

POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
SOUTHWEST CORNER OF BOWNESS ROAD NW AND
32 AVENUE NW
BYLAW 6P2015 AND 22D2015

MAP 26W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate four Residential – Contextual One/Two Dwelling (R-2) District parcels to Multi-Residential – Contextual Low Profile (M-C1) District to allow for multi-residential development.

The redesignation of the subject lands requires a policy amendment to the Bowness Area Redevelopment Plan to accommodate the land use amendment proposal.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2014 December 18

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 6P2015 and 22D2015; and

1. **ADOPT** the proposed amendment to the Bowness Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 6P2015.
3. **ADOPT** the proposed redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 6103 – 32 Avenue NW and 5831, 5833 and 5835 Bowness Road NW (Plan 1212434, Block 1, Lots 20 to 23) 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
4. Give three readings to the proposed Bylaw 22D2015.

**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
SOUTHWEST CORNER OF BOWNESS ROAD NW AND
32 AVENUE NW
BYLAW 6P2015 AND 22D2015**

MAP 26W

REASON(S) FOR RECOMMENDATION:

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

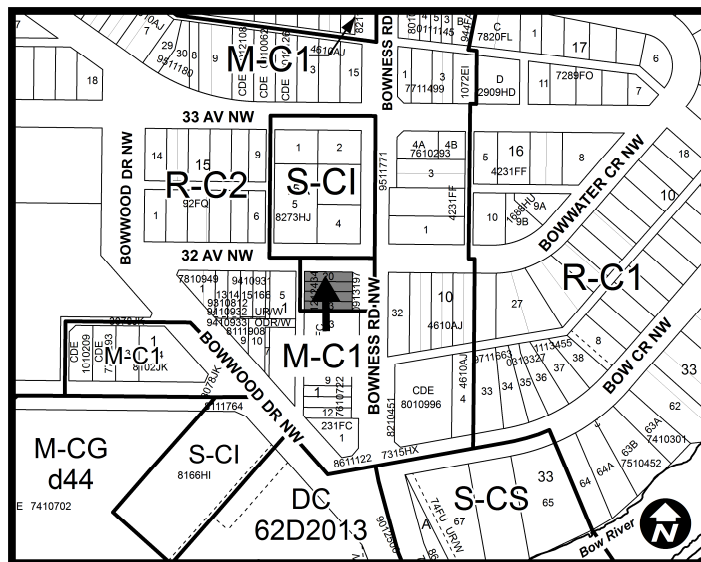
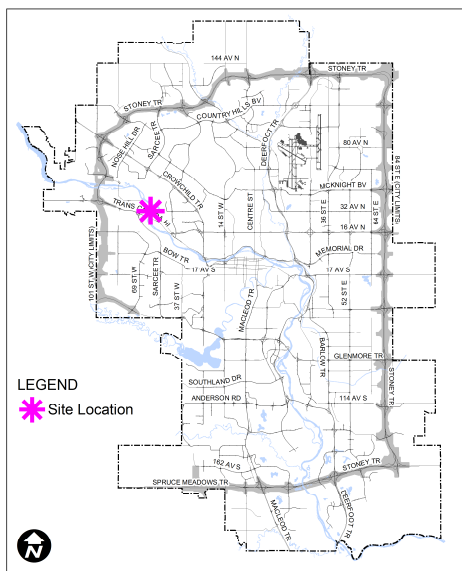
ATTACHMENTS

1. Proposed Bylaw 6P2015
2. Proposed Bylaw 22D2015
3. Public Submissions

POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
SOUTHWEST CORNER OF BOWNESS ROAD NW AND
32 AVENUE NW
BYLAW 6P2015 AND 22D2015

MAP 26W

LOCATION MAPS



POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
SOUTHWEST CORNER OF BOWNESS ROAD NW AND
32 AVENUE NW
BYLAW 6P2015 AND 22D2015

MAP 26W

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: R. Wright | Carried: 9 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 6103 – 32 Avenue NW and 5831, 5833 and 5835 Bowness Road NW (Plan 1212434, Block 1, Lots 20 to 23) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District. | |
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MAP 26W

Applicant:

AFA Homes Ltd

Landowner:

AFA Homes Ltd

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	Yes	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

**POLICY AMENDMENT AND LAND USE AMENDMENT
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BYLAW 6P2015 AND 22D2015**

MAP 26W

PLANNING EVALUATION

SITE CONTEXT

The site (27.4 metres x 33.8 metres) is located in a predominantly low density residential area (R-C2) in the northwest community of Bowness at the corner of Bowness Road NW and 32 Avenue NW.

