

**Land Use Amendment in Bowness (Ward 1) at 6204, 6208 and 6336 Bowwood Drive NW, LOC2022-0053**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.24 hectares ± (0.58 acres ±) located at 6204, 6208 and 6336 Bowwood Drive NW (Plan 4610AJ, Block 19, Lots 8 and 9; Plan 4610AJ, Block 20, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate low-density residential development, with guidelines (Attachment 2).

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to a Direct Control (DC) District based on the Residential – Grade-Oriented Infill (R-CG) District to allow for the additional uses of Dwelling Unit and Basement Secondary Suite.
- The proposal allows for a similar residential built form with an appropriate density that is compatible with the surrounding area and aligns with the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposal would provide additional housing options within the community, enable efficient use of infrastructure and support the growth of the Bowness Neighbourhood Main Street.
- Why does this matter? The proposal would provide housing diversity to meet the needs of different age groups, lifestyles and demographics for inner-city living that is supported by convenient access to local amenities and services.
- No development permit has been submitted.
- 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 land use amendment application, located in the northwest community of Bowness, was submitted by SLVGD Architecture on behalf of the landowners, 2254094 Alberta Inc. (Jeremy Paylor), Jeremy Paylor and Kuljit Punia, on 2022 March 30.

The property located at 6336 Bowwood Drive NW is currently vacant while 6204 and 6208 Bowwood Drive NW contain single detached houses. Each site is approximately 0.12 hectares in size for a total area of 0.23 hectares. Both sites are corner parcels that back onto the Bowness Neighbourhood Main Street, an area well served by Calgary Transit.

The intent of the application is to allow for a low-density development with two buildings each containing four grade-oriented Dwelling Units and each unit containing a Basement Secondary suite, as shown in the Applicant Submission (Attachment 3). The proposed DC District is based on the R-CG District and would allow for the two grade-oriented residential buildings of low height and low density.

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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 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 local community association was appropriate. In response, the applicant distributed information flyers and attended the Bowness Community Association planning and development meetings on 2022 March 2 and May 4 to discuss the projects. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

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

Administration received two letters of opposition from the public. The letters identified the following areas of concern:

- traffic;
- lack of on-site parking; and
- street parking issues.

The Bowness Community Association provided a letter of support dated 2022 May 04 (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, site drainage, on site parking and access will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a 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 DC District would allow for grade-oriented low-scale building design that may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development

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on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The ability to develop rowhouse-type units with the option to include basement secondary suites may allow for more efficient use of land, existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform