

Land Use Amendment in Bowness (Ward 1) at 8104 – 46 Avenue NW, LOC2021-0034

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8104 – 46 Avenue NW (Plan 2660AP, Block 8, Lot 13) 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* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- 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.
- A development permit has been submitted and is under review.
- 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 Lasting Legacies on behalf of the landowner, Matthew L. Morozoff, on 2021 March 02. As per the Applicant Submission (Attachment 2), the owner has submitted a development permit (DP2021-1544) for a four-unit rowhouse (Attachment 5). The development permit is pending decision based on Council's decision on the subject land use amendment application.

The subject site is located at the corner of 46 Avenue NW and 79 Street NW in the community of Bowness. The site contains a single detached dwelling and a detached garage with access from 79 Street NW.

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

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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 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 mailers to neighbours within a one block radius of the subject site. 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 three letters of opposition from the public outlining the following areas of concern:

- increased traffic and parking issues;
- increased density in the area;
- removal of mature trees;
- impacts on housing prices in the area; and
- future development that may not fit into the character of the community.

A letter was received from the Bowness Community Association on 2021 April 12 (Attachment 4) which raised no objections to the proposed land use amendment; however, they observe that the community is seeing more of this typology. While they welcome more diverse housing options, question has been raised around why the properties redesignated, as part of the Main Streets 2018 project, are not being redeveloped over other parcels of land (such as this one). It is important to note that the Main Streets Project was a City Initiated process and it is still anticipated that other areas outside of the project area are able to be redesignated.

Administration considered the relevant planning issues specific to the proposed designation and has determined the proposal to be appropriate. The building and site design, number of dwelling units and suites, and on-site parking have been considered as part of the concurrent development permit application.

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

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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](#).

Economic

The ability to develop up to four rowhouse units would allow for the efficient use of land, 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 Outreach Summary
4. Community Association Response
5. Development Permit (DP2021-1544) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform