

**LAND USE AMENDMENT  
BOWNESS (WARD 1)  
34 AVENUE NW, WEST OF 88 STREET NW  
BYLAW 243D2017**

**MAP 33W**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling and to Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2017 June 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 243D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 8924 – 34 Avenue NW (Plan 3023GJ, Block 1, Lot 14) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 243D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Bowness Area Redevelopment Plan (ARP) and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

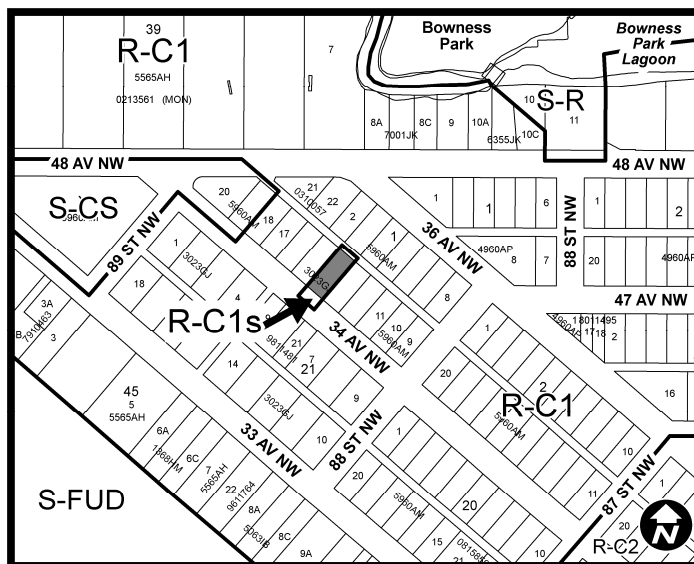
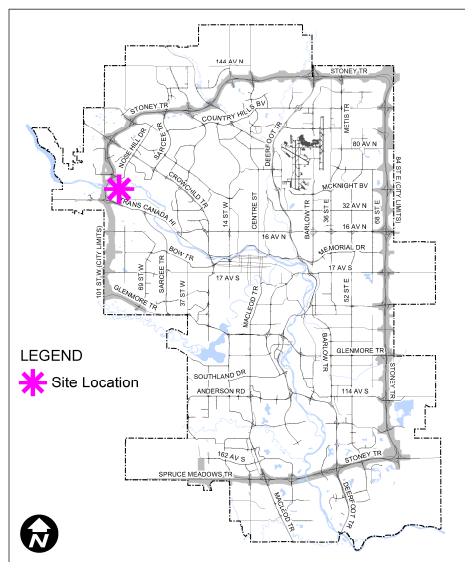
**ATTACHMENT**

1. Proposed Bylaw 243D2017

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 8924 – 34 Avenue NW (Plan 3023GJ, Block 1, Lot 14) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: C. Friesen**  
Absent: L. Juan

**Carried: 6 – 0**

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**Applicant:**

Lori Willocks

**Landowner:**

Lori Willocks

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Bowness, the site is approximately 15 metres by 36 metres in size and is developed with a one-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east and west of the site. A bi-level duplex exists to the south adjacent to the subject site.

According to data from The City of Calgary 2016 Census, the following table identifies Bowness' peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

<b>Bowness</b>	
Peak Population Year	1982
Peak Population	13,134
2016 Current Population	11,010
Difference in Population (Number)	-2,124
Difference in Population (Percent)	-16%

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit.

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**LEGISLATION & POLICY**

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). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Inner City Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Bowness Area Redevelopment Plan (ARP) (1995)

The site is within the “Residential: Low Density, Conservation & Infill” area on Map 2: Land Use Policy Areas. While the ARP does not make specific reference to secondary suites or backyard suites, one of the secondary objectives within the Residential Land Use section talks about maintain and providing the community, “a variety of housing types capable of accommodating different age groups, household types, and income levels.”

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from 34 Avenue NW and the rear lane. The area is served by Calgary Transit Route 1 bus service with a bus stop location within approximately 100 metre walking distance of the site on 34 Avenue NW. On-street parking adjacent to the site is not regulated.

**UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

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**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received an email stating no comments to the application from the Bowness Community Association.

**Citizen Comments**

Administration received two (2) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Parking congestion.
- Decrease in property values.
- Increased lane way traffic.
- High turnover in rental properties leads to a decrease in the sense of community.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

Laneway housing would be an innovative way to increase the vibrancy of our neighbourhood which is already characterized by having a mix of single dwelling, owner-occupied homes and multi-unit rental properties. It would also provide an affordable option for people who wish to live in a walkable neighbourhood close to parks and transit that is outside of the downtown core. The design of the laneway housing would be done in a way to enhance the aesthetics of the neighbourhood and would not cause any privacy concerns for surrounding residences.

Our plan would be for us to remain as residents in the main property so that we would be on site to maintain the property and also ensure that any tenants who reside in the rental suite would be screened and not cause any problems with the surrounding properties. Our eventual goal with the laneway housing would be to provide housing for one of our aging parents that would still allow for independence but with the security and social benefits of having family members close by.

## APPENDIX II

### IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### Important terms

**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

