

Land Use Amendment in Bowness (Ward 1) at 8108 – 47 Avenue NW, LOC2021-0169

RECOMMENDATION:

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 8108 – 47 Avenue NW (Plan 2660AP, Block 3, Lot 14) 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 to allow for semi-detached dwellings in addition to the building types already allowed in the district (e.g., single detached dwellings and secondary suites).
- 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 Residential – Contextual One / Two Dwelling (R C2) District would allow for 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.
- No development permit has been submitted at this time.
- 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 application, located in the northwest community of Bowness, was submitted by New Century Design on behalf of the landowners, Harjit and Narinder Toor, on 2021 October 14. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to proceed with the development of a semi-detached dwelling.

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

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association was appropriate. In response, the applicant discussed the proposal with the Ward 1 Councillor and the Bowness Community Association and conducted a post card drop to neighbours. 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 has received no letters from the community regarding this application.

The Bowness Community Association provided a letter in opposition to the proposed land use amendment on 2021 December 06 (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 and on-site parking will be 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 the objectives of the [Climate Resilience Strategy](#).

Economic

The ability to develop a semi-detached dwelling with the option to include secondary or backyard suites would allow for a more 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.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission

Planning & Development Report to
Calgary Planning Commission
2022 January 6

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CPC2022-0005
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- 3. Applicant Outreach Summary
- 4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform