

**Land Use Amendment in Bowness (Ward 1) at 8806 and 8808 – 46 Avenue NW,
LOC2021-0021**

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 8806 and 8808 – 46 Avenue NW (Plan 4690AP, Block 5, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site in order to bring the existing semi-detached dwelling into conformity with the Land Use Bylaw, and this will then allow for the legalization of the existing secondary suite in each of the two basements.
- The application represents an appropriate density increase of a residential site, allows for a development form that may be compatible with the character of the existing neighbourhood, and aligns with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed R-C2 District would allow for a greater housing choice within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit for a secondary suite has been submitted for 8808 - 46 Avenue NW.
- 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 the landowner of 8808 – 46 Avenue NW, Shafer Shaikh, on 2021 February 09 on behalf of Donnell Iosifelis, the landowner of 8806 – 46 Avenue NW and Naoreen Tumpa. The site consists of two parcels currently developed with a semi-detached dwelling. Each side of the semi-detached dwelling has a separate address.

The Applicant Submission (Attachment 2) indicates that the landowner is seeking to legalize the existing secondary suites located in the basements of the semi-detached dwelling units. The applicant is aware of the need to obtain the relevant or necessary City permits to ensure both suites meet all Land Use Bylaw and building code requirements. A development permit application (DP2020-6452) has been submitted for a secondary suite at 8808 – 46 Avenue NW. The application is currently on hold pending the outcome of the subject land use amendment.

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

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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 had discussions with surrounding neighbours and the Bowness Community Association about the proposal. 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 did not receive any letters from the public.

The Bowness Community Association provided a letter on 2021 March 15 advising no objections to the application (Attachment 4).

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 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 R-C2 land use district allows for a wider range of housing types than the existing R-C1 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](#).

Economic

The ability to allow secondary suites on the site would make for an efficient use of land, 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 proposal.

ATTACHMENT(S)

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

Department Circulation

General Manager	Department	Approve/Consult/Inform