

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

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. Forward this report (CPC2022-1058) to the 2022 November 01 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.23 hectares  $\pm$  (0.58 acres  $\pm$ ) 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).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 OCTOBER 6:**

That Council give three readings to **Proposed Bylaw 149D2022** for the redesignation of 0.23 hectares  $\pm$  (0.58 acres  $\pm$ ) 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 was presented to Calgary Planning Commission (CPC) on 2022 August 18. At that meeting CPC forwarded the report (CPC2022-0941, Attachment 1) to Council with a recommendation to give three readings to the proposed Direct Control (DC) District bylaw. Prior to the Public Hearing, a small but significant error was discovered in the DC District.
- Administration continues to recommend approval of the proposed DC District, which now includes a change to the minimum required dimension for private amenity space (see Section 17(3)(d) of the proposed DC District).
- 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.

**Planning & Development Services Report to  
Calgary Planning Commission  
2022 October 6**

**ISC: UNRESTRICTED  
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**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 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. The proposed DC District is based on the Residential – Grade-Oriented Infill (R-CG) District and would allow for two grade-oriented residential buildings of low height and low density.

The minimum required amenity space identified in Section 17 of the proposed DC District follows the requirements of the R-CG District and secondary suite use in Land Use Bylaw 1P2007 which is 20 square metres per dwelling unit and 7.5 square metres per secondary suite. However, the proposed DC District allows the amenity space to be provided through a combination of both private and common amenity space. The original DC Bylaw allowed for this area to be provided with a minimum dimension of 3.0 metres which created a discrepancy with the minimum required total area of 7.5 square metres. The minimum dimension should be 1.5 metres. The minimum 1.5-metre dimension is aligned to similar rules in the R-CG District.

Verbal Report CPC2022-1073 was presented to CPC on 2022 September 15. At that meeting, CPC referred the 2022 August 18 Report CPC2022-0941 back to Administration in order to amend Attachment 2.

**Service and Financial Implication**

No anticipated financial impact.

**ATTACHMENTS**

1. Report from the August 18, 2022 CPC Meeting (CPC2022-0941)
2. **Proposed Bylaw 149D2022**
3. **CPC Member Comments**
4. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform