

Land Use Amendment in Bowness (Ward 1) at 4604 – 80 Street NW, LOC2021-0012

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 4604 – 80 Street NW (Plan 2660AP, Block 16, Lot 14) 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 allowed (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The application represents an appropriate increase in density, would allow for development that may 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? The R-CG District allows for a greater choice of housing types.
- Why does this matter? Providing a modest increase in density within existing developed areas promotes more efficient use of land and existing infrastructure.
- There is no previous Council Direction regarding 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 New Century Design on behalf of the landowner, Sukhdeep S Gill and Veerpal K Gill, on 2021 January 26. As per the Applicant Submission (Attachment 2), the owner plans to develop a four-unit rowhouse, potentially with four basement suites, which would be determined at the development permit stage.

The subject site is located at the northeast corner of 80 Street NW and 44 Avenue NW in the community of Bowness. The site contains a single detached dwelling and a detached garage with access from 44 Avenue NW. No development permit application has been submitted at this time.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

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Applicant-Led Outreach

As part of the review of this 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 contacted the Bowness Community Association and delivered postcards to 45 neighbours. 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 four letters of opposition from the public. The letters of opposition included the following areas of concern:

- Increased traffic and parking issues;
- Increased density in the area; and
- Future development that may not fit into the character of the community.

The Bowness Community Association provided a letter on 2021 March 11, indicating that R-CG is an accepted land use designation, but the association does not support the potential addition of basement suites (Attachment 4).

Administration considered the relevant planning issues specific to the proposed designation and has determined the proposal to be appropriate and consistent with the *Municipal Development Plan* policies. The building and site design, number of dwelling units and suites, and on-site parking will be further 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 proposed land use allows for a wider range of housing types than the existing R-C2 District. As such, the proposed changes 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.

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Economic

The ability to develop up to four rowhouse units with the option to include secondary suites would allow for more efficient use of land and existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

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

Department Circulation

| General Manager | Department | Approve/Consult/Inform |
|-----------------|------------|------------------------|
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