

Planning & Development Services Report to  
Calgary Planning Commission  
2022 August 18

ISC: UNRESTRICTED  
CPC2022-0941  
Page 1 of 3

## 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.

Approval: **S. Lockwood** concurs with this report. Author: **B. Ang**

**Planning & Development Services Report to  
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**ISC: UNRESTRICTED  
CPC2022-0941  
Page 2 of 3**

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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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CPC2022-0941  
Page 3 of 3**

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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

Approval: S. Lockwood concurs with this report. Author: B. Ang

# Background and Planning Evaluation

## Background and Site Context

The subject sites are located within the northwest community of Bowness, along Bowwood Drive NW adjacent to 63 Street NW and 61 Street NW. Both sites are half a block off Bowness Road NW and are within the Bowness Neighbourhood Main Street.

Site 1 (6336 Bowwood Drive NW) is currently vacant and site 2 (6204 and 6208 Bowwood Drive NW) contains two single-family houses. Each site is approximately 0.12 hectares in size for a total area of 0.23 hectares. The surrounding context includes commercial uses along Bowness Road NW, Fire Station No. 15, a seniors residence, a three-storey apartment building, and the Bowness Seniors Centre and park space. Surrounding land use districts include Mixed Use – Active Frontage (MU-2) District, M-C1 District, R-CG District, Special Purpose – Community Institution (S-CI) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Recreation (S-R) District.

## Community Peak Population Table

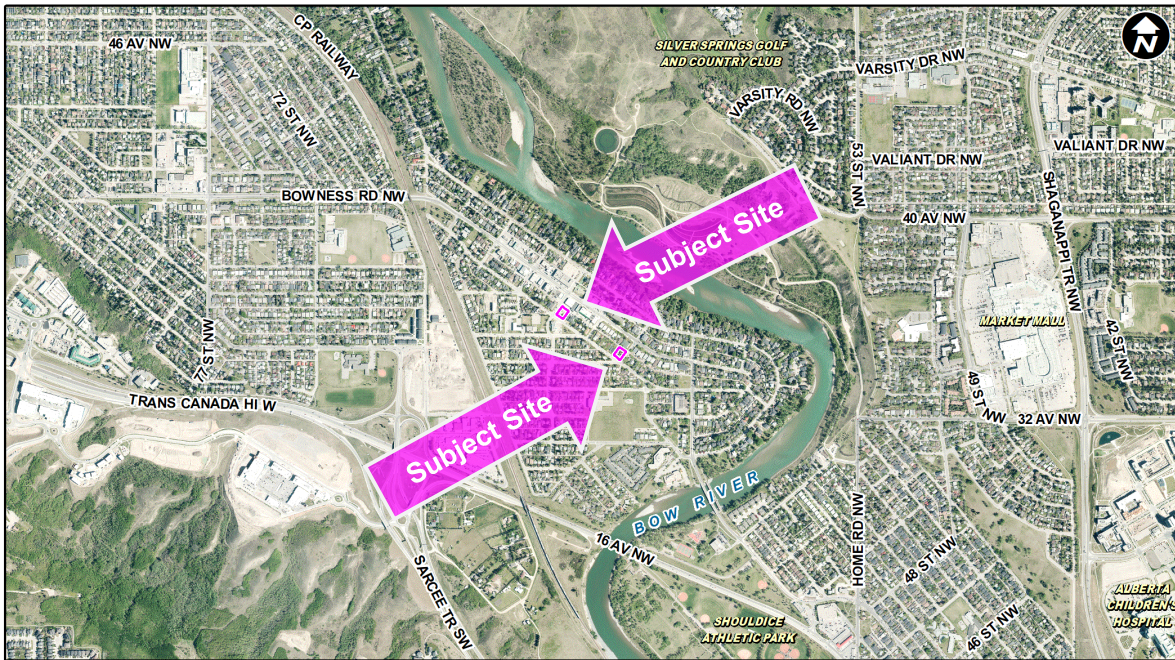
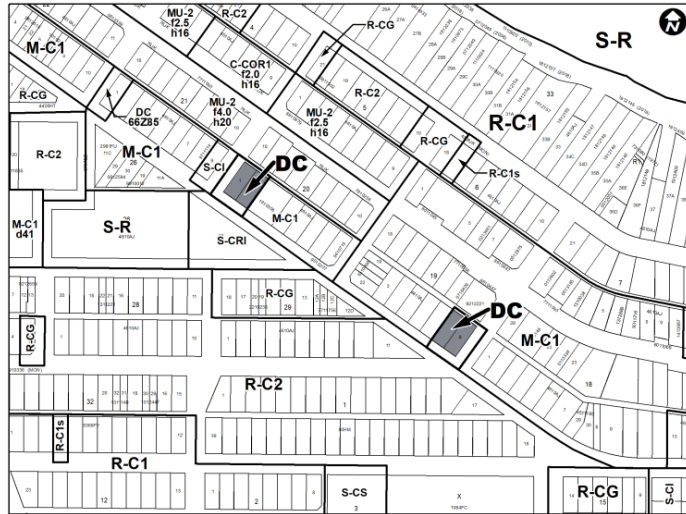
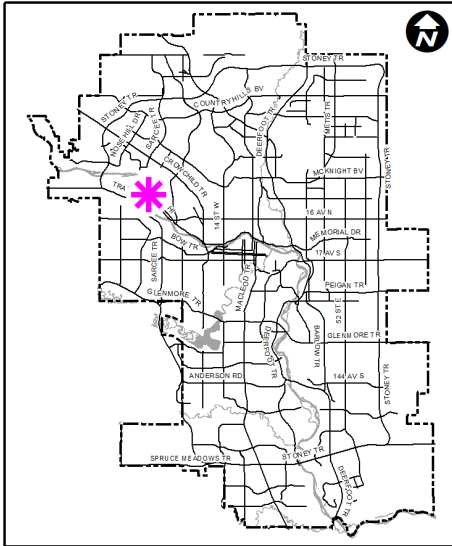
As identified below, the community of Bowness reached its peak population in 1982.

<b>Bowness</b>	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	15.11%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bowness Community Profile](#).

### Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject parcels are currently designated M-C1 District which is intended to accommodate multi-residential development in a variety of forms with low height and medium density in the developed area. Within this current designation, each subject site could accommodate 17 units (at a maximum density of 148 units per hectare) with a maximum height of 14.0 metres. Secondary suites would only be permitted in single detached or semi-detached dwellings.

The proposed DC District would provide the opportunity for site development in the form of grade-oriented Dwelling Units with the added use of Basement Secondary Suites. At a maximum density of 75 units per hectare, each site could accommodate up to eight Dwelling Units. According to the rules of the proposed DC District, Basement Secondary Suites are not counted towards the allowable density. The maximum building height would be 13.0 metres, a slight increase from the base district's height maximum of 11.0 metres. This height increase is one metre less than the current M-C1 district and provides flexibility for potential future flood mitigation measure.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, the application for a DC District has been reviewed by Administration, and the use of a DC District is necessary to provide for the applicant's proposed development due to innovative ideas. The DC District maintains the base R-CG District but allows for the applicant's intended two buildings of four Dwelling Units each, where one building would front the street with the second building behind. In addition, the Basement Secondary Suite includes the parking reduction rules of secondary suites in the

R-CG District. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

To ensure the success of the development and accommodate the proposed building configuration on the parcel, the requirements for building depth and building setback areas have been modified in this DC District from the base district. However, parcel coverage have been maintained to align with the R-CG District.

The proposed DC District includes a rule that that allows the Development Authority to relax Sections 8 and 10 through 17 of the DC District Bylaw. Any relaxations granted will still need to meet the test for relaxation included in Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can be relaxed in the same way they would be in the standard base district.

### **Development and Site Design**

If this application is approved by Council, the rules of the proposed DC District will guide future development of the site, including appropriate uses, building massing, height, materials, landscaping and parking.

Additional items that will be considered through the review of future development permits include, but are not limited to:

- location and specifics of waste and recycling storage and collection; and
- location, size and configuration of amenity spaces.

### **Transportation**

Pedestrian access to the site is from the existing sidewalks along Bowwood Drive NW, 61 Street NW, and 63 Street NW. The site is well served by cycling Infrastructure with on-street designated bike lane on Bowness Road NW to the north. The area is well served by Calgary Transit as the subject site is located within 100 metres of Bowness Road NW where stops for Route 1 (Bowness/Forest Lawn) and Route 305 (BRT Bowness/City Centre) provide frequent bus service. Vehicular access to each site is from the existing rear lane.

A Transportation Impact Assessment was not required for this proposal. A Parking Study for this development was submitted, reviewed and accepted by Administration.

### **Environmental Site Considerations**

There are no known environmental concerns associated with the sites.

### **Utilities and Servicing**

Water, storm and sanitary mains are available to service the subject sites. Details of site servicing and stormwater management will be considered and reviewed as part of the development permit application process.

## Legislation and Policy

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns and promotes the efficient use of land.

### **Growth Plan (2022)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The application is within the Residential – Developed - Inner City area as identified on Map 1 of the [Municipal Development Plan](#) (MDP). The relevant MDP policies encourage infill redevelopment and modest intensification of inner-city communities to optimize use of existing infrastructure, public amenities and transit, while delivering small and incremental benefits to climate resilience.

Intensification policies in the MDP support grade-oriented housing in developed residential areas but also encourage a range of densities and building forms that provide varied housing options for a diverse population. Policies also support enhancing and respecting the character of existing neighbourhoods, which in this case is achieved through the proposed grade-oriented built form and pedestrian-friendly streetscape.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

### **Bowness Area Redevelopment Plan (2019)**

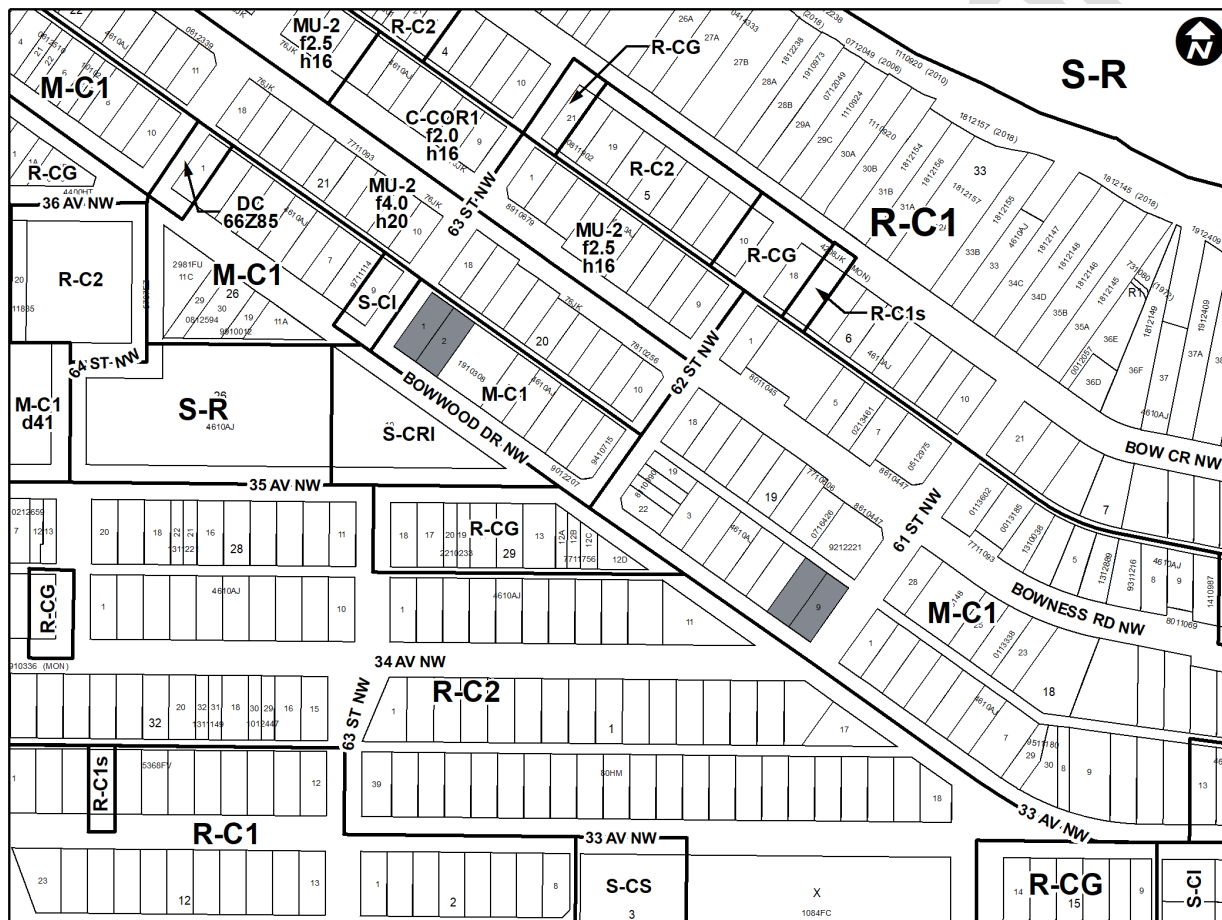
Both subject sites within the proposed application are identified on Map 2 of the [Bowness Area Redevelopment Plan](#) (ARP) as “Neighbourhood Low-Rise”. According to the *Developed Area Guidebook*, “Neighbourhood Low-Rise” encourages a mix of housing types including but not limited to low-rise multi-residential buildings, secondary and backyard suites, stacked townhouses, townhouses, live-work units, semi-detached dwellings, duplexes, and rowhouses between three to four storeys in height. The proposed Dwelling Units within a rowhouse-type form fits within this “Neighbourhood Low-Rise” definition and the intent of the Bowness ARP. In addition, the ARP’s residential land use objectives identify that all new developments provide an attractive residential environment and provide a variety of housing types capable of accommodating different age groups. The proposed development would allow for grade-oriented housing, contributing to the neighbourhood streetscape and providing compatible and contextually sensitive infill development within Bowness.



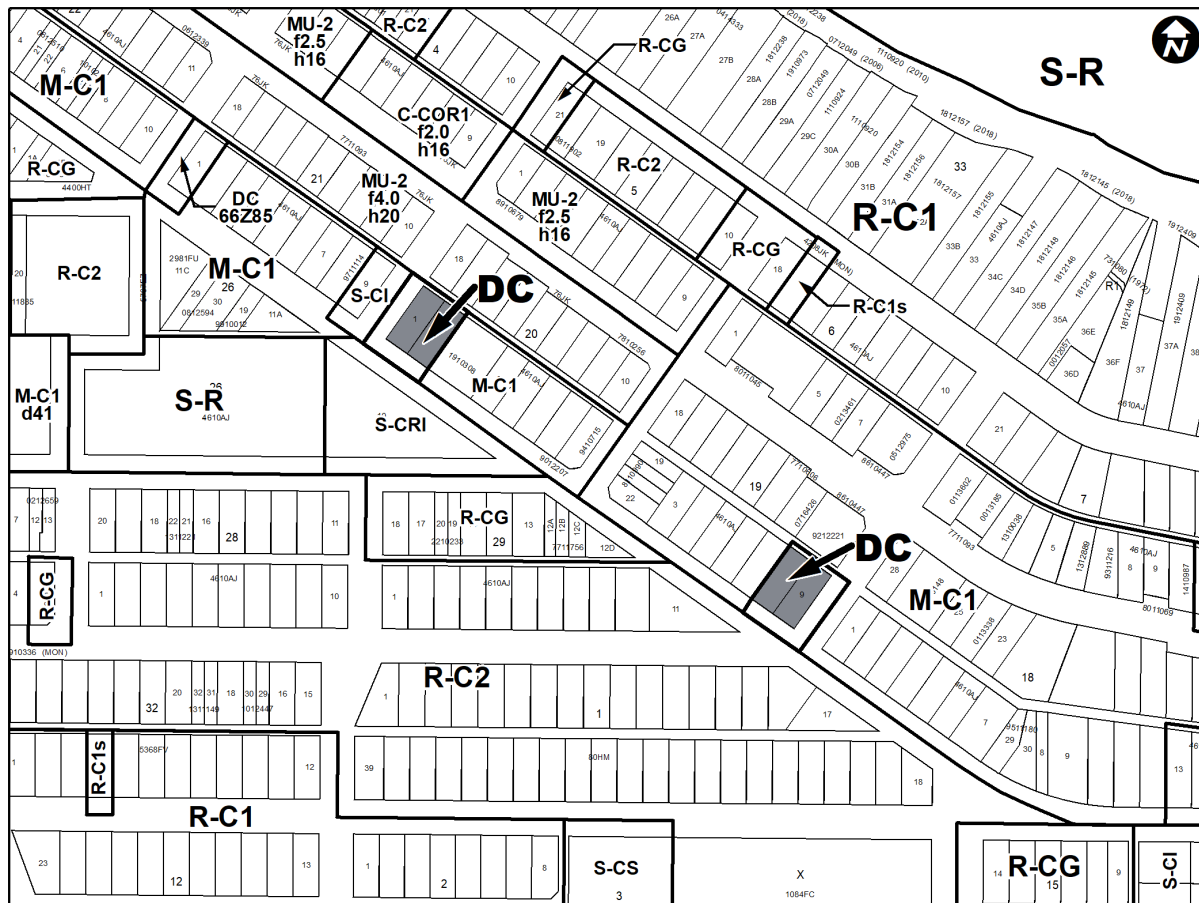
# Proposed Direct Control District

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".

## SCHEDULE A



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to accommodate low-density residential development in a variety of forms and unit configurations that may have basement secondary suites.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

### General Definitions

4 In this Direct Control District Bylaw:

- (a) “**DC density**” means the number of **Dwelling Units** on a *parcel*, expressed in *units* per hectare, but does not include **Basement Secondary Suites** or **Backyard Suites**.
- (b) “**floor area**” means the total horizontal area of every enclosed floor and mezzanine used exclusively by a single *unit*. For **Basement Secondary Suites**, this calculation does not include stairwells, *landings*, and mechanical or electrical rooms.

### Defined Uses

5 In this this Direct Control District:

- (a) “**Basement Secondary Suite**” means a *use* that:
  - (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
  - (ii) contains a kitchen, living, sleeping and sanitary facilities;
  - (iii) is self-contained and located within a **Dwelling Unit**;
  - (iv) is considered part of and secondary to a **Dwelling Unit**;
  - (v) must be contained in a **Dwelling Unit**;
  - (vi) must be located in the *basement*; and
  - (vii) must provide direct access to *grade*.

### Permitted Uses

6 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Secondary Suite**.

### Discretionary Uses

7 The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Dwelling Unit**; and
- (b) **Basement Secondary Suite**.

### Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

### Density

9 The maximum **DC density** is 75 **units** per hectare.

### Building Height

10 The maximum **building height** is 13.0 metres.

### Grade Orientation of Units

- 11 (1) All **Dwelling Units** must provide individual, separate, direct access to **grade**.
- (2) No **Dwelling Unit** may be located wholly or partially above another **Dwelling Unit**.

### Street Orientation of Units

- 12 Each **Dwelling Unit** with a façade **facing** a **property line** shared with a **street** must have one or more of the following:
- (a) an entrance within 4.5 metres of that **property line**;
  - (b) a sidewalk providing direct access from the **street** to the **unit**; and
  - (c) a **patio, porch, or landing** which has direct access from the **street** to the **unit**.

### Parcel Coverage

- 13 (1) Unless otherwise provided in subsection (2), the maximum cumulative **building coverage** for all the **parcels** subject to a single **development permit** is 60.0 per cent.
- (2) The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each **motor vehicle parking stall** that has been provided and is not located in a **private garage**.

### Building Depth for Dwelling Units

- 14 There is no maximum **building depth** for a **main residential building** where:
- (a) there is more than one **main residential building** on the **parcel**; and
  - (b) the minimum separation distance between the **main residential buildings** contained on the **parcel** is 6.0 metres.

### Building Setback Areas

15 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in Section 16 of this Direct Control District Bylaw and Sections 538, 539 and 540 of Bylaw 1P2007.

### Building Setback from Front Property Line

16 The minimum **building setback** from a **property line** shared with Bowwood Drive NW is 3.0 metres.

### Outdoor Private Amenity Space

- 17 (1) The required minimum **amenity space** is:
- (a) 20.0 square metres per **Dwelling Unit**; and
  - (b) 7.5 square metres per **Basement Secondary Suite**.
- (2) The required **amenity space** may be provided as **private amenity space** or **common amenity space** or a combination of both.
- (3) **Amenity space** provided as **private amenity space** must:
- (a) be provided outdoors;
  - (b) have direct access from the associated **unit**;
  - (c) have a minimum area of 7.5 square metres; and
  - (d) have a minimum dimension of 3.0 metres.
- (4) **Amenity space** provided as **common amenity space** must:
- (a) be provided outdoors;
  - (b) have direct access from the associated **units**;
  - (c) be centrally located in a single contiguous area; and
  - (d) have a minimum dimension of 6.0 metres.

### Motor Vehicle Parking Stalls

- 18 (1) The minimum number of **motor vehicle parking stalls** is 1.0 stall per **Dwelling Unit**.
- (2) Unless otherwise referenced in subsection (3), the minimum number of **motor vehicle parking stalls** for a **Basement Secondary Suite** is 1.0 stall per **Dwelling Unit**.
- (3) The minimum number of **motor vehicle parking stalls** for a **Basement Secondary Suite** is reduced to zero where:
- (a) the **floor area** of a **Basement Secondary Suite** is 45.0 square metres or less;
  - (b) space is provided in a **building** for the occupant of the **Basement Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
    - (i) is accessed directly from the exterior; and

- (ii) has an area of 2.5 square metres or more for every **Basement Secondary Suite** that is not provided with a ***motor vehicle parking stall***.

**Relaxations**

- 19** The ***Development Authority*** may relax the rules contained in Sections 8 and 10 through 17 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION

# Applicant Submission



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Calgary, Alberta T3B 0E4

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E: info@slvgdarchitecture.com

2022.03.22

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The City of Calgary  
Planning & Development  
800 MacLeod Trail SE  
PO Box 2100 Station M  
Calgary, AB T2P 2M5

## **Density Townhouses East and West- Bowwood Drive NW**

This application addresses two corner lots on Bowwood Drive NW in the community of Bowness. The Development Vision is the same for each lot. As such the Land Use Application for both sites is hereby submitted concurrently. The following describes the planning rationale for each site and the engagement conducted to date with the community and adjacent residents.



## DENSITY TOWNHOUSES WEST

### **RE: Land Use Re-designation 6332 & 6336 Bowwood Drive N.W. (Lots:1 & 2, Block:20, Plan: 4610 AJ): M-C1 to DC (Based on M-C1 & R-CG).**

The subject parcel, located in the Community of Bowness, consists of 0.12 ha of privately owned land. Optima Developments has retained SLVGD Architecture Inc. to undertake a Land Use Re-designation and subsequent Development Permit process to facilitate a Grade-Oriented Rowhouse outcome.

The associated development vision features two (2) buildings each containing four (4) Rowhouse Dwelling Units with private backyards, four (4) Secondary Basement Suites under 45 SM with private amenity spaces, and four (4) enclosed parking stalls in a garage structure off the lane. The total would equal eight (8) Rowhouses, eight (8) Secondary suites under 45 SM and eight (8) parking stalls in private garages on the subject parcel.

The proposed Land Use Re-Designation would transition the subject site from the existing higher density Multi-Residential – Contextual Low Profile (M-C1) District to a Direct Control District (DC). This Direct Control District is based on the existing land use district of M-C1 supplemented by the Rowhouse specific rules of the lower density Residential – Grade Oriented Infill (R-CG) District to realize the proposed development vision.

It should be noted that the subject parcel currently has an approved development permit DP2021-1166 for a 17-unit three storey apartment building. This application requests the City of Calgary to Directly Control the zoning district to provide a Grade-Oriented townhouse typology that is better suited to the Bowness Area Redevelopment Plan and Family Oriented Design.

### **Planning Rational**

The proposed development vision includes Secondary Suites as part of the proposed unit mix. While Secondary Suites are a Permitted Use within the M-C1 District, a Rowhouse Building is not a listed use. As a result, Rowhouse forms on M-C1 parcels are approved as a Multi-Residential Development. A Secondary Suite cannot be approved within a Multi-Residential Development. Therefore based on M-C1 Land Use Bylaw rules, a Secondary Suite would not be permitted in a building with three or more units.





Based on M-C1 Land Use Bylaw rules, a Secondary Suite would only be allowed within a Single Detached Dwelling or Semi-Detached Dwelling. As a result, the proposed Re-Designation is required to accommodate greater built form flexibility within the existing M-C1 District by introducing the Rowhouse use and associated bylaw rules from R-CG District. This allows the application to remain consistent with the Local Area Policy while facilitating a greater range of missing middle housing options.

The subject site features numerous characteristics that make it appropriate for the proposed M-C1/R-CG based land use change, directly facilitating the development of new and innovative housing options for Calgarians:

**Lot Size + Width:** The subject site is comprised of two (2) lots with a total lot frontage of 30.46m along Bowwood Drive N.W. and 38.07m across 63<sup>rd</sup> Street N.W. The proposed Rowhouse development vision takes advantage of this lot width to create street-oriented Rowhouse forms that are highly compatible with existing low-density residential buildings along both Bowwood Drive and 63<sup>rd</sup> Street N.W.

**Density:** Under the existing M-C1 District the 0.12 ha lot allows for 148 units per hectare or 17 units. The proposed Direct Control Land Use is intended to allow for Eight (8) Townhouse Units with Secondary Suites, thereby reducing density on the lot.

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 63<sup>rd</sup> Street N.W. and Bowwood Drive N.W. with Grade-Oriented unit entrances.

**Direct Lane Access:** The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian -friendly streetscape along 63<sup>rd</sup> Street N.W. and Bowwood Drive N.W.

**Proximity to Primary Transit Network:** The subject site is located within easy walking distance of Bowness Road NW and ~100m from Bus stops for (Routes 1, 53 and 305), providing easy access to a Primary Transit Network.

**Proximity to Bowness Main Streets Corridor:** The subject site is within a ~42m walk of the Bowness Mainstreet Corridor and Commercial Area. Calgary's Main streets provide local area residents with easy access to everyday needs, goods and services.

**Proximity to Bikeway:** The subject site is within ~42m of the Bowness Road N.W. Bikeway providing easy access for bicycle commuters.



**Proximity to Parks, Open Space & Community Amenities:** The subject site provides residents with direct and easy access to a variety of destinations and community resources. The property is located, ~309m from the Bowness Library, ~133m from the Bowness Seniors Centre, ~140m from the Irish Cultural Society, ~665m from the Real Canadian Superstore Sunnyside Development currently under construction, and ~1000m from Shouldice Park and the Bow River.

### **City Wide Policy Alignment**

This proposed change and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping and other community services.

### **Local Area Policy Alignment**

The proposed change is aligned with the overarching goals and policies of the Bowness Area Redevelopment Plan (ARP), which aim to:

- 6.3.1 Retain the traditional role and function of Bowness as a slow density family-oriented community with its many associated amenities and services
- 6.3.2 Support low density residential, conservation and infill policy. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood
- 6.3.44 (d) Private outdoor amenity space should be located in the rear yard where possible.

The proposed change does not require any amendments to the ARP to accommodate the proposed development vision.



EXISTING SITE PHOTOS 22-03-21



SW CORNER OF SUBJECT  
PARCEL



SE CORNER OF SUBJECT  
PARCEL



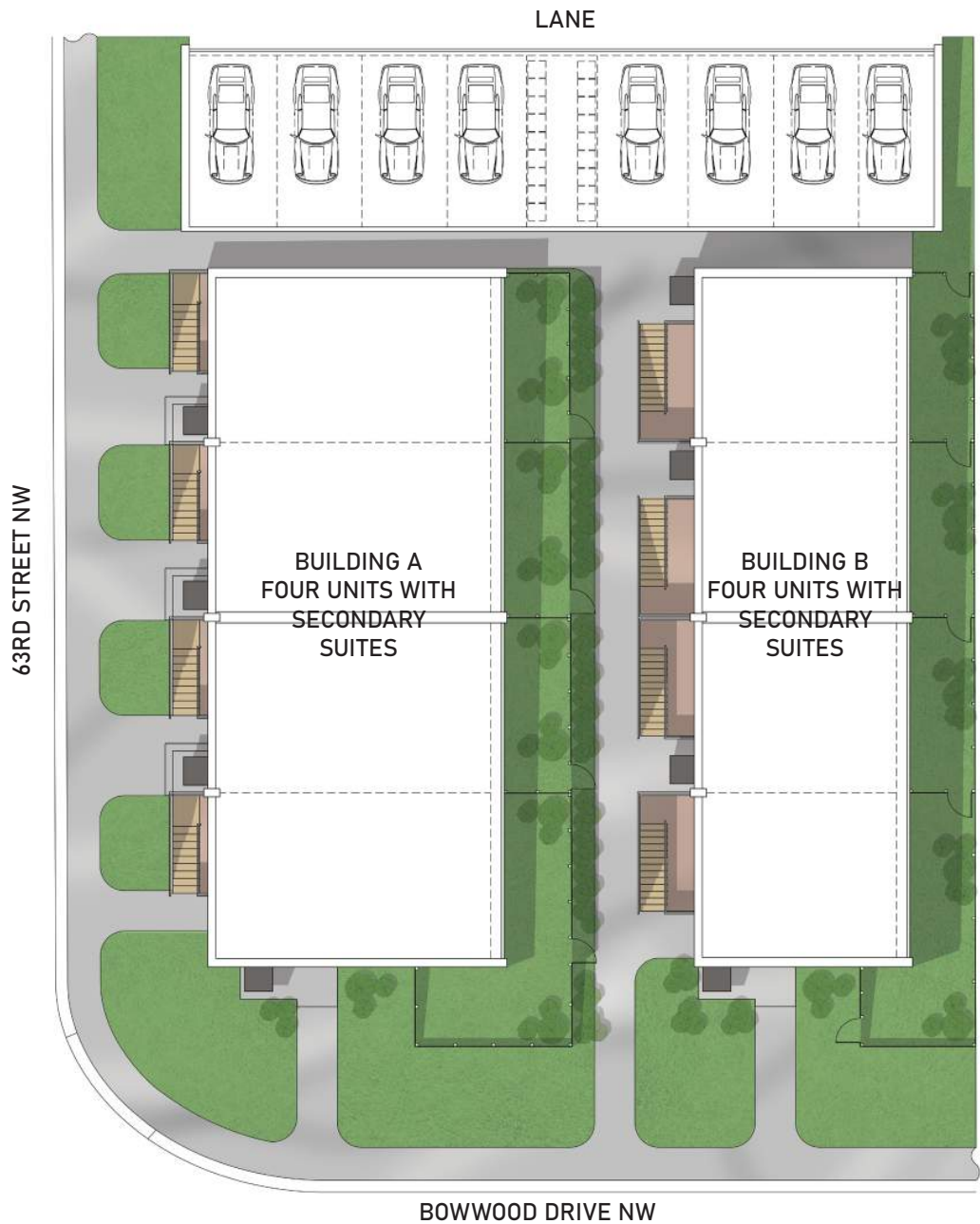
NE CORNER OF SUBJECT  
PARCEL



NW CORNER OF SUBJECT  
PARCEL



### PROPOSED DEVELOPMENT VISION





## DENSITY TOWNHOUSES EAST

### **RE: Land Use Re-designation 6204 & 6208 Bowwood Drive N.W. (Lot:8&9 , Block:19, Plan: 4610 AJ): M-C1 to DC (Based on M-C1 & R-CG).**

The subject parcel, located in the Community of Bowness, consists of 0.58 ha of privately owned land. Optima Developments has retained SLVGD Architecture Inc. to undertake a Land Use Re-designation and subsequent Development Permit process to facilitate a Grade-Oriented Rowhouse outcome. This lot and adjacent lot 8 (6208 Bowwood Drive NW) are being applied for concurrently and will constitute a 0.12 ha area once consolidated .

The associated development vision features two (2) buildings each containing four (4) Rowhouse Dwelling Units with private backyards, four (4) Secondary Basement Suites under 45 SM with private amenity spaces, and four (4) enclosed parking stalls in a garage structure off the lane. The total would equal eight (8) Rowhouses, eight (8) Secondary suites under 45 SM and eight (8) parking stalls in private garages on the subject parcel.

The proposed Land Use Re-Designation would transition the subject site from the existing higher density Multi-Residential – Contextual Low Profile (M-C1) District to a Direct Control District (DC). This Direct Control District is based on the existing land use district of M-C1 supplemented by the Rowhouse specific rules of the lower density Residential – Grade Oriented Infill (R-CG) District to realize the proposed development vision.

It should be noted that the subject parcel currently has an approved development permit DP2021-0558 for a 17-unit three storey apartment building. This application requests the City of Calgary to Directly Control the zoning district to provide a Grade-Oriented townhouse typology that is better suited to the Bowness Area Redevelopment Plan and Family Oriented Design.

### **Planning Rational**

The proposed development vision includes Secondary Suites as part of the proposed unit mix. While Secondary Suites are a Permitted Use within the M-C1 District, a Rowhouse Building is not a listed use. As a result, Rowhouse forms on M-C1 parcels are approved as a Multi-Residential Development. A Secondary Suite cannot be approved within a Multi-Residential Development. Therefore based on M-C1 Land Use Bylaw rules, a Secondary Suite would not be permitted in a building with three or more units.

Based on M-C1 Land Use Bylaw rules, a Secondary Suite would only be allowed within a Single Detached Dwelling or Semi-Detached Dwelling. As a result, the



proposed Re-Designation is required to accommodate greater built form flexibility within the existing M-C1 District by introducing the Rowhouse use and associated bylaw rules from R-CG District. This allows the application to remain consistent with the Local Area Policy while facilitating a greater range of missing middle housing options.

The subject site features numerous characteristics that make it appropriate for the proposed M-C1/R-CG based land use change, directly facilitating the development of new and innovative housing options for Calgarians:

**Lot Size + Width:** The subject site is has a lot frontage of 15.250m along Bowwood Drive N.W. and 38.17m across 61<sup>st</sup> Street N.W. The total lot frontage in combination with adjacent lot 8 would be 30.5m. The proposed Rowhouse development vision takes advantage of this lot width to create street-oriented Rowhouse forms that are highly compatible with existing low-density residential buildings along both Bowwood Drive and 63<sup>rd</sup> Street N.W.

**Density:** Under the existing M-C1 District the 0.12 ha lot allows for 148 units per hectare or 17 units. The proposed Direct Control Land Use is intended to allow for Eight (8) Townhouse Units with Secondary Suites, thereby reducing density on the lot.

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 61<sup>st</sup> Street N.W. and Bowwood Drive N.W. with Grade-Oriented unit entrances.

**Direct Lane Access:** The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian -friendly streetscape along 61<sup>st</sup> Street N.W. and Bowwood Drive N.W.

**Proximity to Primary Transit Network:** The subject site is located within easy walking distance of Bowness Road NW and ~100m from Bus stops for (Routes 1, 53 and 305), providing easy access to a Primary Transit Network.

**Proximity to Bowness Main Streets Corridor:** The subject site is within a ~42m walk of the Bowness Mainstreet Corridor and Commercial Area. Calgary's Main streets provide local area residents with easy access to everyday needs, goods and services.

**Proximity to Bikeway:** The subject site is within ~42m of the Bowness Road N.W. Bikeway providing easy access for bicycle commuters.

**Proximity to Parks, Open Space & Community Amenities:** The subject site provides



residents with direct and easy access to a variety of destinations and community resources. The property is located, ~600m from the Bowness Library, ~423m from the Bowness Seniors Centre, ~430m from the Irish Cultural Society, ~955m from the Real Canadian Superstore Sunnyside Development currently under construction, and ~710m from Shouldice Park and the Bow River.

### **City Wide Policy Alignment**

This proposed change and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping and other community services.

### **Local Area Policy Alignment**

The proposed change is aligned with the overarching goals and policies of the Bowness Area Redevelopment Plan (ARP), which aim to:

6.3.1 Retain the traditional role and function of Bowness as a slow density family-oriented community with its many associated amenities and services

6.3.2 Support low density residential, conservation and infill policy. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood

6.3.44 (d) Private outdoor amenity space should be located in the rear yard where possible.

The proposed change does not require any amendments to the ARP to accommodate the proposed development vision.



6204 EXISTING SITE PHOTOS 22-03-21



SW CORNER OF SUBJECT  
PARCEL



SE CORNER OF SUBJECT  
PARCEL



NE CORNER OF SUBJECT  
PARCEL



NW CORNER OF SUBJECT  
PARCEL





6208 EXISTING SITE PHOTOS 22-03-21



SW CORNER OF SUBJECT  
PARCEL



SE CORNER OF SUBJECT  
PARCEL



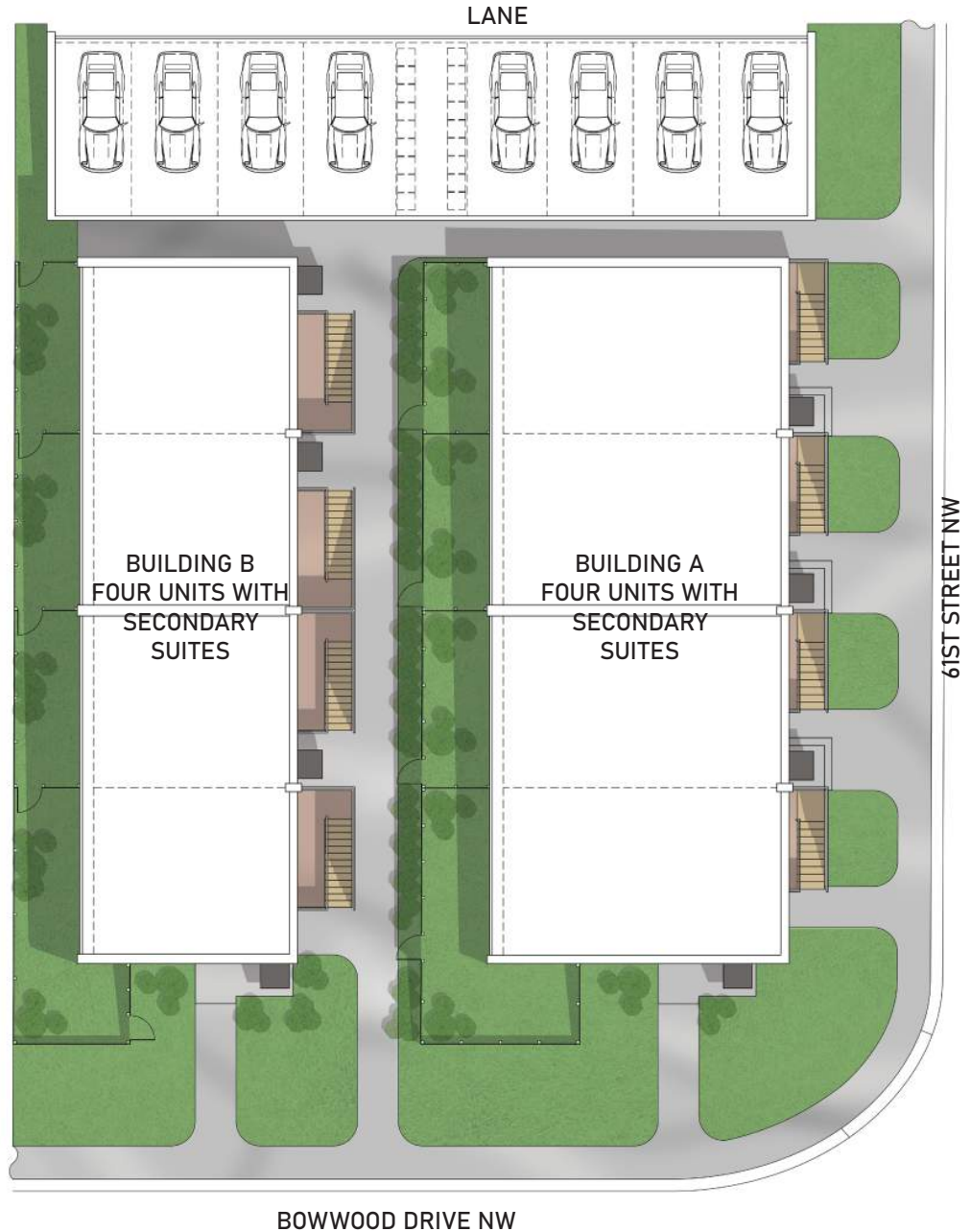
NE CORNER OF SUBJECT  
PARCEL



NW CORNER OF SUBJECT  
PARCEL



### PROPOSED DEVELOPMENT VISION





### Conclusion

The proposed change and development vision will deliver greater choice for Calgarians looking for 'missing middle' housing options in amenity-rich inner-city communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the goals and policies of the Bowness Area ARP and city-wide goals and policies of the MDP. For these reasons outlined above, we respectfully request that Administration, Calgary Planning Commission, and Council support this application.

Thank you,

A handwritten signature in black ink, appearing to read 'Jeffrey Riedl', is positioned below the 'Thank you,' text.

Jeffrey Riedl

Architect, AAA, BFA, M.Arch. LEED® AP BD+C

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# Applicant Outreach Summary

Update to: All public engagement initiatives that have occurred to date and feedback that has been received on the application to date:

## Stakeholders Outreach (UPDATE – see previous below)

SLVGD and Optima Developments are committed to being good neighbours and working with the stakeholders throughout the application process. The project team is undertaking an appropriately scaled outreach process in support of this application to ensure a clear and transparent process for all stakeholders. Key elements include:

- Follow up discussion with the Bowness Community Association Planning and Development Committee Meeting – March 02, 2022:

SLVGD and Optima Developments attended the Bowness Planning and Development meeting and presented the Development Vision. The Land Use Re-Designation Application and the upcoming Development Permit Application for the subject parcel were discussed and a letter of support was requested following the formal application to the city. The decision to move from the currently approved apartment building scenario to the proposed townhouse scenario was considered favorable amongst the committee members.

- Following LOC application large format signs were installed on both sites as per the City of Calgary requirements. May 02, 2022.
- Follow up discussion with the Bowness Community Association following the official Land-Use application – May 04, 2022, to discuss LOC2022-0053.

Jeffrey Riedl of SLVGD Architecture discussed the Development Vision with the Community Association and went through the application summary in detail. The discussion included a preview of the Development Permit design in progress with a shared screen view of the 3d model. The Community Association provided a letter of support for the application.

## What We Heard

The Bowness Planning and Development Committee provided the following letter of support:

Attention: Nancy Sanborn

The Bowness Community Association Planning and Development Committee met on May 4, 2022 to discuss the application LOC2022-0053 6336 Bowwood Dr. NW. The application in question is for a Land Use Amendment to Accommodate DC. The application covers two corner lots on Bowwood Drive. The Land Use Redesignation and subsequent Development Permit process will facilitate a Grade-Oriented Rowhouse outcome and include secondary suites.

We are encouraged to see development that will support the vision of our Mainstreet Bowness but are also aware that development needs to be sensitive to the existing surrounding residents who call this area home. This amendment works towards this objective and we support the application.

Sydney Empson  
Planning and Development Coordinator  
Bowness Community Association  
www.mybowness.com  
Phone: 403-288-8300  
E-mail: [planning@mybowness.com](mailto:planning@mybowness.com)



### Stakeholders Outreach

SLVGD and Optima Developments are committed to being good neighbours and working with the stakeholders throughout the application process. The project team is undertaking an appropriately scaled outreach process in support of this application to ensure a clear and transparent process for all stakeholders. Key elements include:

1. Custom On-Site Signage - November 1, 2021

To supplement required City of Calgary notice signage, the project team erected on-site signage that notified neighbours and surrounding community members of a proposed land use change. The signage outlines the proposed change and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line.

2. Pre-application Meeting with City of Calgary - November 19, 2021

3. Bowness Community Association Planning and Development Committee Meeting- December 01, 2021:

Owner Jeremy Paylor, attended the Monthly Planning and Development Committee to discuss the proposed changes outlined in this application for direct control and how they would affect the approved DP2021-1166 6336 Bowwood Drive NW and DP2021-0558 6204 Bowwood Drive NW.

4. Information Flyers - December 30, 2021:

93 information flyers were hand delivered to surrounding area residents in an effort to describe the proposed project and receive feedback for this Land Use Re-designation Application. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

5. Pre-Application with City of Calgary PE2022-0042 - January 12, 2022:

A pre-application was submitted with the City of Calgary. SLVGD submitted a proposed site plan and renderings which were reviewed by the Planning & Development department on February 15, 2022. The comments received from this Pre-Application Assessment were used to inform the list of items for Direct Control outlined in this application.

6. Scheduled follow up discussion with the Bowness Community Association Planning and Development Committee:

SLVGD and Optima Developments attended the Bowness Planning and Development meeting on March 02, 2022, and presented the Development Vision. The Land Use re-designation Application and the upcoming Development Permit Application for the subject parcel were discussed and a letter of support



was requested following the formal application to the city. The decision to move from the currently approved apartment building scenario to the proposed townhouse scenario was considered favorable amongst the committee members.

#### 7. Neighbour Postcards - To be delivered at application submission:

Neighbour postcard will be delivered to ~150 surrounding area residents at application submission paired with on-site signage, neighbour postcards will be hand delivered to area neighbours and adjacent property owners to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

#### What We Heard

Responses from the engagement to date have been recorded and responded to. We have included all responses below:

Nov 30

Hello,

Thank you for the pamphlet and information on your new project. so it matters to me to get the right housing for the neighbourhood. I like the 4 townhomes as my preference because it is much nicer looking and will put less people and cars on the streets around here.

Thanks,

Dec 1

I would like to see the above better than another high rise, already in place, beside what is already in place. Habitat for Humanity was built there, 3 stories high, and blocked any view we have. Apparently, they have rented out one building, and put a for sale up sign. We, and prefer the townhouse zoning, rather than another highrise. This would block all views for us [sic].



[Redacted] Dec 8

I can speak for a lot of my neighbours and say we don't want your multi-family units in our neighbourhood. We have enough already, so go build them somewhere else. - [Redacted]

[Redacted] Dec 31

Hello Optima team,

I live at [Redacted]. I am pleased to see a proposal that increases the density for living but also fits more appropriately in the neighborhood. The townhomes will fit much better in the neighborhood than the zoned apartment building. I hope your work can go ahead.

Thanks,

[Redacted]

# Appendix A Stakeholder Outreach Materials - Informational Flyers



# OPTIMA

Hi Neighbours, we are proposing a land use change to facilitate a new development in your community.

We hope to offer creative and attractive townhomes to Calgarians. We have chosen a property which meets the criteria required for this land use change and are requesting your feedback.

We look forward to hearing from you

Subject Property: 6336 Bowwood Dr NW



**Current Zoning: MC-1**

Currently Approved **17 units:**

- 4 x 1bedroom
- 13 x 2bedroom
- 3 story with basement
- surface parking for 20



**Proposed Zoning: DC**

Proposed **4 townhomes**

- 2 story 3 bedroom with basement suites
- 4 separate garage stalls

The proposed change from the existing Contextual Low Profile (M-C1) to a Direct Control District based on the existing M-C1 district modified by the bylaw rules of the Residential - Grade Oriented Infill (R-CG) District

The proposed use is well suited for this property, given its location and property characteristics. The addition of R-CG rules will accomodate grade-oriented development that is consistent with other low density building forms.

The propose development will introduce new housing options in Calgarians looking to live in the community of Bowness and all it has to offer.

Contact us at  
[bowness6336@gmail.com](mailto:bowness6336@gmail.com)



## Appendix A Stakeholder Outreach Materials - Site Sign



# OPTIMA

Hi Neighbours, we are proposing a land use change to a property in your community.

We hope to offer creative and attractive rowhousing to new and existing Calgarians. We have chosen a property which meets the criteria required for this redesignation and are requesting your feedback.

We look forward to hearing from you

Subject Property: 6336 Bowwood Dr NW



**Current Zoning: MC-1**  
Currently Approved  
17 units  
3 story building



**Proposed Zoning: DC**  
4 unit townhomes  
2 & 3 story building with  
basement suites

Please contact us at  
[Bowness6336@gmail.com](mailto:Bowness6336@gmail.com)

## Appendix B Stakeholder Outreach Materials - Informational Flyers



# OPTIMA

Hi Neighbours, we are proposing a land use change to a property in your community.

We hope to offer creative and attractive rowhousing to new and existing Calgarians. We have chosen a property which meets the criteria required for this redesignation and are requesting your feedback.

We look forward to hearing from you

Subject Property: 6204 Bowwood Dr NW



**Current Zoning: MC-1**

Currently Approved  
17 units  
3 story with basement

**Proposed Zoning: RC-G**

Proposed  
4 townhomes  
2 story with basement

Please contact us at  
[Bowness6204@gmail.com](mailto:Bowness6204@gmail.com)

Appendix B Stakeholder Outreach Materials - Site Sign



# OPTIMA

Hi Neighbours, we are proposing a land use change to a property in your community.

We hope to offer creative and attractive rowhousing to new and existing Calgarians. We have chosen a property which meets the criteria required for this redesignation and are requesting your feedback.

We look forward to hearing from you

Subject Property: 6204 Bowwood Dr NW



**Current Zoning: MC-1**  
Currently Approved  
17 units  
3 story with basement

**Proposed Zoning: DC**  
Proposed  
4 townhomes  
2 story with basement

Please contact us at  
[Bowness6204@gmail.com](mailto:Bowness6204@gmail.com)

# Community Association Response



Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201

Attention: Nancy Sanborn

The Bowness Community Association Planning and Development Committee met on May 4, 2022 to discuss the application **LOC2022-0053 6336 Bowwood Dr. NW**

The application in question is for a Land Use Amendment to Accommodate DC. The application covers two corner lots on Bowwood Drive. The Land Use Re-designation and subsequent Development Permit process will facilitate a Grade-Oriented Rowhouse outcome and include secondary suites.

We are encouraged to see development that will support the vision of our Mainstreet Bowness but are also aware that development needs to be sensitive to the existing surrounding residents who call this area home. This amendment works towards this objective and we support the application.

Sydney Empson  
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