

**Land Use Amendment in Bowness (Ward 1) at 6427 – 33 Avenue NW, LOC2023-0387**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 6427 – 33 Avenue NW (Plan 5368FV, Block 12, Lot 19) 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 more 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 in the northwest community of Bowness was submitted by Situated Consulting Co. on behalf of the landowner, Probuild Homes Ltd., on 2023 December 11. No development permit has been submitted at this time; however, as noted in Applicant Submission (Attachment 2), their intent is to subdivide the parcel and construct semi-detached dwellings with potential secondary suites.

The approximately 0.06 hectare (0.14 acre) site is located approximately 500 metres (an eight-minute walk) from Bowness Road NW to the north. This road is characterized as an arterial street in the MDP Map 3 – Road and Street Network, which provides direct connections between multiple communities and connectivity to various amenities and destinations. The subject parcel is approximately 450 metres (a seven-minute walk) to the eastbound transit bus stop, Route 40 (Crowfoot Station/North Hill), along 32 Avenue NW and 69 Street NW.

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 communicated to the adjacent neighbour through door knocking. No formal outreach has been conducted by applicant. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administrations' 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 no letters from the public. The Bowness Community Association responded with no comments 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 a 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.

**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 dwellings units on the subject site would allow for more efficient use of existing infrastructure and services.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 March 07**

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**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