

Planning & Development Report to
Calgary Planning Commission
2021 July 8

ISC: UNRESTRICTED
CPC2021-0961
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**Land Use Amendment in Bowness (Ward 1) at 8102 and 8104 – 47 Avenue NW,
LOC2021-0011**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw to the redesignation of 0.06 hectares ± (0.14 acres ±) located at 8102 and 8104 – 47 Avenue NW (Plan 2660AP, Block 3, Lot 13) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 JULY 8:

That Council give three readings to **Proposed Bylaw 130D2021** to the redesignation of 0.06 hectares ± (0.14 acres ±) located at 8102 and 8104 – 47 Avenue NW (Plan 2660AP, Block 3, Lot 13) 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, and to allow for the legalization of two existing secondary suites in the basements.
- The application represents the appropriate density increase of a residential site and allows for development form that is compatible with the existing neighbourhood. The application aligns with the applicable policies of the *Municipal Development Plan (MDP)* and the *Bowness Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? The proposed R-C2 District would allow for greater housing choice within the Bowness community and more efficient use of the 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 8104 – 47 Avenue NW. No development permit has been submitted for 8102 – 47 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 Daniel Charron on 2021 January 26 on behalf of the landowners, Veronica Pepin of 2218461 Alberta LTD, and Graeme and Magdala Porter. 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 allow the semi-detached dwelling and legalize the existing secondary suites located in the basement of

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each unit. 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 (DP2020-5330) has been submitted for the secondary suite at 8104 – 47 Avenue NW. The application is currently on hold pending the decision 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.

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 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 received one letter of objection to the application which raised the following concerns:

- the current use of the property (main dwelling and garage); and
- the impact on street parking.

The Bowness Community Association provided a letter on 2021 June 03 (Attachment 4) raising no objections to the application and making the observation that "this application is to legalize an existing secondary suite in one half of a duplex. Historically, this area was originally zoned R-C2 and rezoned to R-C1 under the direction of the Councillor at the time in response to over development of the duplex typology".

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

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IMPLICATIONS

Social

The proposed R-C2 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.

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. **Proposed Bylaw 130D2021**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform