

**Land Use Amendment in Bowness (Ward 1) at 5819 Bowwater Crescent NW,  
 LOC2023-0188**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.09 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 5819 Bowwater Crescent NW (Plan 4231FF, Block 16, Lot 10) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023  
 SEPTEMBER 21:**

That Council give three readings to **Proposed Bylaw 211D2023** for the redesignation of 0.09 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 5819 Bowwater Crescent NW (Plan 4231FF, Block 16, Lot 10) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for semi detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application, located in the northwest community of Bowness, was submitted by Horizon Land Surveys on behalf of the landowner, Weihong Zhou, on 2023 July 10. No development permit application has been submitted at this time.

The approximately 0.09 hectare (0.21 acre) midblock site is located on the north side of Bowwater Crescent NW between Bowness Road NW and 33 Avenue NW. It is currently developed with a single detached dwelling and rear detached garage. The site is approximately 80 metres (a one minute walk) to Bowness Road NW, which provides direct connections to various communities and amenities.

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As indicated in the Applicant Submission (Attachment 2), the proposed land use district would enable a maximum of two dwelling units to be provided on the parcel.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered postcards and visited homes within a 90-metre radius to discuss the application in person with residents. They also contacted the Bowness Community Association and the Ward 1 Councillor's office about the proposal. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

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

Administration received two letters of support from the public highlighting that this proposal is a positive step in addressing the housing affordability crisis and is good to see revitalization and redesignation of lands to facilitate responsible development to bring more families to Bowness. No letters of opposition have been received.

The Bowness Community Association provided a response to the circulation expressing neither support nor opposition to the application (Attachment 4).

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

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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**IMPLICATIONS**

**Social**

The proposed R-C2 District allows for the additional uses of semi-detached and duplex dwellings. As such, the proposed change 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 on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The ability to develop up to two dwelling units on the subject site would allow for more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 211D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform