

**Land Use Amendment in Bowness (Ward 1) at 8507 – 34 Avenue NW,
LOC2022-0070**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares $\pm$ (0.07 acres $\pm$) located at 8507 – 34 Avenue NW (Plan 5960AM, Block 16, Lot 5) 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 legalize an existing secondary suite within the existing semi-detached dwelling.
- The proposal allows for development that is compatible with the character of the existing neighbourhood and 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 redesignation would provide additional housing options in Bowness and make more efficient use of infrastructure and nearby amenities.
- Why does this matter? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would better accommodate the evolving needs of different age groups, lifestyles and demographics in an established community with good access to amenities and services.
- No development permit has been submitted at this time.
- Council passed a Notice of Motion on 2022 February 22 directing Administration to waive fees for redesignation applications on non-conforming semi-detached dwellings (Attachment 4).
- 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 the former landowner, Michele Correa, on behalf of the current landowner, Christopher Swift, on 2022 April 26. Through various land use redesignations in Bowness over the years, the land use for this specific parcel has resulted in a non-confirming use on the site. The purpose of this application is to enable the semi-detached dwelling and secondary suite to become legal conforming uses (Attachment 2, Applicant Submission). The site is approximately 130 metres (a one-minute walk) to Bowness Road NW and transit.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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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 the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners.

Administration received two letters of opposition from the public. The letters of opposition cited the following concerns:

- general opposition to secondary suites;
- reduction in property values; and
- parking concerns.

The Bowness Community Association has no concerns with the application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

This proposal may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

Environmental

This application does not include actions that address [Climate Resilience Strategy](#) objectives. Opportunities to align development on this site with climate resilience strategies would be explored and encouraged at the development permit stage.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

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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
3. Applicant Outreach Summary
4. Notice of Motion

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform