

Land Use Amendment in Bowness (Ward 1) at 4649 - 70 Street NW, LOC2020-0185

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.09 hectare \pm (0.23 acre \pm) located at 4649 - 70 Street NW (Plan 1679HJ, Block 14, Lot 9) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that will be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* and the *Bowness Area Redevelopment Plan*.
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an established inner city neighbourhood.
- Why does this matter? The proposed R-CG land use district allows for greater choice of housing types in established areas close to amenities and services.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted by Horizon Land Surveys on behalf of the landowners, Lin Bai and Ning Ren, on 2020 November 19. This redesignation would allow for up to 6 units on the parcel. However, the Applicant Submission (Attachment 2) indicates that the owner is looking to redevelop this property with a five-unit rowhouse building. The parcel is currently developed with a single detached dwelling and garage with access from 46 Avenue NW. A development permit application has not been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant

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delivered post cards to residents within 90 metres of the subject site. The applicant also consulted with the Bowness Community Association and the Ward Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received nine individual letters of opposition from the public, and one summary of petition including 17 signatures. The letters of opposition focused on the following areas of concern:

- Increased traffic and parking issues;
- Privacy of adjacent properties;
- Inappropriate increase of density and building height; and
- Rowhouses do not fit the character of the community.

The Bowness Community Association provided an email in support of the application dated 2020 December 21 (Attachment 4).

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The building and site design, number of units, site access and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The recommended land use allows for a wider range of housing types than the existing R-C2 District and, as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to six rowhouse units with the option to include the additional uses of secondary suites or backyard suites would allow for more efficient use of existing infrastructure and services.

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform