

**LAND USE AMENDMENT
BOWNESS (WARD 1)
SOUTH OF 36 AVENUE NW AND EAST OF 80 STREET NW
BYLAW 135D2016**

MAP 34W

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate a parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for the development of semi-detached dwellings.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 April 21

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 135D2016; and

1. **ADOPT** the proposed redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 8103 – 36 Avenue NW (Plan 5960AM, Block 7, Lots 7 and 8) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 135D2016.

REASON(S) FOR RECOMMENDATION:

The proposal aligns with the policies of the Municipal Development Plan (MDP) and is also in keeping with the Bowness Area Redevelopment Plan (ARP) policies as R-C1 and R-C2 are considered low density residential under both Land Use Bylaw 1P2007 (LUB) and the Bowness ARP.

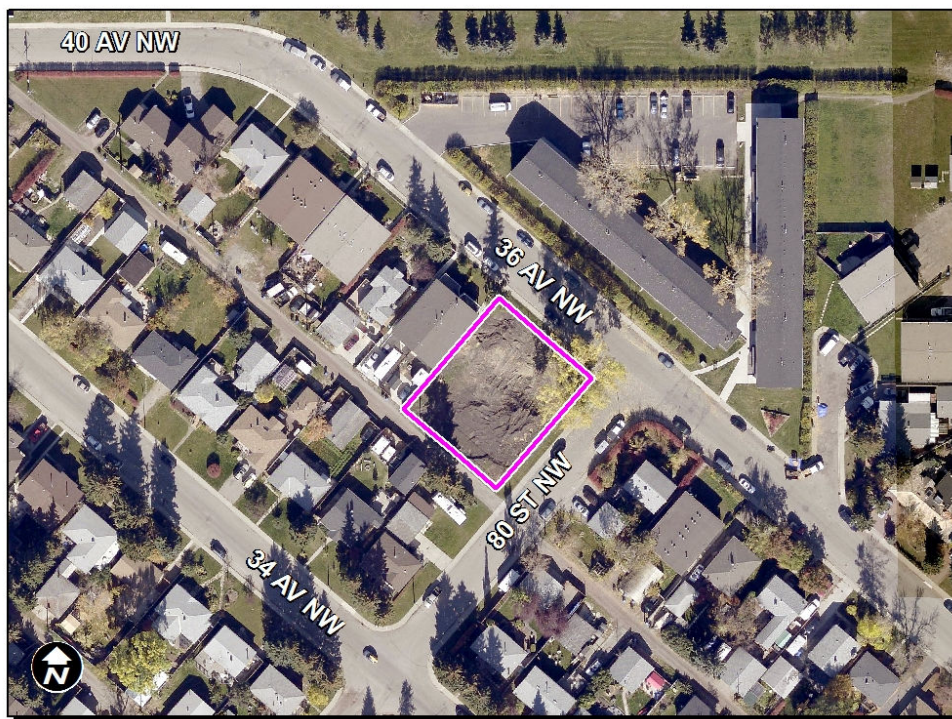
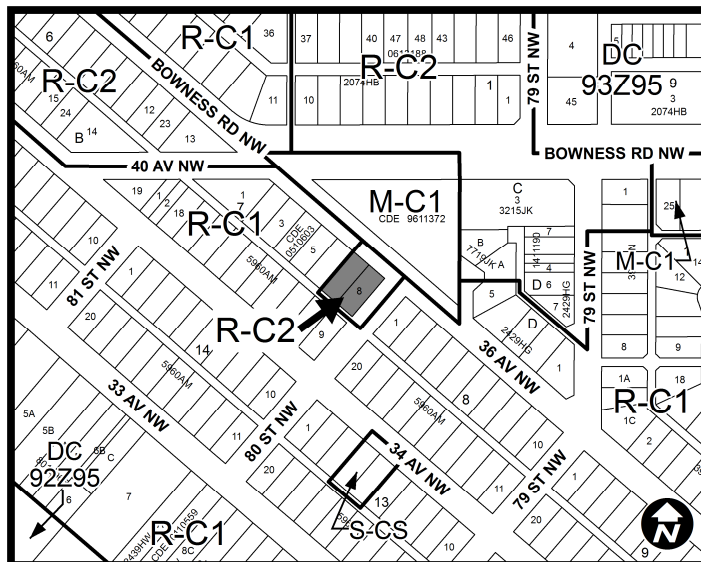
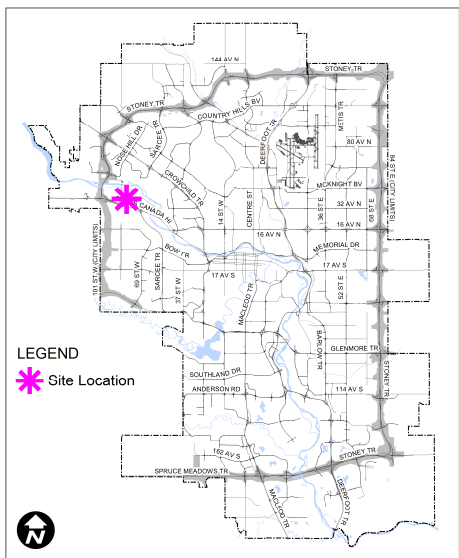
ATTACHMENT

1. Proposed Bylaw 135D2016

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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 0.11 hectares \pm (0.28 acres \pm) located at 8103 – 36 Avenue NW (Plan 5960AM, Block 7, Lots 7 and 8) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

Moved by: M. Foht

Carried: 9 – 0

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Applicant:

McKinley Masters

Landowner:

Grant Jensen

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Bowness, one block south of Bowness Road NW at the corner of 36 Avenue NW and 80 Street NW. This 30 metre wide corner parcel was previously developed with a single detached bungalow, however the dwelling was recently demolished and the lot is now vacant. Immediate surrounding land uses include:

- a non-conforming semi-detached dwelling directly adjacent to the northwest (R-C1);
- single detached dwellings to the southwest across the lane and southeast across the street (R-C1); and
- two storey townhouses across the street to the northeast consisting of 37 units in two buildings (M-C1).

LAND USE DISTRICTS

The proposed land use is Residential – Contextual One / Two Dwelling (R-C2) District to allow for the development of semi-detached dwellings. Since the parcel is 30 metres wide, redesignation to R-C2 would allow for development of a maximum of four dwelling units with subdivision, which is an increase from the current maximum of two dwelling units with subdivision under R-C1.

Redesignation of this site to R-C2 is considered sensitive and complementary to the existing context given there is already a non-conforming semi-detached dwelling next door and 37 multi-residential townhouse units across the street designated as M-C1.

LEGISLATION & POLICY

Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject site is located within the Developed Residential – Inner City Area as identified on Map 1 of the Municipal Development Plan (MDP). MDP policies for this area, 3.5.1.a and 3.5.2.a, recognize the predominantly low density, residential nature of Developed Residential Areas and support moderate intensification in a form and nature that is consistent and compatible with the existing scale and character of the neighbourhood. The proposed land use amendment is in keeping with these policies.

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Bowness Area Redevelopment Plan (ARP)

The subject site is located within the “Residential Low Density, Conservation & Infill” Land Use Policy Area (Map 2) of the Bowness Area Redevelopment Plan (ARP). From an ARP policy perspective, the proposed land use amendment:

- Will help retain the traditional role and function of Bowness as a low density family-oriented community (ARP Policy 7.1);
- Supports a low density residential, conservation and infill policy (ARP Policy 7.2); and
- Provides sensitive infill development that contributes to the continued renewal and vitality of the community (ARP Policy 7.5).

Administration finds rezoning the site to R-C2 is in keeping with ARP policy as R-C1 and R-C2 are considered low density residential under both Land Use Bylaw 1P2007 and the ARP. For these reasons, an ARP policy amendment is not required.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment is not required as part of this application.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) is not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

The proposed Land Use Amendment does not require capital infrastructure investment and therefore there are no growth management concerns.

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PUBLIC ENGAGEMENT

Community Association Comments

A letter was received from the Bowness Community Association Planning and Development Committee (see APPENDIX II). The Committee does not support the land use amendment citing concerns over the retention of this single family area of the neighbourhood. Administration evaluated these comments and determined that the proposed land use amendment aligns with Council approved policy under the MDP and Bowness ARP and is complementary to the existing context, as noted in the preceding sections.

Citizen Comments

One letter of opposition was received which expressed concerns regarding the track record of the current landowner/landlord.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject lot is at 8103 – 36 Avenue NW. The surrounding area is of mixed use and multi-family residential although this subject lot is R-C1. It is our hope that we may rezone this lot to RC2. With this designation it would allow us to legally build 2 side-by-side (duplex) dwellings, each on their own 25' wide lot. This increases the availability of less expensive housing to more families without moving beyond the Low Density categorization of the land use policy.

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APPENDIX II

LETTERS SUBMITTED

The Planning and Development Committee reviewed this file and would like to provide the following comments:

1. In the mid 70's this particular area was rezoned to R-C1 as there were many properties that were being subdivided and duplexes were built. It was felt that to get a handle on the situation a rezone to single family was warranted. What has changed since then? Across the alley to the southwest are mostly single family dwellings and on the street to the immediate east, across 80th St are all single family dwellings. If this is approved does the entire 2 blocks face rezoning on a parcel by parcel basis.
2. The community has said many times that there is capacity for development in already zoned R-C2. Why are we not supporting development in appropriate zoned areas that presently exist?

The Planning and Development Committee does not support this land use amendment as it goes against the current zoning and there are many areas currently zoned for this type of development that have capacity for increased density.

Sincerely,
Sydney Empson
Community Hub Coordinator
Bowness Community Association
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