

**LAND USE AMENDMENT
BOWNESS (WARD 1)
BOW CRESCENT EAST OF BOWNESS ROAD NW
BYLAW 105D2017**

MAP 26W

EXECUTIVE SUMMARY

This Land Use Amendment application proposes to redesignate one residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The application was not submitted as a result of a complaint and no suite currently exists on the site.

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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2017 January 12

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 105D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 5851 Bow Crescent NW (Plan 4610AJ, Block 10, Lot 10) 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 105D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district allows for two forms of secondary suite uses (secondary suite or backyard suite) and is compatible with the established character of the community. In addition, the proposal conforms to the relevant policies of the Bowness Area Redevelopment Plan (ARP), the Municipal Development Plan (MDP), and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB). The parcel has a rear lane, a double-car front garage with a dual pad in front, and is in close proximity to transit, schools and parks.

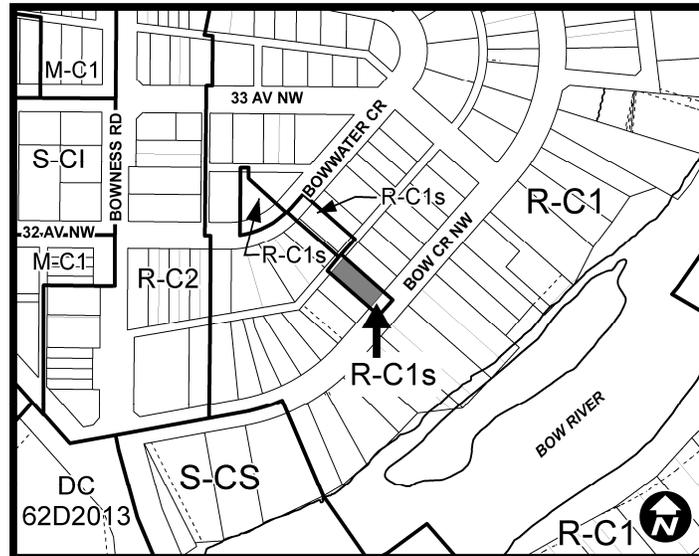
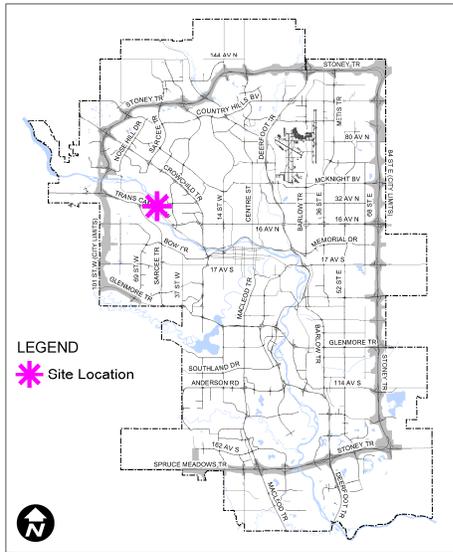
ATTACHMENT

1. Proposed Bylaw 105D2017
2. Public Submission

LAND USE AMENDMENT
BOWNESS (WARD 1)
BOW CRESCENT EAST OF BOWNESS ROAD NW
BYLAW 105D2017

MAP 26W

LOCATION MAPS



LAND USE AMENDMENT
BOWNESS (WARD 1)
BOW CRESCENT EAST OF BOWNESS ROAD NW
BYLAW 105D2017

MAP 26W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 5851 Bow Crescent NW (Plan 4610AJ, Block 10, Lot 10) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 6 – 0

LAND USE AMENDMENT
BOWNESS (WARD 1)
BOW CRESCENT EAST OF BOWNESS ROAD NW
BYLAW 105D2017

MAP 26W

Applicant:

Michael David Thompson

Landowner:

Michael David Thompson

PLANNING EVALUATION

SITE CONTEXT

Located in a low-density residential area in the community of Bowness, the site is approximately 15 metres wide by 38 metres deep with a total area of 579 square metres. The parcel is developed with a single detached dwelling with an attached front garage. The parcel is surrounded by single detached housing, and Bowcrest Park along the bank of the Bow River is approximately 100 metres away.

Bowness	
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 has the ability to accommodate secondary suites on parcels that already contain a single detached dwelling. The proposed district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite).

Approval of this Land Use Amendment application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered. A development permit is not required for a secondary suite (located in a basement) on a R-C1s parcel, although a development permit is required for a backyard suite on a R-C1s parcel.

**LAND USE AMENDMENT
BOWNESS (WARD 1)
BOW CRESCENT EAST OF BOWNESS ROAD NW
BYLAW 105D2017**

MAP 26W

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within a Residential, Developed-Established Area as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies including: Established Areas policies (Section 3.5.3), Neighbourhood infill and redevelopment policies (Section 2.2.5) and Housing diversity and choice policies (Section 2.3.1).

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

TRANSPORTATION NETWORKS

The subject site has rear lane access. The site is approximately 275 metres from an eastbound transit stop and approximately 310 metres from a westbound stop.

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 depending on the type of a secondary suite proposed. Additionally, the location of the site within the flood fringe may require specific servicing considerations in order to align with Division 3 of the Land Use Bylaw 1P2007. These factors would be considered at a later permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use 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 the MDP references associated with growth management matters.

**LAND USE AMENDMENT
BOWNESS (WARD 1)
BOW CRESCENT EAST OF BOWNESS ROAD NW
BYLAW 105D2017**

MAP 26W

PUBLIC ENGAGEMENT

Community Association Comments

The community association provided a letter of no comment.

Citizen Comments

Three letters of opposition were received from neighbours who were concerned that additional parking would occur on the street.

Public Meetings

No public meetings were held for this application.

**LAND USE AMENDMENT
BOWNESS (WARD 1)
BOW CRESCENT EAST OF BOWNESS ROAD NW
BYLAW 105D2017**

MAP 26W

APPENDIX I

APPLICANT'S SUBMISSION

I am in need of rezoning my home from R-1 to R-1s.

I use to live in Canmore and I lived in a very beautiful home AND it had a basement suite. All of the houses on our street did. I believe it was a way for the town to increase the affordable housing at the time. I must say I really enjoyed the situation. The basement suite was built properly and was a quality unit. Therefor I was able to attract quality tenants. I enjoyed having the increased density in our home and on our street. I believe we need density to increase community. Why can the old homes in my neighbourhood have illegal suites that are actually not safe and run down? Why cannot a new home in a popular neighbourhood be able to offer somebody a nice place to live? I have plenty of parking; we are close to main transit lines, close to the bike path, close to the university, close to the hospital. I have spoken with my neighbours and people seem to agree with my point of view. On a more personal note, I would also like to add that I have a child that is currently living away from Calgary and I would like to be able to provide a secure and private suite for them if they choose to reside with me in the future. These are two very important reasons for me and I look forward to working with you on this application.