

**LAND USE AMENDMENT
BOWNESS (WARD 1)
BOWWATER CRESCENT NW EAST OF BOWNESS ROAD NW
BYLAW 93D2016**

MAP 35W

EXECUTIVE SUMMARY

This land use amendment proposes redesignation of a residential parcel from Residential Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to accommodate a Secondary Suite. The application was not submitted as a result of a complaint and the parcel does not contain a secondary suite at this time.

The subject site is located within a designated 'Flood Fringe' area. This site was impacted during the flood in 2013. Land Use Bylaw 1P2007 accommodates secondary suites within Flood Fringe areas, subject to specific rules.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION

2016 March 10

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

That Council hold a Public Hearing on Bylaw 93D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 5823 Bowwater Crescent NW (Plan 1688HU, Block 16, Lot 9B) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 93D2016.

REASON(S) FOR RECOMMENDATION:

This proposal complies with the applicable policies of the Municipal Development Plan (MDP) and the local area plan. The subject parcel exceeds the lot area, width and depth requirements, has lane access, and is able to accommodate the parking requirements set out in the Land Use Bylaw.

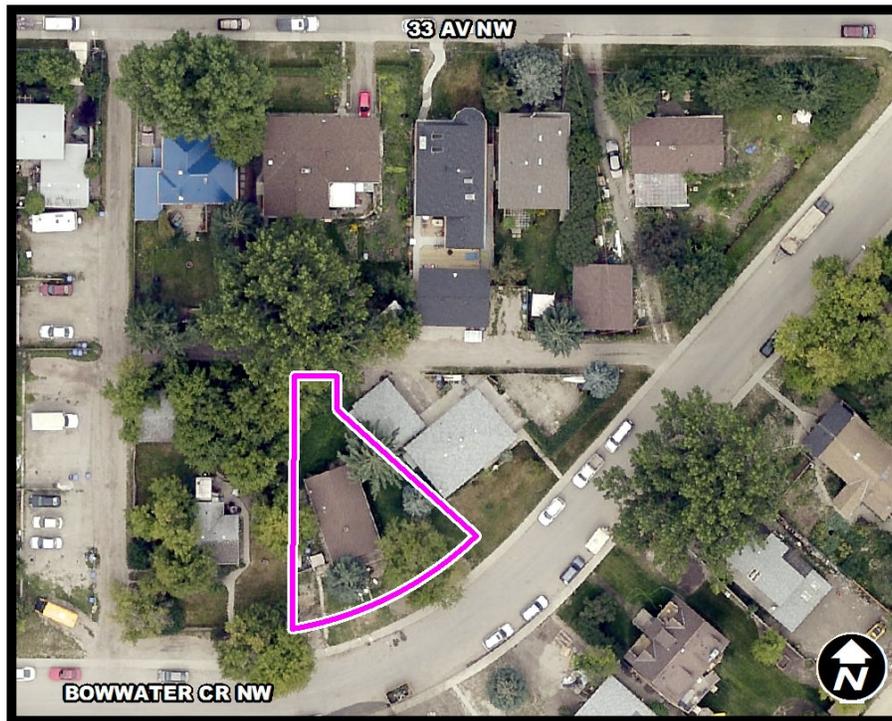
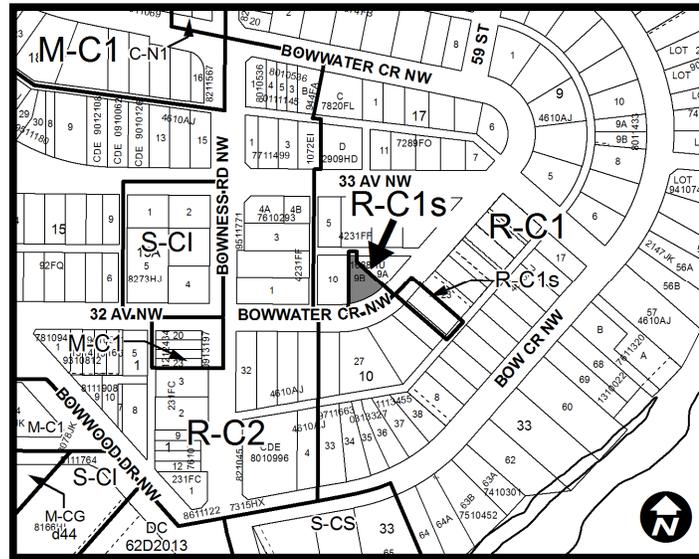
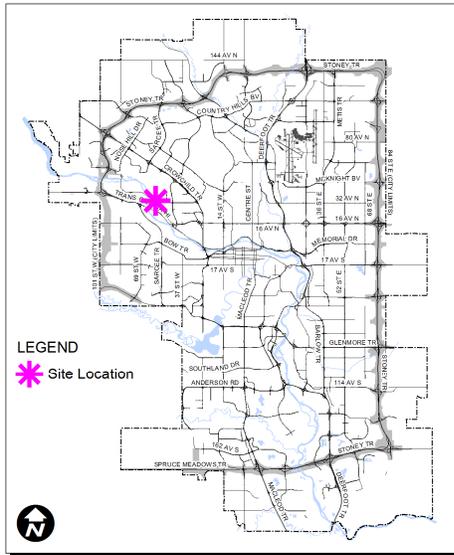
ATTACHMENT

