

Land Use Amendment in Bowness (Ward 1) at 8340 – 47 Avenue NW, LOC2021-0220

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 8340 – 47 Avenue NW (Plan 2660AP, Block 2, Lot 22) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed land use amendment would allow for duplex dwellings and semi-detached dwellings, in addition to uses that are already allowed (e.g., single detached dwellings and secondary suites).
- The application represents an appropriate density increase on the site, allows for development that is compatible with the character of the existing neighbourhood, and is in alignment 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 Residential – Contextual One / Two Dwelling (R-C2) District would allow for a greater housing choice within the community and more efficient use of land, infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would better 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 land use amendment application, located in the northwest community of Bowness, was submitted by Tricor Design Group, on behalf of the landowner, Nayana Upadyhay, on 2021 December 24.

The approximately 0.06 hectare (0.14 acre) parcel is currently developed with a single detached dwelling and detached garage with rear lane access. No development permit has been submitted at this time; however, it is noted in the Applicant Submission (Attachment 2) that the intent is to accommodate the development of up to two dwelling units on the site.

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

Land Use Amendment in Bowness (Ward 1) at 8340 - 47 Avenue NW, LOC2021-0220

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant used the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. The applicant contacted the Bowness Community Association and delivered information to seven nearby residences along 47 Avenue NW on 2022 February 24. The applicant reported that as of 2022 March 10, no responses to these information letters had been received. 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 and published [online](#), and notification letters were sent to adjacent landowners.

Administration received two letters from the public expressing opposition to the project due to anticipated impacts of future redevelopment, increased building size, parking demand and local traffic.

The Bowness Community Association also expressed opposition to this application, stating that this redesignation would set an unwanted precedent and that the community should be involved in determining appropriate areas for R-C2 land uses. Their email dated 2022 February 04 can be found in Attachment 4.

Administration considered the relevant planning issues specific to the application, as well as public feedback, and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on site and mailed to adjacent landowners and stakeholders. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use would allow for a wider range of housing types than the existing R-C1 District and can 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](#). Opportunities to align future developments on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

Land Use Amendment in Bowness (Ward 1) at 8340 - 47 Avenue NW, LOC2021-0220

Economic

A moderate increase residential density would allow for a more efficient use of land, existing infrastructure, services and amenities.

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

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |