

**Land Use Amendment in Bowness (Ward 1) at 7947 – 47 Avenue NW, LOC2023-0389**

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**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 7947 – 47 Avenue NW (Plan 2660AP, Block 7, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to the Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouses, townhouses, single detached, semi-detached dwellings, and duplex homes that may include secondary suites.
- The proposal represents an appropriate density increase of a residential site, allows for compatible development 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 this mean to Calgarians? The proposed R-CG District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to 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 land use amendment application in the northwest community of Bowness was submitted by Sara Karimiavval (Renocal Inc.) on behalf of the landowner, Inder Pal Singh Toor, on 2023 December 12. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit to build a side-by-side fourplex building on the site in the future.

The approximately 0.06 hectare (0.14 acre) site is located on the southeast corner of 47 Avenue NW and 79 Street NW. The site is currently developed with a single detached dwelling and detached garage with vehicular access from 79 Street NW. Bowness High School, Bowglen Park and the Bowness Community Association are located on a site one block to the south of the subject site.

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 relevant public groups and the respective community association was appropriate. The applicant determined that outreach would not take place because this land use amendment reflects a continuation of this area's current land uses. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

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

The Bowness Community Association responded indicating they 'do not have specific comments for this application'.

No public comments were received by Administration.

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 R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics. This may enable different demographics to find suitable housing in Bowness, enhancing the diversity and inclusivity of the community.

**Environmental**

This application does not include any actions that specifically address the *Calgary Climate Strategy – Pathways to 2050* goals. Further opportunities to align future development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use would allow for more efficient use of land, existing infrastructure, and services, and provide more housing choice in the community.

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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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform