

Planning & Development Report to
Calgary Planning Commission
2020 September 03

ISC: UNRESTRICTED
CPC2020-0869

Land Use Amendment in Bowness (Ward 1) at 6527 - 36 Avenue NW, LOC2020-0051

EXECUTIVE SUMMARY

This application was submitted on 2020 April 08 by CivicWorks Planning + Design on behalf of Onyx Homes Corp. The application proposes to redesignate this parcel from Multi-Residential – Contextual Grade-Oriented (M-CGd47) District to Multi-Residential – Contextual Grade Oriented (M-CG) District to allow for:

- an increase in the density from a current maximum of 47 units per hectare, for a total of 17 units, to a maximum density of 111 units per hectare, for a total of 40 units;
- multi-residential development in a variety of forms with some or all units with direct access to grade (no change from the current land use);
- a maximum building height of 12 metres, or approximately 3 to 4 storeys (no change from the current maximum); and
- the uses listed in the M-CG District.

The proposed amendment is for a project that is already under construction in accordance with the previously approved land use and development permit (LOC2012-0097 and DP2016-5199). In response to the current economic climate, the developer has identified a need for smaller and more affordable rental housing units. This application is to accommodate the resulting change in density resulting from this shift. The intent of the developer is to retain the existing building layout and split the units, thereby doubling the unit count from 17 to 34. The proposed increase in density is supported by the land use policy and the growth objectives of the *Municipal Development Plan* (MDP). The site construction is currently on hold while the subject application is in process.

A development permit for a four-building 34-unit multi-residential development has been submitted and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. Adopt, by bylaw, the proposed redesignation of 0.37 hectares \pm (0.09 Acres \pm) located at 6527 – 36 Avenue NW (Plan 1712372, Block 26, Lot 22) from Multi-Residential – Contextual Grade-Oriented (M-CGd47) District to Multi-Residential – Contextual Grade – Oriented (M-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

CivicWorks Planning + Design, on behalf of Onyx Homes Corp, submitted the subject application to The City on 2020 April 08 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1). The previous land use amendment (LOC2012-0097) for this site was approved by Council in February 2014.

A corresponding development permit (DP2016-5199) for a four building 17-unit townhouse development was approved in September of 2017 and a building permit (BP2019-06488) was issued in August of 2019. Construction has since begun on the site, but it is now on hold pending the outcome of this current application. One of the buildings has been erected with exterior walls and roof in place while the other three buildings are still at the foundation stage.

Considering the current economic climate, the developer has identified a need for smaller and more affordable housing rental units which has driven the revised application to increase density within the previously proposed built form to 34 units. To accomplish this density, the application proposes to retain the M-CG District but remove the density modifier and use the stock density of 111 units per hectare of the district. This would allow for a maximum of 40 dwelling units, however only 34 are being applied for under the current development (DP2020-3395).

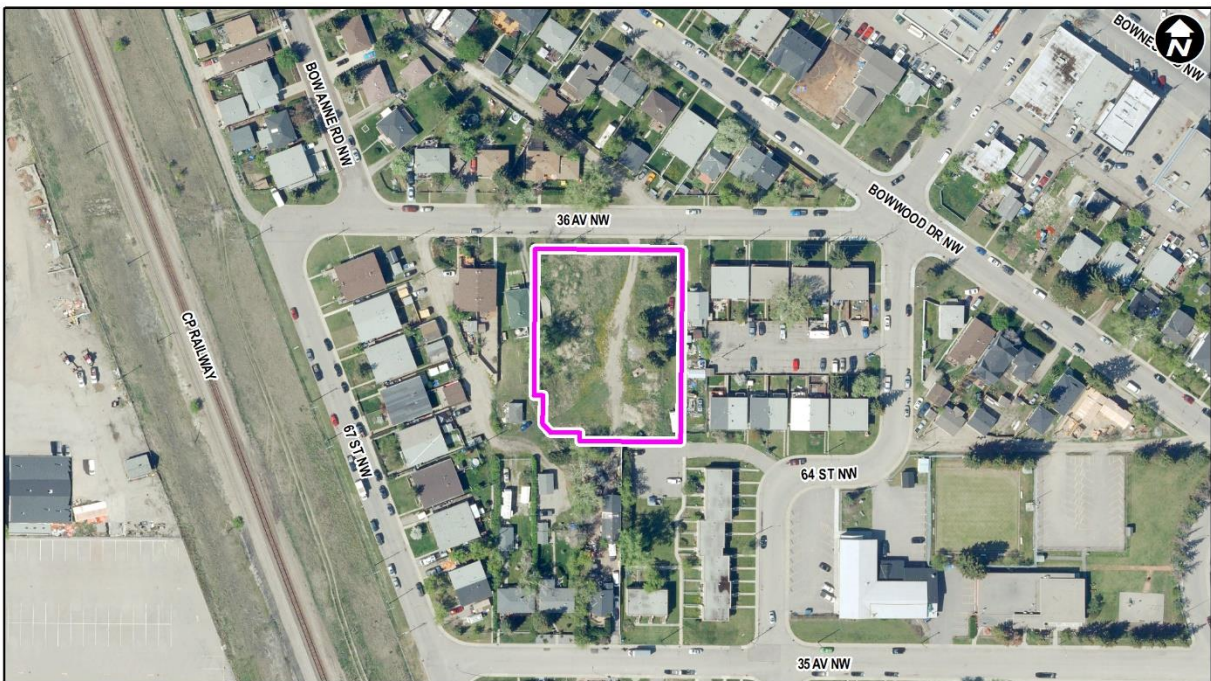
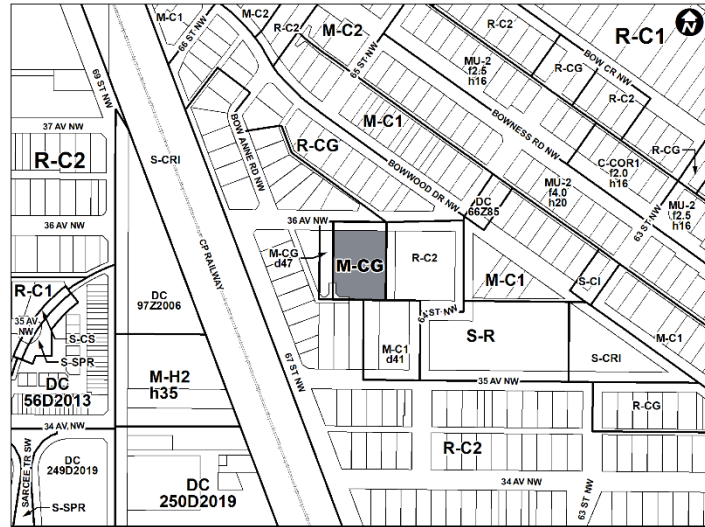
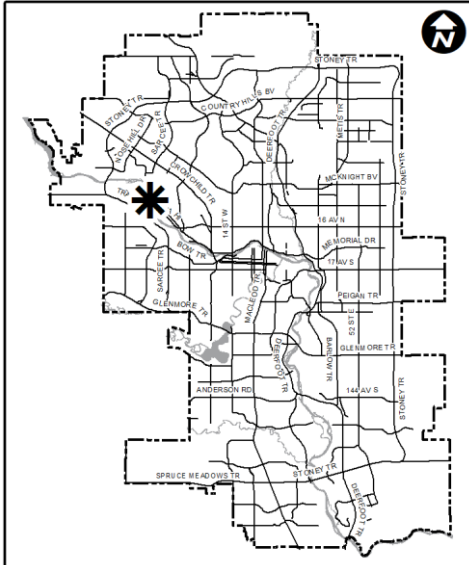
The development permit was submitted by Formed Alliance Architecture Studio on 2020 June 01 and is currently under review. See Attachment 4 for additional information.

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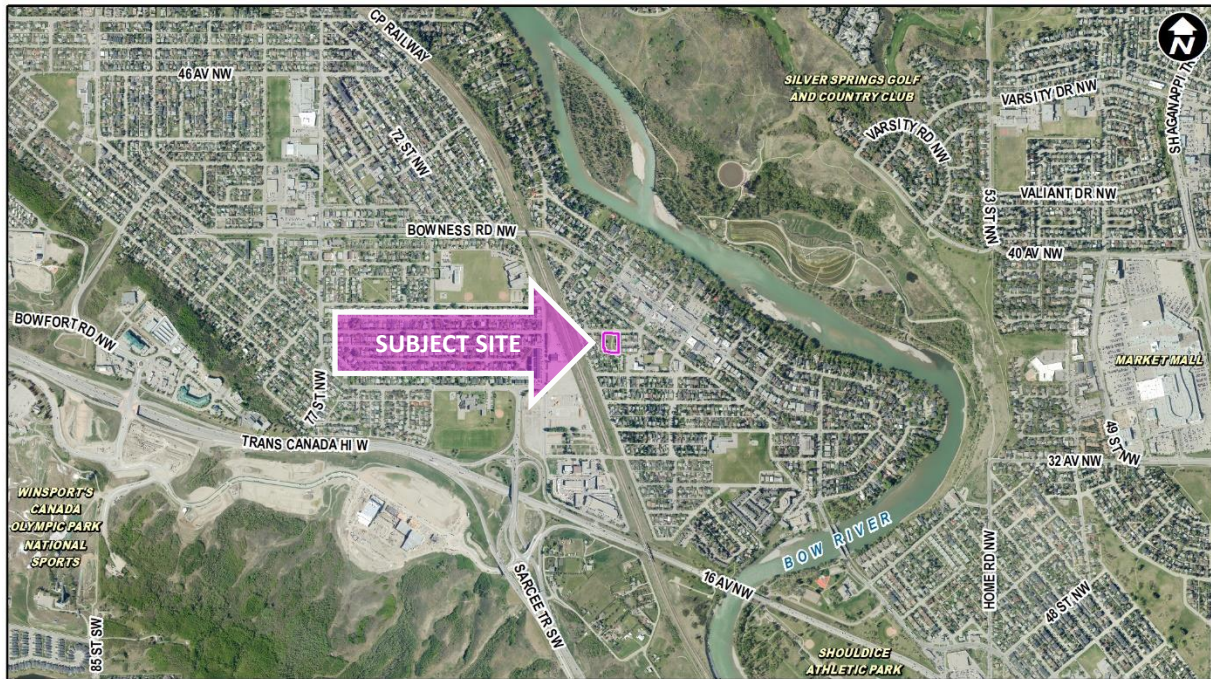
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Location Maps



