

Land Use Amendment in Bowness (Ward 1) at 6623 Bow Crescent NW, LOC2023-0243

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 6623 Bow Crescent NW (Plan 4610AJ, Block 2, Lot 16) 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 is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does it 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 it matter? The proposed R-C2 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Bowness, was submitted by Horizon Land Surveys on behalf of the landowners, Safiye Bozkurt and Turgut Bozkurt on 2023 August 25. No development permit application has been submitted at this time; however, the landowners intent is to subdivide the parcel and apply for two single detached dwellings in the future.

The approximately 0.06 hectare (0.14 acre) midblock site is located south of Bow Crescent NW, between 66 Street NW and 65 Street NW. It is currently developed with a single detached dwelling accessed from Bow Crescent NW. The site is approximately 156 meters (a two-minute walk) to the arterial street, Bowness Road NW, which is designated as a main street in the MDP and ARP.

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

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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.

The applicant had discussions with the Bowness Community Association 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 one letter of objection from the public, which included the following areas of concern:

- negative impact on neighborhood character;
- building scale;
- privacy;
- loss of established trees;
- capacity of utilities; and
- construction nuisances.

The Bowness Community Association (CA) 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, site design and servicing will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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.

IMPLICATIONS

Social

The proposed R-C2 District allows for the additional uses of semi-detached and duplex dwellings. As such, the moderate increase in housing density would result in more efficient use

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of infrastructure and offer diversified dwelling types to 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

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
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