The site is surrounded by R-C2 parcels to the south, east, and west with an existing nursing home (S-CI) to the north. The subject site and the site to the west are currently vacant and there are existing single detached dwellings to the south and east.

LAND USE DISTRICTS

The proposed land use district is Multi-Residential – Contextual Low Profile (M-C1), which would allow for a development of up to thirteen units and fourteen metres in height on the site. The M-C1 district is intended to accommodate multi-residential development in a variety of forms of low height and medium density in close proximity or directly adjacent to low-density residential development. This district would give the applicant greater flexibility in building form and would be able to provide more units that are above grade and more resilient to flooding.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject parcels are located in the *Residential – Developed – Inner City Area* as identified on Map 1 of the Municipal Development Plan (MDP). The *Inner City Area* land use policies allow for a range of intensification strategies including parcel-by-parcel intensification to larger more comprehensive approaches.

Sites within the *Inner City Area* may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Corridors), or if the intensification is consistent and compatible with the existing character of the neighbourhood.

The subject site is located approximately 200 metres from the Neighbourhood Corridor on Bowness Road NW. The proposed land use district allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

Bowness Area Redevelopment Plan (1995 – statutory)

The site is located within the *Residential: Low Density Conservation & Infill* area on map 2 of the Bowness Area Redevelopment Plan (ARP). Section 7, policy 2 indicates that *the current R-1, R-2, and DC (residential) residential land use designations are appropriate*. The proposed

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BOWNESS (WARD 1)
SOUTHWEST CORNER OF BOWNESS ROAD NW AND
32 AVENUE NW
BYLAW 6P2015 AND 22D2015**

MAP 26W

M-C1 land use designation does not comply with the current wording and therefore an amendment to the ARP is proposed concurrently with this application (APPENDIX III).

The map amendment will convert the site to the *Residential: Low & Medium Multi-Dwelling* on map 2 of the ARP. The intent of this area *is to accommodate the existing low-profile, multi-dwelling housing stock and offer an opportunity for other similar development, which would contribute positively in terms of good design and housing choice*. The proposed M-C1 district would comply with the intent of this area.

Multi-Residential Infill Guidelines (2014 – non-statutory)

Council approved the Location Criteria for Multi-residential Infill (APPENDIX IV) to provide specific guidance in reviewing land use amendment applications and associated amendments to local area plans. The proposal meets the following criteria:

- On a corner parcel
- Within 400 metres of a transit stop (the closest transit stop is 50 metres away)
- Within 600 metres of an existing or planned Primary Transit stop or station (Bowness Road)
- On a collector or higher standard roadway on at least one frontage (Bowness Road)
- Adjacent to existing or planned non-residential development or multi-dwelling development (the Bow Crest Nursing Home is located across 32 Avenue NW)
- Along or in close proximity to an existing or planned corridor or activity centre (the site is 200 metres away from the Neighbourhood Corridor portion of Bowness Road NW)
- Direct lane access

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required for this application.

The subject site is serviced by bus routes on Bowness Road NW. The nearest bus stop is approximately 50 metres away for bus routes 1 and 40 and bus rapid transit route 305.

Vehicular access is available from the rear lane and pedestrian access is available from public sidewalks along Bowness Road NW and 32 Avenue NW.

UTILITIES & SERVICING

The site is located within the West Memorial Sanitary Trunk catchment area in which the main sanitary sewer line for the area has been determined to be operating at capacity. At this time, Administration has determined that it is acceptable to consider land use amendment applications within this catchment area. The applicant has been advised that a Development Permit application will not be accepted until March, 2016 and that this date is subject to change if the West Memorial Sanitary Trunk upgrade is not completed on schedule.

**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
SOUTHWEST CORNER OF BOWNESS ROAD NW AND
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BYLAW 6P2015 AND 22D2015**

MAP 26W

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

The proposed amendments do not trigger capital infrastructure investment and therefore, there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

Two letters were received by Administration from the Bowness Community Association (APPENDIX II). The first letter indicated that the Community Association would support the application but they expressed concern about density and height. Administration responded back to the Community Association explaining what the maximum density would be for the four parcels and the Land Use Bylaw height rules for M-C1. The second letter from the Community Association indicates that the density and height are acceptable and that they support the Land Use Amendment application.

Citizen Comments

One letter of objection was received from a property owner who lives on the east side of Bowness Road NW who expressed concerns with overlooking, shadowing, and parking.

The proposed development has the ability to accommodate the required minimum parking in the Land Use Bylaw and would not create significant overlooking or shadowing concerns with any properties on the east side of Bowness Road NW.

Public Meetings

The applicant met with representatives of the Bowness Community Association prior to making this application. The applicant received a letter of support from the Community Association which he submitted in this application. The letter expressed the same rationale for support as listed in the Attached Community Association letters.

**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
SOUTHWEST CORNER OF BOWNESS ROAD NW AND
32 AVENUE NW
BYLAW 6P2015 AND 22D2015**

MAP 26W

APPENDIX I

APPLICANT'S SUBMISSION

Calgary which is one of the major centres of economy of Canada has been attracting work forces with variety of expertise from other parts of the country. The relocation and move of the work force to Calgary has created a serious housing crisis for our city.

The current population in the Bowness Rd Corridor seems has room for growth. A recent study by the city of Calgary which was presented at the Bowness Association's monthly meeting on the June 11 2014 indicated that population of this corridor was almost 30%-40% less than the norm for this type of neighbourhoods in Calgary. Thus, increasing the density of the subject properties from R-C2 to M-C1 seems reasonably good solution to the housing crisis while maintaining the population of the neighbourhood within the acceptable norm. Moreover, because the subject properties are on the main road of the Bowness and are located at the walking distance from the transit bus stations would allow easy access to the public transportation reducing the need to the use of private vehicles. Use of the public transportation is especially important factor for students and elderly. Although the current zoning of the subject properties are R-C2 but they are located between the buildings of nursing home at the north and Simon's home at the south sides. Thus M-C1 zoning for these properties would not impact the current structure of the neighbourhood.

POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
SOUTHWEST CORNER OF BOWNESS ROAD NW AND
32 AVENUE NW
BYLAW 6P2015 AND 22D2015

MAP 26W

APPENDIX II

LETTERS SUBMITTED

Re: LOC2014-0106
5835 Bow Cres
Land Use Amendment: R-C2 to M-C1 district
File Manager: Jennifer Duff
Applicant: AFA Homes

Dear Jennifer,

With regard to the above application for a land use amendment, we have had several discussions with the applicant, and provided him with a letter outlining the conditions under which the BCA would support his application.

The rationale for supporting M-C1 rather than M-CG (or retaining the current zoning) is that it allows for a flood mitigated structure with parking at grade and the residential component above. The location on Bowness Road close to the neighbourhood corridor, transit, bicycle paths, green space and some institutional uses makes it an appropriate space to consider higher density, particularly with the intent to supply quality housing/condos for seniors.

However, we strongly feel that the density should be limited to a total of 14 units on the combined lots, with a height restriction of 35 - 40 feet (12 metres) or a height contextually appropriate to Simon House Recovery Centre and BowCrest Care Nursing Home on the same side of the street as well as the condo units across the street. We understand that M-C1 does not have a provision for a height restriction, so it may be more appropriate to have a Direct Control district linked to M-C1 that does contain the height restriction.

Thank you for providing us an opportunity to comment. My apologies for the late response. A glitch in our e-mail system had saved our earlier response in 'Drafts' rather than sending it.

Please don't hesitate to contact us if there are any questions.

Regards,

Niki Smyth
Coordinator



BOWNESS

COMMUNITY ASSOCIATION
Planning & Development Committee
Bowness Community Association

J. Duff

**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
SOUTHWEST CORNER OF BOWNESS ROAD NW AND
32 AVENUE NW
BYLAW 6P2015 AND 22D2015**

MAP 26W

LOC2014-0106
5835 Bowness Road NW
Land Use Amendment: R-C2 to M-C1
File Manager: Jennifer Duff

Dear Jennifer:

Thank you for providing the Bowness Community Association with an opportunity to further comment on this application.

We appreciate your guidance and detailed response to our previous comments. Based on the information provided, the Planning & Development Committee supports the land use amendment.

We have had no input from the property owner to the south and suggest they be contacted so that any concerns they might have would also be on record.

Please don't hesitate to contact us if there are any questions.

Regards,

Niki Smyth


BOWNESS
COMMUNITY ASSOCIATION
Planning & Development Committee
Bowness Community Association

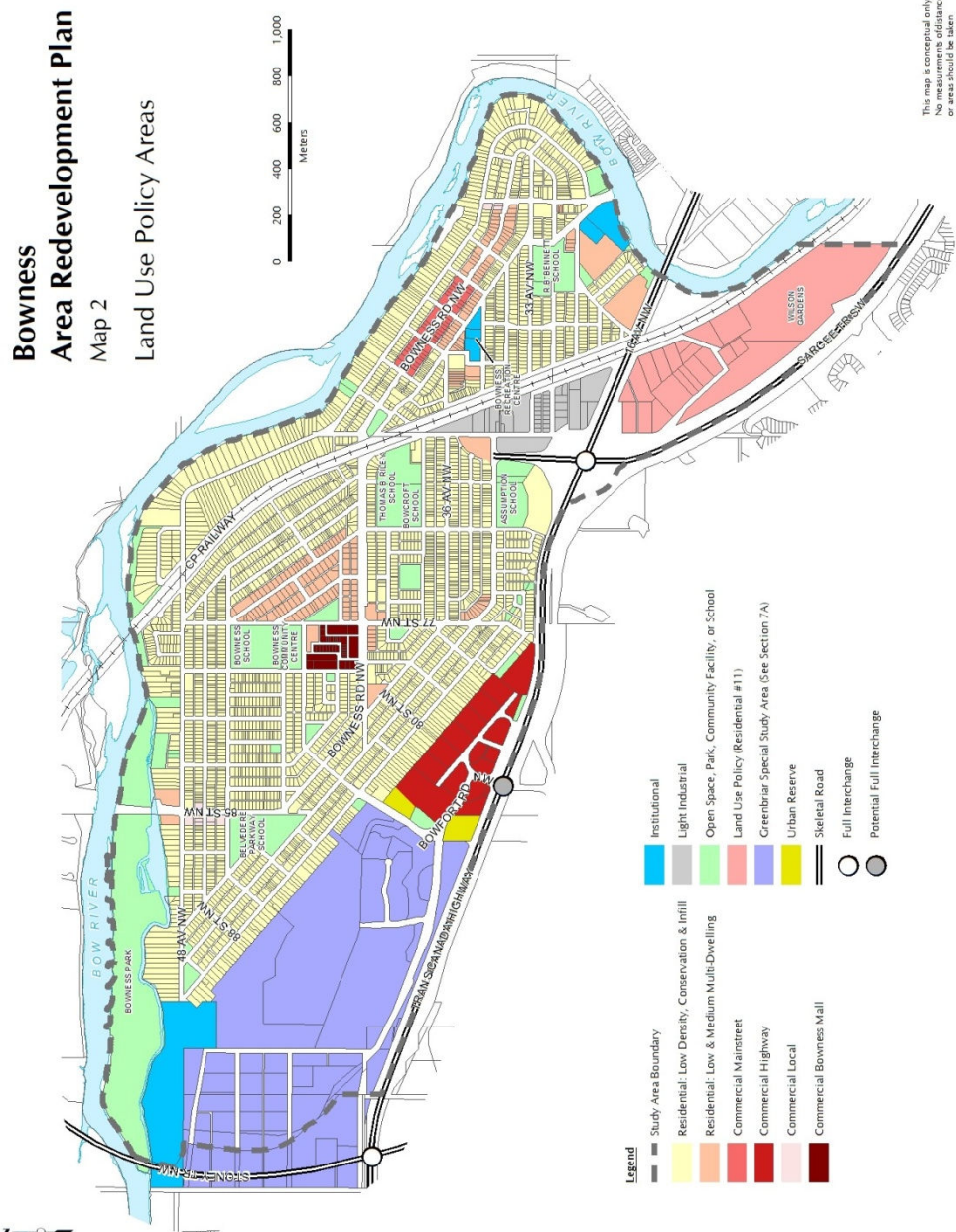
POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
SOUTHWEST CORNER OF BOWNESS ROAD NW AND
32 AVENUE NW
BYLAW 6P2015 AND 22D2015

MAP 26W

APPENDIX III

PROPOSED AMENDMENT TO BOWNESS AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled "Land Use Policy Areas" and insert the revised Map 2 entitled "Land Use Policy Areas" as follows:



POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
SOUTHWEST CORNER OF BOWNESS ROAD NW AND
32 AVENUE NW
BYLAW 6P2015 AND 22D2015

MAP 26W

APPENDIX IV

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.
Within 400m of a transit stop	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
Within 600m of a Primary Transit stop or station	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.
On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets
Adjacent to existing or planned non-residential development or multi-dwelling development	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings
Adjacent to or across from existing or planned open space or park or community centre	Creates an appropriate transition between low density and other land uses
Along or in close proximity to a corridor or activity centre	Creates an appropriate transition between low density and other land uses
Have direct lane access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.