

**LAND USE AMENDMENT  
BOWNESS (WARD 1)  
34 AVENUE NW AND 48 AVENUE NW  
BYLAW 183D2017**

**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 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 April 20

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 183D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres $\pm$ ) located at 8932 - 34 Avenue NW (Plan 3023GJ, Block 1, Lot 16) 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 183D2017.

**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 and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

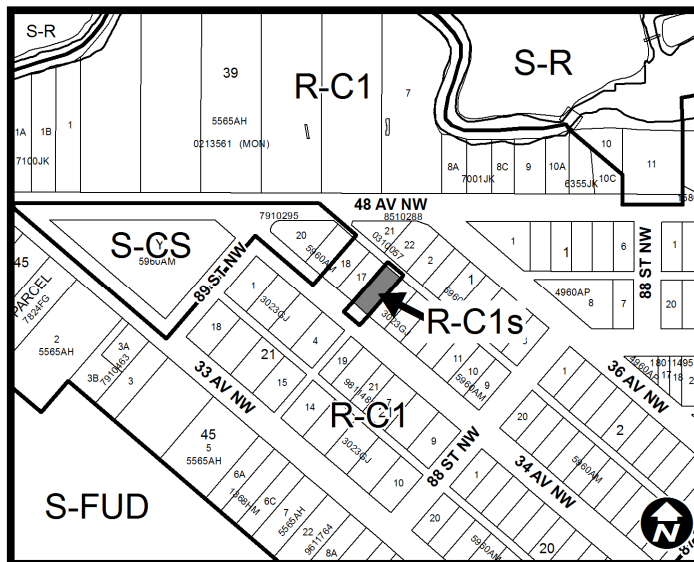
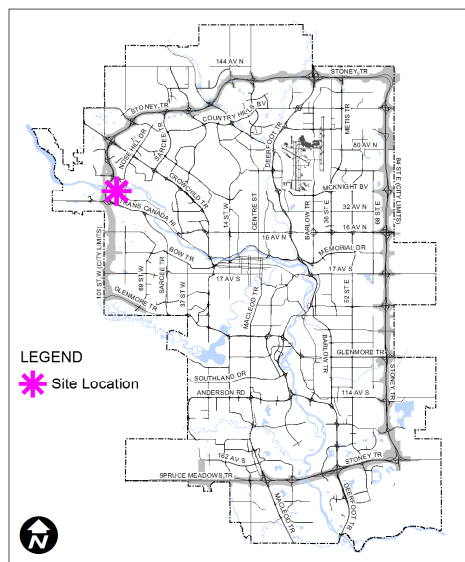
**ATTACHMENT**

1. Proposed Bylaw 183D2017

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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 ± (0.14 acres±) located at 8932 - 34 Avenue NW (Plan 3023GJ, Block 1, Lot 16) from Residential - Contextual One Dwelling (R-C1) District **to** Residential-Contextual One Dwelling (R-C1s) District.

**Moved by: S. Keating**

**Carried: 7 – 0**

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**Applicant:**

Jeffrey Riedl

**Landowner:**

Jeffrey Riedl  
Alana Henriksen

**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 detached single-car garage and single-car parking pad that are accessed from the rear lane. Single Detached Dwellings exist to the north, east, south, and west of the site and Bowness Park is located approximately 150 metres to the north.

*According to data from The City of Calgary's Geodemographics Business Unit, the following table identifies Bowness peak population and year, current 2016 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 would be required.

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “city” 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).

**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 bus service with a bus stop location within approximately 100 metres walking distance of the site on 48 Avenue NW. On-street parking adjacent to the site is unregulated.

**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.

**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.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received a letter of no objection to the application from the Bowness Community Association (APPENDIX II).

**Citizen Comments**

Administration did not receive any responses from citizens.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Dear CPC and council members,

Please find the attached application for land use redesignation for my personal property at 8932 34th Avenue NW. Please accept this letter as rationale for making the application.

As an architect and member of the Bowness Planning and Development Committee, I want to have an opportunity to show the community what good laneway housing can look like.

Many members of the community are scared that new laneway housing is going to take away from street parking, create overlook issues and detract from the neighbourhood. I want to a chance to show the contrary; that a laneway house can be sensitive to its context, innovative and aesthetically pleasing.

Personally I want to create a laneway house so that I can provide space to care for my growing family. In October my wife and I had our second child and are finding that our two bedroom, one washroom house has no room for a nanny or even my mother to visit. Instead of leaving the inner city community that we love and have immersed ourselves in, a laneway house is an opportunity for affordable inner city development so that we can grow as a family in place.

Sincerely,

**Jeffrey Douglas Riedl** - Architect, AAA, BFA, M.Arch. LEED® AP

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**APPENDIX II**

**LETTERS SUBMITTED**

March 22, 2017

Good Afternoon Brendyn

The Bowness Community Association Planning and Development Committee have no comment with respect to this application.  
Thank you for the opportunity to comment.

Sydney Empson  
Community Hub Coordinator  
Bowness Community Association  
7904 – 43 Ave NW  
Calgary, AB  
T3B 4P9  
P:403-288-8300  
F:403-288-8307



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**APPENDIX III**

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.

