

Land Use Amendment in Hillhurst (Ward 7) at 1601 Bowness Road NW, LOC2025-0248

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) at 1601 Bowness Road NW (Plan 5151O, Block 19, Lots 57 and 58) from Mixed Use – General (MU-1f1.0h13) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MARCH 26:

That Council give three readings to **Proposed Bylaw 49D2026** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) at 1601 Bowness Road NW (Plan 5151O, Block 19, Lots 57 and 58) from Mixed Use – General (MU-1f1.0h13) District to Residential – Grade-Oriented Infill (R-CG) District.

Opposition to Recommendation: Commissioner Boechler

HIGHLIGHTS

- This application proposes to redesignate the parcel to the Residential – Grade-Oriented Infill (R-CG) District to facilitate consolidation with the adjacent parcel of land and construct a nine-dwelling unit townhouse development with nine secondary suites.
- The proposal is in alignment with the *Municipal Development Plan* (MDP) and the *Riley Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would simplify development of the site with consolidation of the adjacent parcel, while presenting land use rules that are more sensitive to adjacent residential development.
- Why does this matter? The proposal would enable development of a vacant, underutilized property and provide increased housing and reinvestment within an inner-city neighbourhood.
- A development permit for a nine-unit townhouse development with nine secondary suites and a garage has been submitted and is currently under review (DP2026-00277).
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the community of Hillhurst was submitted on 2025 December 19 by Horizon Land Surveys Ltd. on behalf of the landowner, Rise Liang Investment Ltd. As noted in the Applicant Submission (Attachment 2), their intent is to redevelop the property for low density residential uses.

This approximately 0.07 hectare (0.17 acre) site is located on the south side of Bowness Road NW and on the west side of 14 Street NW, has lane access and is currently vacant.

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 distributed postcards to all residents within a 100-metre radius of the site, conducted in-person visits to homes to discuss the proposal and contacted the Hillhurst/Sunnyside Community Association and Ward 7 Councillor's Office. 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 one letter of support, which appreciated the reversion of the site back to a low density district, and four letters of opposition, which included the following concerns:

- density – too many units;
- character – out of context with the surrounding neighbourhood
- street parking – too many anticipated vehicles, limited on-street parking, compounded by cul-de-sac that won't provide room for parking;
- on-site parking – insufficient parking stalls required on site;
- traffic – adding traffic to the block, especially because of limited access to 14 Street NW;
- impact to infrastructure – significant load to be added to city services;
- construction nuisance – noise, etc. impacting enjoyment of their lands; and
- heritage design guidelines – located at the end of a block with historic resources and protected, heritage boulevard, design guidelines should be applied.

Administration received support and suggestions from the Hillhurst/Sunnyside Community Association (Attachment 4), which stressed the importance of designing the site with consideration for the existing heritage buildings on the block. In addition, there were several questions of clarification.

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, on-site parking, landscaping, amenity areas and architecture will be determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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.

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IMPLICATIONS

Social

The proposed R-CG District would facilitate the proposed consolidation with the adjacent R-CG District parcel and facilitate redevelopment. The proposal would allow for a wide range of housing types that may 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 are being explored and encouraged through the development permit review.

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 49D2026**
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform