

Land Use Amendment in Bowness (Ward 1) at 7911 – 48 Avenue NW, LOC2022-0191

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 7911 – 48 Avenue NW (Plan 8111299, Block 4, Lot 25) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:

That Council give three readings to **Proposed Bylaw 13D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 7911 – 48 Avenue NW (Plan 8111299, Block 4, Lot 25) 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 semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- This proposal represents an appropriate density increase of a residential site, allows for development compatible with the character of the existing neighbourhood and aligns with the applicable policies of *Bowness Area Redevelopment Plan* (ARP) and the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two (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 proposed R-C2 District would allow for housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to 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 the KA Associates on behalf of the landowner Khalid Muhammad Ansari and Aafia Khalid on 2022 October 20. No development permit application has been submitted at this time.

This 0.06-hectare (0.15-acre) mid-block parcel is located on the south side of 48 Avenue between 77 Street NW and 79 Street NW. It is currently developed with a single detached dwelling and rear detached garage. Vehicle access is provided from the rear lane.

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In addition to existing allowable single detached and secondary suite uses, the proposed redesignation to the R-C2 District would allow for semi-detached and duplex dwellings. The Applicant Submission (Attachment 2) indicates the intention to build a semi-detached dwelling.

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

- Outreach was undertaken by the Applicant
- Relevant public groups 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 relevant public groups and respective community association was appropriate. In response, the applicant attended a Bowness Community Association meeting, visited approximately 40 homes within a 100-metre radius to discuss the application in person with residents and attained 9 signatures on a petition in support of the proposal, spoke with the Ward Councillor and provided informational flyers 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 relevant public groups notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of opposition and seven letters of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- inappropriate density increase in the area;
- inappropriate building type in the area;
- reduced sunlight for neighbouring lots;
- effect on the value of the existing neighbouring homes; and
- setting a precedent for redevelopment in the community.

The Bowness Community Association provided a response to the circulation expressing no support for the application (Attachment 4) with the following concerns:

- The application will set a precedence for redevelopment in the community; and
- A secondary suite is already an option under the R-C1 land use.

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

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

IMPLICATIONS

Social

The proposed land use would allow for the development of a semi-detached dwelling or a duplex dwelling. This would allow for a wider range of housing types than the existing Residential – Contextual One Dwelling (R-C1) District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any specific actions that address the objectives of the Calgary Climate Strategy – Pathways to 2050. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to two dwelling units on the subject site would make more efficient use of 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
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 13D2023**
6. **Public Submissions**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform