

**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND BOWNESS ROAD NW
BYLAWS 5P2016 AND 23D2016**

MAP 35W

EXECUTIVE SUMMARY

This land use redesignation proposes an increase in density from Residential - Contextual One/ Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

An amendment to the Bowness Area Redevelopment Plan is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 December 17

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 5P2016 and 23D2016; and

1. **ADOPT** the proposed amendments to the Bowness Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give first reading to the proposed Bylaw 5P2016; and
3. Council bring forward an amendment to the Bowness Area Redevelopment Plan to encourage Ground Oriented Built Form at the development permit stage for this site.
4. Give second and third reading to the proposed Bylaw 5P2016, as amended.
5. **ADOPT**, the proposed redesignation of 0.20 hectares ± (0.49 acres±) located at 6108 and 6112 - 33 Avenue SW (Plan 4610AJ, Block 18, Lots 13 to 15) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low-Profile (M-C1) District, in accordance with Administration's recommendation; and
6. Give three readings to the proposed Bylaw 23D2016.

**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND BOWNESS ROAD NW
BYLAWS 5P2016 AND 23D2016**

MAP 35W

REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan as amended. The proposed land use district was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of inner city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

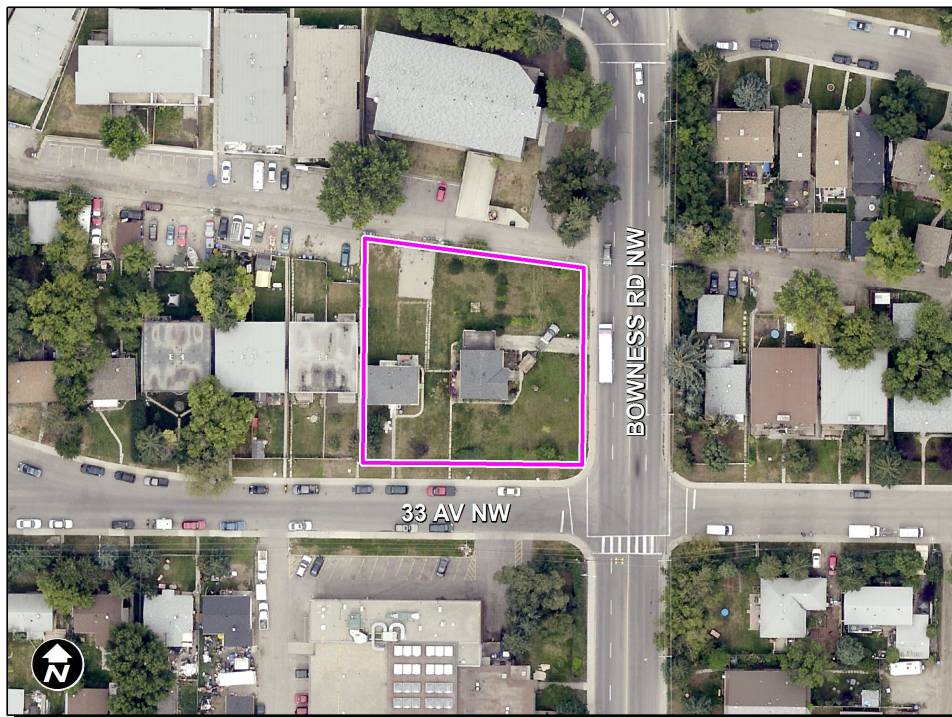
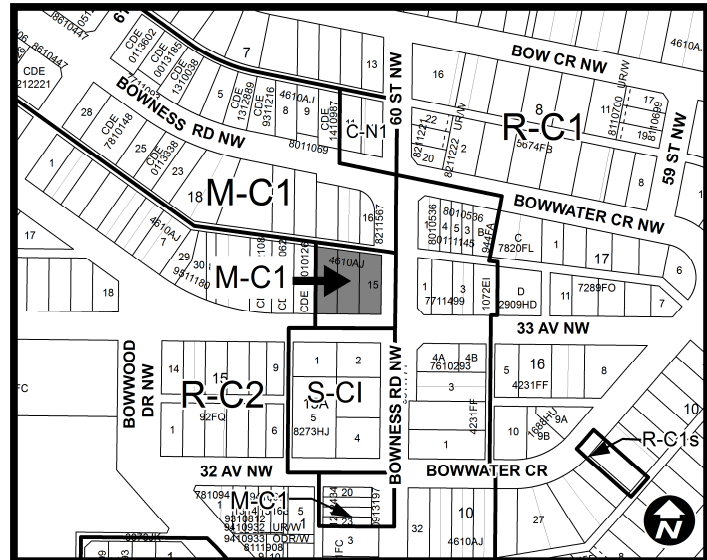
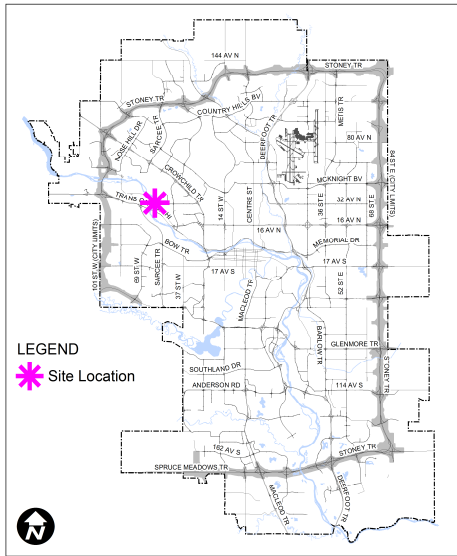
ATTACHMENTS

1. Proposed Bylaw 5P2016
2. Proposed Bylaw 23D2016

POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND BOWNESS ROAD NW
BYLAWS 5P2016 AND 23D2016

MAP 35W

LOCATION MAPS



**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND BOWNESS ROAD NW
BYLAWS 5P2016 AND 23D2016**

MAP 35W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Bowness Area Redevelopment Plan (APPENDIX III).

Moved by: W. Smithers

Carried: 9 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.20 hectares ± (0.49 acres±) located at 6108 and 6112 - 33 Avenue SW (Plan 4610AJ, Block 18, Lots 13 to 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low-Profile (M-C1) District.

Moved by: W. Smithers

Carried: 9 – 0

2015 December 17

AMENDMENT: Amend Administration's recommendation to the Bowness Area Redevelopment Plan to give first reading to the amendment then have Council bring forward an amendment to the Bowness Area Redevelopment Plan to encourage Ground Oriented Built Form at the development permit stage for this site.

Moved by: G.-C. Carra

Carried: 9 – 0

POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND BOWNESS ROAD NW
BYLAWS 5P2016 AND 23D2016

MAP 35W

Applicant:

Paramount Real Estate Corp

Landowner:

Frank Kaspar Holdings Ltd
Frambo Holdings Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of Bowness, at the corner of 33 Avenue NW and Bowness Road NW. Surrounding development consists of low density residential to the east and west, the Bow Crest Care Centre to the south, and multi-residential to the north. The subject site benefits from rear lane access off of Bowness Road NW.

LAND USE DISTRICTS

Based on the site area and density allowed in the proposed M-C1 District the site can accommodate up to 29 units. The M-C1 district is intended to accommodate multi-residential development in a variety of forms that will typically have higher numbers of dwelling units and traffic generation than low density residential dwellings.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject sites are 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 sites, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- *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; an 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.

**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND BOWNESS ROAD NW
BYLAWS 5P2016 AND 23D2016**

MAP 35W

Notwithstanding the above, section 1.4.4 of the MDP states that Area Redevelopment Plans (in this case the 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 application falls within the Location Criteria for Multi-Residential Infill, the site is:

- On a corner parcel.
- Within 400 metres of a transit stop.
- Adjacent to existing or planned non-residential development or multi-dwelling development.
- Adjacent to or across from existing or planned open space or park or community amenity.
- Along or in close proximity to an existing or planned corridor or activity centre.
- Direct lane access.

The Bowness ARP supports compatible infill development. In order to bring the proposal into alignment with the Bowness ARP due to the density proposed on this parcel it is necessary to make an amendment to Map 2 of the ARP to change the allocation of the parcel from “Residential: Low Density, Conservation & Infill” to “Residential: Low Medium Multi-Dwelling”. This amendment would allow for multi-dwelling housing stock.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

The site is located approximately 50 metres from the transit stop (walking distance), to the 407 and 1 route and offer service to the Transit Loop in Bowness, 225 metres to the 305 and 1 route, offer service to Downtown Core. And to the 407 route offers service to the Brentwood LRT station.

- There are no parking restrictions on 33 Avenue NW; however parking on Bowness Road NW is not feasible.

UTILITIES & SERVICING

The site is within West Memorial Trunk Catchment.

Occupancy of any future development must be coordinated with completion of the West Memorial upgrade. The upgrade is scheduled for 2016 completion (subject to change)

A Sanitary Servicing Study is required at the Development Permit stage

**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND BOWNESS ROAD NW
BYLAWS 5P2016 AND 23D2016**

MAP 35W

Public storm (sewer) exists within 33 Avenue NW, but is not immediate to the site (for development servicing) within 33 Avenue NW (as existing main terminates west of the development lands).

- As such, the Development Permit stage the Owner/Applicant shall enter into an Indemnification Agreement to extend the public storm sewer easterly to service the development site (within 33 Avenue NW).
 - Storm main extension design and construction shall be at the expense of the developer, to the satisfaction of Water Resources –Development Approvals.

ENVIRONMENTAL ISSUES

An Environmental site assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Not applicable to this land use amendment application.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association does not object to the application (APPENDIX II).

Citizen Comments

One letter was received from an adjacent landowner highlighting the following:

- Does not want condos or a high rise as there are no parking spots;
- Would like to see a park for the seniors home or a building for low cost housing; and
- Would like to see a small park for children that live nearby.

Public Meetings

No public meetings were held

POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND BOWNESS ROAD NW
BYLAWS 5P2016 AND 23D2016

MAP 35W

APPENDIX I

APPLICANT'S SUBMISSION

Project Definition

The purpose of this Land Use Redesignation is to change the current zoning of 6112 & 6108 33 Ave NW from R-C2 to M-C1 so an affordable multi-dwelling residential building can be developed on the site.

Project Rationale

The site is seen as a perfect opportunity for a multi-residential infill development within the Bowness community. The size, location and surrounding context of this site are ideal for introducing some affordable housing into the community.

There are numerous reasons why the City of Calgary should approve this application:

1. The site is located on a corner parcel. Being on a corner parcel, the site has very few interfaces with low density development, and avoids speculation that the entire block is appropriate for redevelopment.
2. The site is located close to Transit. Bus stops are located right beside the site which provide more mobility options for the residents of the development. This can reduce motor vehicle usage and minimize the vehicular traffic impact on the community.
3. The site is located along a major road. The location of the site with direct access from Bowness Road NW will minimize traffic on the smaller local streets.
4. The site has direct lane access. Having lane access improves the pedestrian environment for local residents by eliminating the need for any new driveways across local sidewalks to access the site.
5. The site is close to amenities. The location of this site has everything within walking distance. Only about a 5 minute walk up Bowness Road is Mainstreet where many local goods and services are available to the community. The proximity to Market Mall, and Crowfoot shopping areas have contributed to the decline of Mainstreet, although the introduction of more residents in close proximity to Mainstreet will help to increase sales and improve the chances for businesses along the street to flourish. Also around 1km away (15 minute walk) down across the Bow River is the Montgomery commercial centre which has a Safeway, banks, medical clinics, restaurants, etc... The great pedestrian accessibility and walkability to surrounding amenities should reduce motor vehicle usage and minimize the vehicle traffic impact on the community.
6. The site is adjacent to more intensive land uses. The adjacent site to the north has a three storey apartment building on it, and is zoned M-C1 which is the zoning we are proposing for the site. The adjacent site to the south is home to a larger scale assisted living facility. Our site is ideal to be rezoned to M-C1 to continue the land use that exists all along Bowness Road to the North, and create an appropriate transition between low density lands uses to the West and higher density land uses to the North and South.

**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND BOWNESS ROAD NW
BYLAWS 5P2016 AND 23D2016**

MAP 35W

7. The site is located close to Green Space. The former R.B. Bennett Elementary School site is very close to the site, and is currently in the planning stages for developing the site into public open park space for the community. The Shouldice Aquatic Centre is also within walking distance which is a huge recreational facility in the City. The proximity of the site to these community amenities contribute to the excellent walkability of this location, and will reduce reliance on the motor vehicle for residents of the multi-dwelling development.

We believe this site is appropriate for multi-residential infill development, and the idea to densify these lots is consistent with the overall vision of the City to see higher densities created within existing communities and begin to contain the suburban sprawl of the City.

Sincerely,

Mike Anisimovicz

**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND BOWNESS ROAD NW
BYLAWS 5P2016 AND 23D2016**

MAP 35W

APPENDIX II

COMMUNITY ASSOCIATION LETTER

1. What are the strengths and challenges of the proposed development?
This property is adjacent to more intensive land uses but is located along a busy road that is getting busier and is also adjacent to a crosswalk identified as problematic.
2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
This is a land use amendment application and there is no indication of the type of building that will be proposed other than contextual – low profile.
3. Provide comments on
 - a. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)
If this site will be developed for 3 storey apartment type buildings this would fit into the surrounding community with likely little objection. The problem will arise depending on access and proposed traffic generation. There is no parking on Bowness Road so any surplus parking will be absorbed in the surrounding community.
 - b. The building design
You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to question #3.
4. Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?
No
5. Please provide any additional comments or concerns regarding the proposed development.
The community of Bowness does not object to the proposed land use at this location given the surrounding land uses but there have been several concerns expressed about traffic along Bowness Road and the increasing amount of on street parking in the area.
As this is an application for land use change only we would hope that the property owner will be working with the community at the design stage to ensure a successful DP process.

**POLICY AMENDMENT AND LAND USE AMENDMENT
 BOWNESS (WARD 1)
 33 AVENUE NW AND BOWNESS ROAD NW
 BYLAWS 5P2016 AND 23D2016**

MAP 35W

APPENDIX III

**PROPOSED AMENDMENT TO THE SOUTH CALGARY/ ALTADORE
 AREA REDEVELOPMENT PLAN**

- (a) Delete the existing Map 2 entitled “Land Use Policy Areas” and insert the revised Map 2 entitled “Land Use Policy” as follows;

