

Land Use Amendment in Bowness (Ward 1) at multiple addresses, LOC2023-0348

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 6412, 6416, 6420, 6424 and 6428 Bowwood Drive NW (Plan 4610AJ, Block 21, Lots 3 to 7) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel 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) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would enable additional types of dwelling units in an inner-city community well served by transit and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for 52 dwelling units has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the northwest community of Bowness, was submitted on 2023 November 8 by CivicWorks on behalf of the landowners, RNDSSQR LTD. and Townhome Fund I GP Limited.

The approximately 0.29 hectare (0.72 acre) site is situated mid-block on Bowwood Drive NW SW between 63 Street NW and 64 Street NW. The site is 40 metres south (less than one-minute walk) of the Bowness Road NW Neighbourhood Main Street and thereby meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007. The proposed H-GO District allows for greater flexibility in developing a range of housing options while maintaining direct ground-level access for all homes. The proposed H-GO District will enable a slight increase in the number of dwelling units in comparison to the current M-C1 District, as there is no maximum density in the H-GO District.

As indicated in the Applicant Submission (Attachment 2), the intent is to develop townhouses. Administration is currently reviewing a development permit (DP2023-08010) for 52 dwelling units in six buildings.

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 public/interested parties and the respective Community Association was appropriate. In response, the applicant installed custom signage on-site and delivered mailers to residents within approximately 200 metres of the site. The applicant also contacted the Ward 1 Councillor's Office, Bowness Community Association (CA) and surrounding residents. A phone line, email inbox and a website were created for the project, which provided citizens various opportunities to provide feedback. 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 six letters of objection from the public that identified the following issues:

- excessive density;
- height;
- lack of parking for the development;
- street parking availability; and
- traffic and safety issues.

The CA provided a letter of opposition on 2023 December 15 (Attachment 4). The CA stated the following concerns:

- the excessive number of dwelling units;
- lack of available parking in the area due to the parking of employees and patrons along Bowness Road;
- lack of visibility at this intersection due to parked vehicles;
- the CA does not support mid-block H-GO (& RCG) applications; and
- the CA cannot support an application that has a significant opposition from the surrounding neighbours.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It provides for a modest density increase above the existing district while being sensitive to the height of adjacent development. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 application would allow additional housing types that 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*. Future opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use promotes fiscal sustainability by supporting intensification in the inner-city to allow more efficient use of land, 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