

LAND USE AMENDMENT
BOWNESS (WARD 1)
BOW CRESCENT EAST OF 62 STREET NW
BYLAW 77D2017

MAP 35W

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 backyard 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 77D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 6231 Bow Crescent NW (Plan 4610AJ, Block 6, Lot 17) 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 77D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for two forms of secondary suite uses (secondary suite or backyard suite), 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 rear lane access, is in close proximity to transit and retail, and can accommodate the required additional parking stall on site.

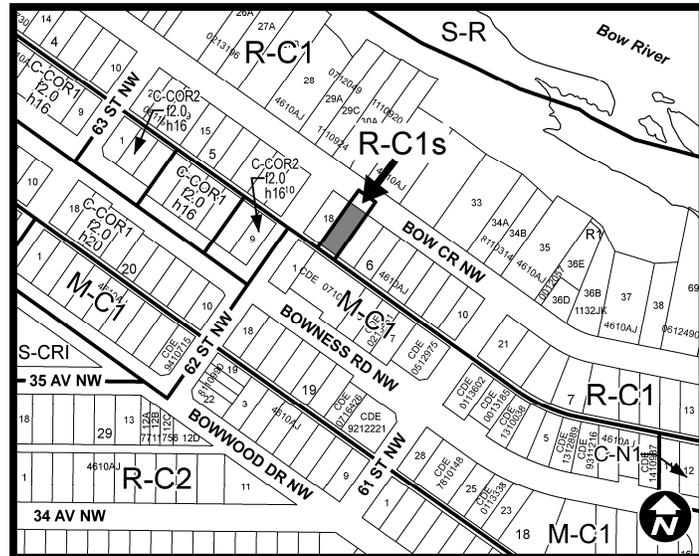
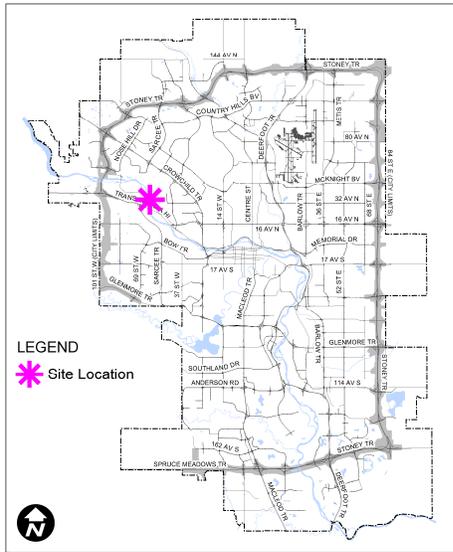
ATTACHMENT

1. Proposed Bylaw 77D2017

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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 6231 Bow Crescent NW (Plan 4610AJ, Block 6, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 6 – 0

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Applicant:

Michael Bakgaard

Landowner:

Michael Bakgaard
Sophie Thibodeau

PLANNING EVALUATION

SITE CONTEXT

Located in a low-density residential area in the community of Bowness, the site is approximately 15.4 metres wide by 38 metres deep, with a total area of 580 square metres. The parcel is developed with a single detached dwelling with a detached double garage accessible from the rear lane. Single detached dwellings exist to the north, west and east of the parcel, with a three-storey apartment building to the south. Retail along Bowness Road NW is located less than 100 metres from the rear of the parcel.

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.

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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 Amendment 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 130 metres from a westbound transit stop and approximately 260 metres from an eastbound 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 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 the MDP references associated with growth management matters.

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PUBLIC ENGAGEMENT

Community Association Comments

The Community Association provided a letter of no comment.

Citizen Comments

Two letters were received from neighbours in support of the application.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

To Whom It May Concern:

We are the owners of an existing new home located in the community of Bowness. The home is newly constructed and designed in a Mid Century Modern Style. The garage style is intended to compliment and reflect the style and construction of the home.

The objective of constructing a Backyard Suite is to provide well built, affordable rental housing within the context of the Main Street Program as outlined by the new Municipal Development Plan. Our personal goal with this is to ensure long term income stability into retirement, as we are self employed and will have a limited pension. Another objective with the development of the second floor suite would be to provide privacy for both of us and the people residing in the apartment complex directly across the lane from the subject home.

The home is located on the bike path along the river running through Bowness and is within 300M of the traditional core of the old town of Bowness. Major bus routes are 1 block away and there are many shops and grocery stores located within walking distance of the home. This development is both sustainable and supports the economy of the local community. As there are already two large multifamily developments directly across the lane to the south of the suite and a large commercial complex owned by TELUS on the East end of the same block, the addition of a backyard suite would not be disruptive to the other residences on the same block. As a matter of fact, in discussions with the neighbours, this development is supported and encouraged.

Best Regards,

Michael Bakgaard and Sophie Thibodeau.