

# Calgary Planning Commission Member Comments



For **CPC2024-0496 / LOC2023-0348**  
heard at Calgary Planning Commission  
Meeting **2024 April 25**



Member	Reasons for Decision or Comments
<p><b>Commissioner Hawryluk</b></p>	<p>Reasons for <b>Approval</b></p> <ul style="list-style-type: none"> <li>This application aligns with the Bowness Area Redevelopment Plan. The site is part of the Neighbourhood – Low Rise area, which the Developed Areas Guidebook says could include stacked townhouses, townhouses, live-work units, semi-detached dwellings, duplexes, and rowhouses between three to four storeys in height. The H-GO District allows such forms within that height.</li> </ul> <p>Administration is correct that, “The subject site is located in the Inner City and is one block south of the Bowness Road NW Neighbourhood Main Street. As such, it meets the criteria to be considered for redesignation to the H-GO District. In addition to meeting the Main Street proximity location criteria, the subject site is also within 200 metres of Primary Transit Network along Bowness Road NW thereby meeting an additional location criteria” (Attachment 1, page 4).</p> <p>The Community Association letter notes a past collision at the intersection of Bowwood Drive and 63rd Street. During the Commission’s review, Administration noted that the intersections on Bowwood Drive near this site have not been flagged for improvements but could be improved incrementally as needed (such as adding Churchill blocks as testable curb extensions that can improve visibility at the intersections and be changed as needed).</p>