVE SUMMARY**

On 2016 February 08 meeting of Council the Calgary Planning Commission recommendations were adopted redesignating two parcels from low-density to medium-density residential along 33 Avenue NW and amending the Bowness Area Redevelopment Plan (ARP) respectively. The motion from the 2015 December 17 Calgary Planning Commission meeting encouraging “ground-oriented built form” for multi-residential development at this site was amended to allow Administration to consult with the Bowness community on Amendments to the Bowness ARP. Administration met with the Bowness Community Association and will require more time in order to consult with the community and report back no later than 2016 Q4.

**ADMINISTRATION RECOMMENDATION(S)**

That Council defer this item to return to Council, through Calgary Planning Commission (CPC), no later than 2016 Q4 to allow time for consultation with the Bowness community on consequential amendments to the Bowness Area Redevelopment Plan.

**PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2016 February 08 meeting of Council, it was moved 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;
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.

**BACKGROUND**

CPC2016-026 was presented to CPC on 2015 December 17 with the recommendation to approve the Land Use Amendment from a Low-Density Residential to Medium-Density Residential District and amend the Bowness Area Redevelopment Plan (ARP) to accommodate the Land Use Amendment application.

While recommending approval of the item, CPC also recommended that Council bring forward an additional amendment to the Bowness ARP to encourage “ground oriented built form” at the Development Permit stage for this site.

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This proposed Bowness ARP amendment was brought to the 2016 February 08 meeting of Council, where in Council referred 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 the 2016 June 13 Combined Meeting of Council.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

**Stakeholder Engagement, Research and Communication**

More time is required to clarify the outcome of the ARP amendment direction with Council members and the Bowness community. There is significant and ongoing public engagement already being undertaken in the community. Administration sees benefits in adding consultation on the proposed ARP amendment to other engagement events, ensuring an efficient process and respecting the citizens' time commitment for involvement.

Deferral to no later than 2016 Q4 will allow administration to review opportunities for alignment of the Bowness ARP amendment with other ongoing planning initiatives.

**Strategic Alignment**

Not applicable.

**Social, Environmental, Economic (External)**

Not applicable.

**Financial Capacity**

**Current and Future Operating Budget:**

No impacts have been identified for this recommendation.

**Current and Future Capital Budget:**

No impacts have been identified for this recommendation.

**Risk Assessment**

Not applicable.

**REASON(S) FOR RECOMMENDATION(S):**

The deferral to 2016 Q4 is required as there is a significant level of engagement ongoing in the community and administration sees that it is in the best interest to combine this engagement with other events. Time was needed in order to clarify the outcome of this direction with the Councillors and community and it will offer the opportunity to align the Bowness ARP amendment with other ongoing planning initiatives.

**ATTACHMENT(S)**

None