

Planning & Development Report to
Calgary Planning Commission
2019 September 05

ISC: UNRESTRICTED
CPC2019-1048

**Land Use Amendment in Bowness (Ward 1) at 8351 - 34 Avenue NW,
LOC2019-0085**

EXECUTIVE SUMMARY

This application was submitted by Thomas Schmidt on behalf of the landowners Thomas and Erin Schmidt on 2019 June 05. The application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District to bring the existing semi-detached dwelling with two secondary suites into conformance with the Land Use Bylaw. The proposal would also allow for:

- rowhouses, in addition to building types already allowed (e.g. single detached dwellings, semi-detached dwellings, duplex homes, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the *Bowness Area Redevelopment Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 8351 – 34 Avenue NW (Plan 5960AM, Block 16, Lot 9 from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

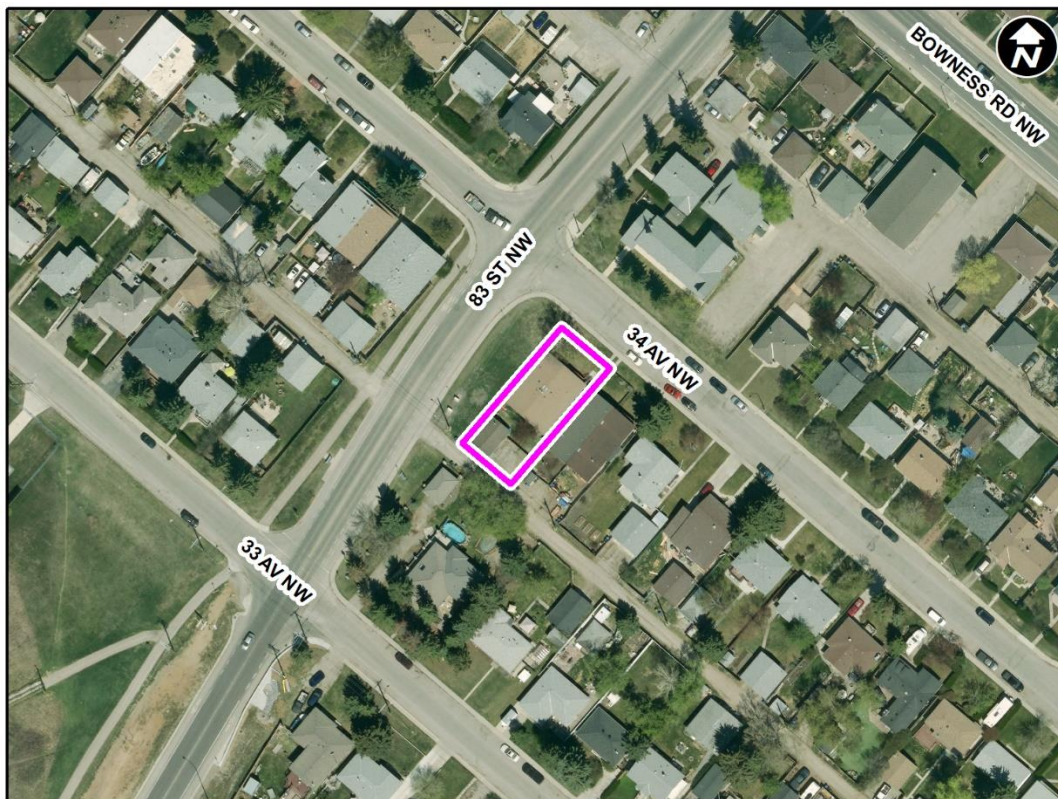
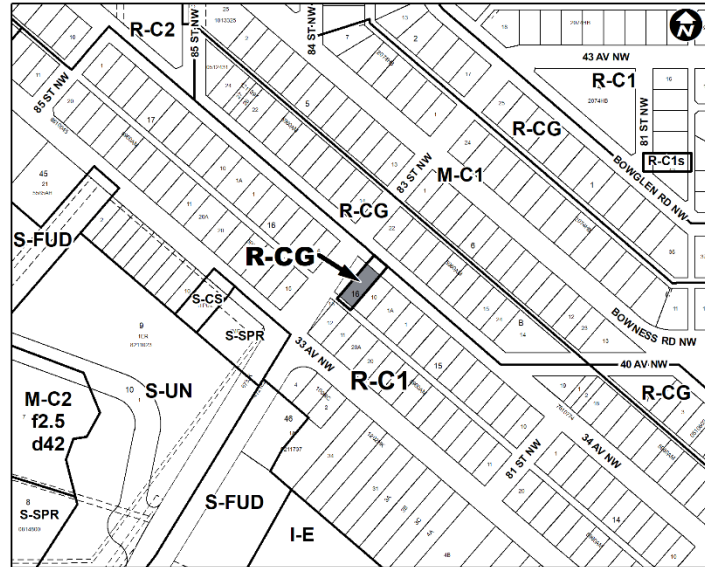
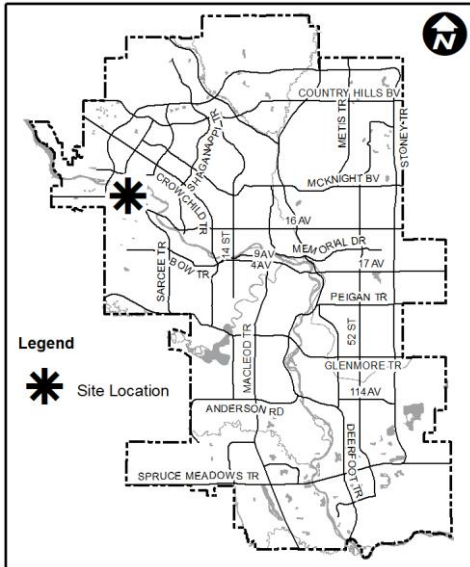
None.

BACKGROUND

This land use redesignation application was submitted by Thomas Schmidt on behalf of the landowners Thomas and Erin Schmidt on 2019 June 05.

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Location Maps



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Site Context

The subject parcel is located in the community of Bowness, on the south corner of 34 Avenue NW and 83 Street NW. The existing R-C1 District allows for a maximum of one dwelling unit on the site. The site is currently developed with a legally non-conforming semi-detached dwelling with two illegal secondary suites. The semi-detached building was originally developed legally in 1975 under the R-2 District of Bylaw 8600. The property was redesignated to Residential Single Detached (R-1) District under Bylaw 2P80. An approved redesignation to the R-CG District would allow the uses to be brought into conformance as the district allows up to four dwelling units on the subject parcel.

Surrounding development consists of low density residential dwellings with a mix of single and semi-detached homes. The subject parcel is surrounded predominantly by R-C1 designated parcels with R-CG designated parcels existing across 34 Avenue NW.

The parcel is approximately 0.06 hectares in size with dimensions of approximately 15 metres by 37 metres and is currently developed with a semi-detached dwelling with secondary suites. The parcel also benefits from a rear lane.

As identified in *Figure 1*, the community of Bowness has seen the population generally decline since the population reached its peak in 1982.

Figure 1: Community Peak Population

Bowness	
Peak Population Year	1982
Peak Population	13,134
2018 Current Population	11,065
Difference in Population (Number)	-2,069
Difference in Population (Percent)	-16%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bowness](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is primarily for single detached dwellings. Single detached dwellings may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject parcel. Also, the R-CG District allows for a range of other low density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the frontages of both public streets;
- improving pedestrian connections by ensuring vehicle access to the site is off the lane;
- mitigation of overlooking and privacy concerns; and
- retaining as much of the existing mature vegetation as possible.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 34 Avenue NW and 83 Street NW. Vehicular access is currently provided from an existing rear lane. On-street parking is available on 34 Avenue NW. The site is located approximately 25 metres from the eastbound and westbound Route 53 which offers service to and from the Brentwood LRT station. Route 53 has a frequent schedule of every 15 minutes. The site is also approximately 100 metres from eastbound and westbound Route 1: Bowness/Forest Lawn bus stop, which offers service to and from the Downtown Core and with a frequent schedule of every 15 minutes.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Bowness Community Association was circulated as part of this application and no response was received

Administration received one letter from a neighbour stating that the landowner (applicant) maintains the property well and responds to issues in a timely manner.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised.

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Bowness Area Redevelopment Plan (Statutory – 2019)

The subject parcel is located within the Residential: Low Density, Conservation & Infill typology as identified on Map 2: Land Use Policy Areas. This typology supports sensitive infill development that contributes to the continued renewal and vitality of the community. The

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proposed R-CG District is considered low density residential therefore no amendments to the *Bowness ARP* are required.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C1 District, and as such the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budget at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Bowness Area Redevelopment Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building forms that exist in the neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission