

LAND USE AMENDMENT  
BOWNESS (WARD 1)  
76 STREET AND 39 AVENUE NW  
BYLAW 139D2017

MAP 34W

**EXECUTIVE SUMMARY**

This land use amendment seeks to redesignate the subject parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite on the subject parcel. A Secondary Suite does not currently exist on the site, and this application is not the 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 March 09

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 139D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 7607 – 39 Avenue NW (Plan 6962HB, Block 4, Lot 5) 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 139D2017.

**REASON(S) FOR RECOMMENDATION:**

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the Bowness Area Redevelopment Plan.

The subject parcel exceeds the lot area, width, and depth requirements of the R-C1s land use district.

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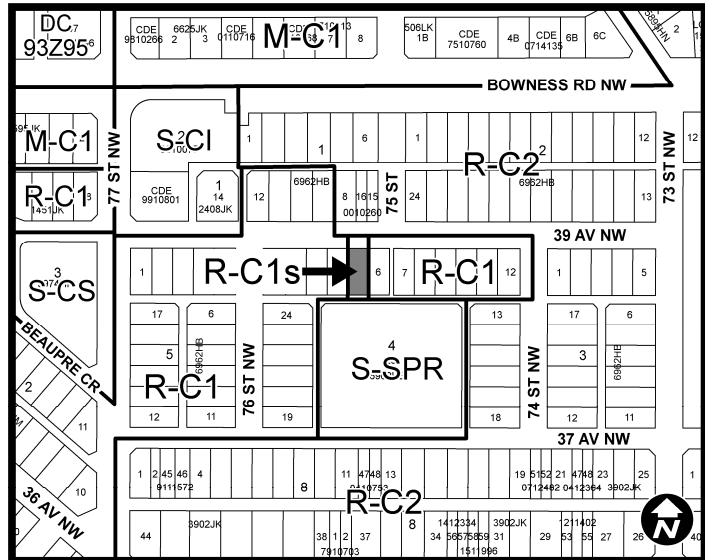
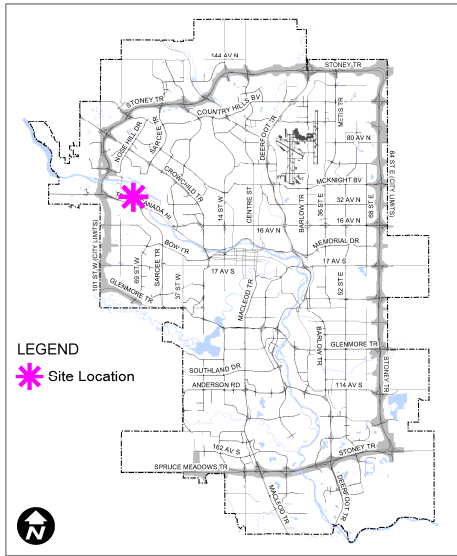
**ATTACHMENT**

1. Proposed Bylaw 139D2017
2. **Public Submission**

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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 0.05 hectares ± (0.12 acres ±) located at 7607 – 39 Avenue NW (Plan 6962HB, Block 4, Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: R. Wright**  
Absent: S. Keating

**Carried: 7 – 0**

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**Applicant:**

Trenton Bullard

**Landowner:**

Trenton Bullard

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site comprises a single lot within the community of Bowness, the parcel is currently occupied by a single storey detached dwelling. There is a driveway to the front elevation (from 39 Avenue), with a single detached garage to the rear of the property, accessed from the rear lane. The parcel lies adjacent to other single storey detached dwellings, with a two storey semi-detached dwelling to the front and an area of open space/park land to the rear.

<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 land use amendment of the subject site from R-C1 to R-C1s allows for future development or a secondary suite in addition to the existing single detached dwelling which occupies the subject parcel.

The subject parcel exceeds the R-C1s parcel size requirements (in parcel width, parcel depth and parcel area). As such the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls.

**LEGISLATION & POLICY**

Municipal Development Plan (2009 – statutory)

The subject site is within the Developed- Established area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

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- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

Bowness ARP (1995 - Statutory)

The subject parcel is designated Residential Low Density Conservation Infill in the Bowness ARP where the Policy direction can be described as follows:

- 2 Support a low density residential, conservation and infill policy. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. The current R-1, R-2, and DC (residential) residential land use designations are appropriate (Map 2)
5. Encourage sensitive infill development and renovations that contribute to the continued renewal and vitality of the community

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**

A Transportation Impact Assessment was not required.

**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.

**ENVIRONMENTAL ISSUES**

None.

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## **GROWTH MANAGEMENT**

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

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

Bowness Community Association were circulated on this file and no comments were received by CPC Report submission date.

### **Citizen Comments**

No comments received by CPC Report submission date.

### **Public Meetings**

None.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

I am applying for land use redesignation so that I am able to construct a secondary suite/laneway house on my property. With the community of Bowness maturing and growing at a fast rate, affordable housing is needed. By constructing a laneway house I would be able to provide a modern approach to affordable housing.

The lot allows for a large suite and with the rear for the property facing a park it lets the suite feel as if it is its own property. Being close to the number 1 bus route allows the occupant the ability to get downtown easily and quickly. By adding a larger garage to the space will ensure that no addition street parking will be taken up.