

**AMENDMENT TO THE BOWNESS AREA REDEVELOPMENT PLAN AND
LAND USE REDESIGNATION (BOWNESS)
BYLAWS 45P2013 AND 101D2013**

SUMMARY/ISSUE

Amendment to the Bowness Area
Redevelopment Plan.

To redesignate 0.44 ha \pm (1.09 ac \pm) located
at 6521, 6523, 6525, 6527, 6529, 6531, 6533
and 6535 – 36 Avenue NW (Plan 0411835,
Block 26, Lots 21 to 28) from Residential –
Contextual One / Two Dwelling (R-C2) District
to Multi-Residential – Contextual Grade-
Oriented (M-CGd47) District.

Corporate Planning Applications Group
recommendation; and

5. Give first reading to the proposed Bylaw
101D2013; and
6. **WITHHOLD** second and third readings
pending the resolution, to Council's
satisfaction, of the sanitary capacity
problem.

PREVIOUS COUNCIL DIRECTION

None

APPLICANT(S)

CITYTREND

**RECOMMENDATION OF THE
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaws
45P2013 and 101D2013.

RECOMMENDATION(S) OF CPC:

That Council:

1. **ADOPT** the proposed amendments to the
Bowness Area Redevelopment Plan, in
accordance with the Corporate Planning
Applications Group recommendation; and
2. Give first reading to the proposed Bylaw
45P2013; and
3. **WITHHOLD** second and third readings
pending the resolution, to Council's
satisfaction, of the sanitary capacity
problem.
4. **ADOPT** the proposed redesignation of
0.44 hectares \pm (1.09 acres \pm) located at
6521, 6523, 6525, 6527, 6529, 6531, 6533
and 6535 – 36 Avenue NW (Plan
0411835, Block 26, Lots 21 to 28) from
Residential – Contextual One / Two
Dwelling (R-C2) District **to** Multi-
Residential – Contextual Grade-Oriented
(M CGd47) District, in accordance with the

OWNER(S)

Advance Properties Ltd
Alex Solano

INVESTIGATION

An amendment to the Bowness Area
Redevelopment Plan is required to support
this land use application. The amendment is
a mapping change from 'Residential: Low
Density Conservation & Infill' to "Residential:
Low & Medium Multi-Dwelling" which is
required to accommodate a new multi-
residential development at 6525 36 Av NW.

This land use application is to allow for a
redesignation of the above parcels from
Residential – Contextual One/Two Dwelling
(R-C2) to Multi-Residential – Contextual
Grade Oriented (M-CGd47) District. This
would allow for a maximum potential of 20
grade oriented dwelling units on the site. The
proposed land use varies from the Bowness
Area Redevelopment Plan (ARP), and as
such, an amendment to the ARP is required to
accommodate this application.
The site has been vacant for several years
and is surrounded by semi-detached dwellings
and single storey multi-residential dwellings. It
is one block west of the Bowness Road

**AMENDMENT TO THE BOWNESS AREA REDEVELOPMENT PLAN AND
LAND USE REDESIGNATION (BOWNESS)
BYLAWS 45P2013 AND 101D2013**

commercial corridor and is approximately 300 metres from a BRT stop.

The proposed M-CG district and density modifier are appropriate given the surrounding land use context and proximity to the Bowness Neighbourhood Corridor and primary transit. This land use district would help to facilitate a transition from the Neighbourhood Corridor to the low density residential areas. Further the M-CG district is intended to be applied to lands adjacent to low density residential and is seen throughout the City of Calgary embedded in low density residential areas. It is one of the districts typically used to implement “modest intensification” as intended through the Municipal Development Plan.

The proposal is in conformance with applicable municipal policies and is compatible with adjacent land use and development conditions.

ATTACHMENT(S)

1. Proposed Bylaw 45P2013
2. Proposed Bylaw 101D2013
3. CPC Report LOC2012-0097