

Land Use Amendment in Bowness (Ward 1) 8634 – 47 Avenue NW, LOC2022-0149

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 8634 – 47 Avenue NW (Plan 4960AP, Block 3, a portion of Lot 19) 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 low-density built form of the 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 may better accommodate the evolving needs of different age groups, lifestyles, and demographics in an established community with access to safe housing options for Calgarians.
- No development permit has been submitted at this time.
- Council passed a Notice of Motion on 2022 Feb 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

The subject site is located in the northwest community of Bowness. This application was submitted by the current landowner, Darlene Smith, on 2022 Aug 08. Through various updates to land use bylaws over the years, the current land use designation for this specific parcel has resulted in a non-conforming use on the site. The purpose of this application is to enable one half of the existing semi-detached dwelling and secondary suite to become legal conforming uses as stated in the Applicant Submission (Attachment 2). The site is approximately 130 metres (or a one-minute walk) from a bus stop on 85 Street NW.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Relevant public groups were informed by Administration

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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 relevant public groups and the respective community association was appropriate. The applicant handed out flyers within a 100-metre radius of the site, with a follow-up flyer based on responses received as outlined in the Applicant Outreach Summary (Attachment 3).

City-led outreach

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

Administration received one letter of objection from a member of the public on this application. The letter of objection cited the following concerns:

- a lack of available parking;
- a concern for an increase of noise;
- a perception that tenants are transient; and
- that it would set a precedent for the rest of the community to be rezoned.

No comments from the Bowness Community Association were received. Administration contacted the Community Association to follow up, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given the existing nature of the suite, the location in relation to transportation and general community amenities.

Following Calgary Planning Commission, notifications for a 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 continuing to address Calgary's unsafe existing secondary suites and ensuring safe and accessible dwelling units for Calgarians near existing services and amenities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

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.

**Planning & Development Services Report to
Calgary Planning Commission
2022 December 15**

**ISC: UNRESTRICTED
CPC2022-1341
Page 3 of 3**

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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 |
|---------------------------|------------|------------------------|
| | | |