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Site Context

The subject site is situated in the northwest quadrant of the city in the community of Bowness. The site is located midblock along 36 Avenue NW between 64 and 67 Street NW. The application area is approximately 0.37 hectares (0.09 Acres) and spans approximately 53 metres east-west and 70 metres north-south. The only access point for the parcel is along 36 Avenue NW as there is no additional lane access. The site is currently vacant, and construction has begun to implement the previous development permit on site. That construction is currently on hold while the new application is under evaluation.

The surrounding development consists of single and semi-detached dwellings with a multi-residential development to the south east of the subject site. The subject site is approximately 100 metres from Bowness Road NW which has been designated as a Main Street as part of the Main Street initiative. As part of that initiative the properties to the north of the subject site have been redesignated to various higher density land uses such as the Residential - Grade-Oriented Infill (R-CG) District, the Multi-Residential – Contextual Low Profile (M-C1) District, and the Mixed Use - Active Frontage (MU-2f4.0h20) District along the Bowness Road main street itself.

As identified in *Figure 1*, the community of Bowness reached peak population in 1982 with 13,134 residents.

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Figure 1: Community Peak Population

Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	- 1,984
Difference in Population (Percent)	-15.1%

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application represents a modest increase in residential density, and aligns with the applicable policies as outlined in the Strategic Alignment section of this report.

Land Use

The subject site is currently designated M-CGd47 District, which allows for up to 12 units and a maximum building height of 17 metres. The M-CG District is intended to accommodate Multi-Residential Development in various forms with some or all units having direct access to grade. The M-CG District is also intended to be in close proximity or adjacent to low density residential development.

The proposed land use district would retain the existing M-CG District but would remove the density modifier. This would allow for up to 111 units per hectare, an increase from the currently approved 47 units per hectare. The development permit for the site that is currently under review is proposing a density of 93 units per hectare which would result in 34 units across four buildings. The maximum height would remain at 12 metres, which is approximately 3 to 4 storeys.

Development and Site Design

A development permit (DP2020-3395) for a Multi-Residential Development is currently under review, and will be assessed in accordance with applicable policies of the ARP and rules of the M-CG District.

The proposed development permit (DP2020-3395) retains the building location, setbacks, maximum building height (10.8 metres), and landscaping along shared property lines that were approved under the previous development permit (DP2016-5199). To accommodate the unit increase, changes to the floor plans and building facades are being proposed. Minor

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adjustments to the parking layout, landscaping plan, and waste and recycling facilities are also proposed to accommodate additional building entrances and on-site parking.

Any future development for this site, including the current development permit would be guided by the rules of the proposed M-CG District. Items to consider for future development include, but are not limited to building height, density, setbacks, and parking.

Transportation

The subject site is located mid-block on 36 Avenue NW between 64 Street NW and 67 Street NW and is within a two-minute walk (approximately 100 metres) to the closest transit stop. From this stop, Route 1 offers service westbound to Bowness Park and eastbound to Forest Lawn through the downtown core. The downtown core is approximately 10 kilometres from the site and provides connections to the Primary Transit Network in form of bus rapid transit routes and the LRT network.

Access to the site is only provided from 36 Avenue NW as there is no lane access to the site. There are no on street parking restrictions along 36 Avenue NW and the subject site is not currently within a Residential Parking Zone. The road classification for 36 Avenue NW is a Residential Collector with less than 5,000 vehicle trips per day.

Environmental Site Considerations

This site is not identified as being in a floodway, flood fringe, or overland flow area but it is subject to potential groundwater seepage. The City of Calgary recommends that buildings on this parcel follow standard practiced when being designed and constructed to withstand damage from any future groundwater seepage.

Utilities and Servicing

Water and sanitary sewer mains are available to service the site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this land use application. Further opportunities will be explored at later development approval stages.

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Stakeholder Engagement, Research and Communication

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

Administration received twelve letters in opposition to the proposed application. The concerns were primarily focused on the street parking and increased traffic congestion, including potential danger to children at play and pedestrians. Other concerns that were raised include, site access for emergency vehicles, waste and recycling, reduced privacy, increased noise, loss of views, a reduction in property value, increased crime, displeasure with rental units, and density concerns relating to COVID-19.

Similar and additional concerns have been raised during the notice posting for the development permit and were focused on one letter from the community which was signed by 37 citizens. The letter highlighted the following concerns:

- only one access to the site;
- no environmental study completed;
- Calgary Fire Department access;
- waste and recycling concerns;
- parking study concerns;
- children's safety;
- traffic volumes on 65 Street and 36 Avenue NW;
- the development is not compatible with the community's low-density residential profile;
- additional new townhouse and condominium developments & communities nearby Sunnyside, Greenwood, Greenwich, Trinity Hills & University District; and
- higher density with the onset of COVID-19.

The Bowness Community Association is also in opposition to the development and in their comments (Attachment 2) expressed concern with:

- site access, especially for emergency vehicles;
- availability for increased street parking;
- waste and recycling management;
- increased density for this location in relation to the recently updated *Bowness ARP*;
- traffic concerns; and
- questioning the demand for this product in the area with similar development occurring nearby.

Administration determined that the proposed land use aligns with the ARP, and the concerns related to access, emergency services, and parking would be reviewed and where possible, addressed through the development permit process. A parking study has been submitted by the applicant in support of their development permit. The current development permit that is under

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review is not proposing any additional height and the building layout remains the same as what was previously approved.

In response to the feedback from the community, the applicant has updated the development permit application to include a playground area on the parcel, additional parking, and rear access to the neighbouring parcel. The change resulted in a letter of support from the adjacent neighbour to the east.

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

Applicant-Led Outreach

The applicant had previously carried out additional community outreach for the project which comprised:

- hand delivered mailers to neighbours within a 200 metre radius of the site;
- on-site signage with project team contact information;
- a dedicated project website (www.bow17yyc.com) with detailed project information and a built-in feedback form; and
- letters to Community Association and Ward Councillor's Office providing project information and welcoming continued dialogue.

A summary of the feedback from the outreach was provided with the application and consisted of:

- Local resident is very excited about the development and would like to see it expedited. Some concerns about on-street parking and existing traffic with Bow Cycle employees and customers, however they are long time residents of the area and have been wanting to see change in the Bowness community for a while
- Resolved an erosion concern with an immediate neighbour.
- Interest from local realtors and businesses in completion of the development.

In response to the opposition from the community, the applicant provided an outreach summary (Attachment 3) that further outlined their community outreach efforts and provided a response to the concerns presented by the community.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The associated land use amendment and proposed outline plan build 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](#). The applicable MDP policies encourage intensification of transition zones to higher density area such as main streets as well as intensification that is consistent and compatible with the existing neighbourhood. The proposal is in keeping with the relevant MDP policies as the proposed M-G district allows for a modest intensification of density that provides an appropriate transition to the nearby Bowness Road main street while maintaining a compatible built form.

This application also aligns to the city-wide policy of shaping a more compact urban form identified in the *MDP*. The key directions that are supported are achieving a balance of growth between established and greenfield communities, providing more choice within complete communities and optimizing infrastructure.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any specific actions that address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Bowness Area Redevelopment Plan (Statutory – 2019)

In 2017, Council approved a new vision for the community of Bowness through a Main Streets amendment to the [Bowness ARP](#). The subject site is identified as Residential: Low & Medium Multi-Dwelling which allows for multi-residential development. The ARP does not specify a minimum or maximum density for this category. The proposed land use aligns with the applicable residential policies of the ARP (section 6.3).

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Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types in the community and the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop additional dwelling units will facilitate a more efficient use of infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with the applicable goals and policies of the *Municipal Development Plan* and the *Bowness Area Redevelopment Plan*. It serves to accommodate development with a higher number of units to utilize the land and infrastructure for the site in an efficient manner.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Applicant Outreach
4. Development Permit (DP2020-3395) Summary