1. Proposed Bylaw 93D2016

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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 0.05 hectares \pm (0.12 acres \pm) located at 5823 Bowwater Crescent NW (Plan 1688HU, Block 16, Lot 9B) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: M. Wade

Carried: 9 – 0

Reasons for Approval from Mr. Foht:

- I supported the application because access to a rear lane allows for additional parking opportunities. In addition there is a large frontage to allow parking on the front as well, while still allowing a significant landscaped front yard.

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Applicant:

VII Designs

Landowner:

Ben McClemont
Serena Waters

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of Bowness, on Bowwater Crescent NW east of Bowness Road NW. Surrounding development consists of low density residential development. The subject site is serviced by a rear lane accessible from Bowness Road NW.

LAND USE DISTRICTS

The proposed R-C1s District allows for the development of a secondary or backyard suite in addition to a Single Detached Dwelling on a single parcel.

The subject site exceeds the R-C1s parcel size requirements. As such, the parcel is large enough to accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements such as minimum motor vehicle parking stalls. Relaxations to various land use provisions may be considered at the development permit stage.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is identified as Developed Residential Area – Inner City on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies as summarized below:

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; and adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

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Notwithstanding the above, section 1.4.4 of the MDP states Area Redevelopment Plans (in this instance, Bowness Area Redevelopment Plan) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context.

The subject site is located in the Residential Single-Detached District as identified on Map 10 of the Bowness Area Redevelopment Plan (ARP).

Land Use Bylaw (1P2007)

The subject site is located within a designated 'Flood Fringe' area. Section 60 of Land Use Bylaw 1P2007 (Building Design in the Flood Fringe) provides compulsory rules for development within these areas. All electrical and mechanical equipment within a building must be located at or above the designated flood level. The Land Use Bylaw does not prohibit the accommodation of Secondary suites (backyard or basement) for areas within the Flood Fringe area.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required. The parcel is served by Calgary Transit, with a bus stop 290 metres north-west of the site, and another 350 metres north west of the site. Vehicular access is available from Bowwater Crescent, from an existing driveway apron within the city boulevard. Vehicular access design and its location are to be reviewed and established at the development permit stage.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

An analysis of site specific measures that would contribute toward an environmentally friendly development is to be conducted at the development permit stage.

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GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and thus bears no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association had no objection to the proposed accommodation of secondary suites on the subject site. However, concerns were raised with respect to the subject site being located within a flood fringe area (APPENDIX II).

Citizen Comments

No comments were received during the circulation period.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

Please accept for your review our application for a land use amendment to 5823 Bowwater Cr NW, this application is for the sole purpose to allow for a Basement Secondary Suite. During the flood of 2013 this property was heavily damaged and was required to be demolished. The lot has been sitting vacant since that time. The owner is now ready to re-develop, with the current economic downturn combined with the incentives offered by the City of Calgary to increase density, we believe that this is an ideal parcel for a secondary suite. The intent to be owner occupied, my client would like to move an existing house onto this lot, building a new foundation and basement suite below. This will provide supplementary income for my client (who works in oil & gas) and will create an affordable and safe rental suite for whomever is selected to rent.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

Good Afternoon Joseph

With reference to the above Land Use Amendment Application the Bowness Planning and Development Committee would like to provide the following comments:

1. There is little concern with increasing density in this area as it is on the fringe of an area that is zoned for higher density.
2. The concern lies in the fact that the previous home was destroyed in the 2013 flood and as this application consists of a basement secondary suite there will need to be assurance that we aren't simply adding to the homeless sector if another record flood occurs.

Sincerely,

Sydney Empson
Community Hub Coordinator
Bowness Community Association
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Calgary, AB
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