

**Policy and Land Use Amendment in Bowness (Ward 1) at 6307 – 35 Avenue NW,
LOC2023-0349**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bowness Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 6307 – 35 Avenue NW (Plan 4610AJ, Block 29, Lot 13) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District will allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Bowness Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy and land use amendment application in the northwest community of Bowness, was submitted by CivicWorks on behalf of the landowner, Amrit Kaur Bhullar, on 2023 November 8.

The approximately 0.07 hectare (0.17 acre) site is located midblock, but fronts onto the intersection of Bowwood Drive and 35 Avenue NW. It is currently developed with a single detached dwelling and a detached garage at the rear accessed from 35 Avenue NW. The site is adjacent to a lane to the south.

As indicated in the Applicant Submission (Attachment 3), the proposed H-GO District would enable the development of varied housing options in ground-oriented form that is contextually appropriate in a low-density residential area. The subject site is within 150 metres of Bowness Road NW, which forms part of the Primary Transit Network and is designated as a Neighbourhood Main Street in the MDP. The site meets the location criteria for the H-GO

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District established in Land Use Bylaw 1P2007. A development permit (DP2023-07997) for 14 dwelling units within two buildings was submitted on 2023 November 10 and is under review.

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 outlining proposal details to homes within a 200-metre radius, displayed a sandwich board on site, shared a project overview with the Bowness Community Association (CA) and Ward Councillor's Office and met with the Main Street Bowness Business Improvement Area (BIA). The Applicant Outreach Summary can be found in Attachment 4.

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 ten letters of opposition from the public. The letters of opposition included the following areas of concern:

- height and building type are incompatible with existing adjacent buildings;
- privacy and shadowing concerns on neighbouring properties;
- limited on site parking and its effect on street parking and traffic congestion;
- impact of waste and recycling and traffic on the lane;
- amount of green space provided for each unit and loss of mature urban canopy;
- capacity of public infrastructure and amenities to support increased density;
- insufficient community engagement by the developer;
- impact of development on occurrence of crime;
- impact of development on property values; and
- not in alignment with the policies of the *Bowness Area Redevelopment Plan (ARP)*.

The Bowness CA submitted a letter of opposition on 2023 December 12 (Attachment 5) in response to Administration's standard circulation. The CA identified the following reasons of opposition:

- precedent of not supporting similar applications for the H-GO District;
- unsupportive of an amendment to the Bowness ARP; and
- mid-block location.

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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 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 land use district would allow for more housing types than the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

The ability to develop additional units on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

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. Proposed Amendment to the Bowness Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform