

Land Use Amendment in Bowness (Ward 1) at 7803 Bowcliffe Crescent NW, LOC2021-0186

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.21 acres \pm) located at 7803 Bowcliffe Crescent NW (Plan 9010848, Block 3, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council give three readings to **Proposed Bylaw 48D2023** for the redesignation of 0.09 hectares \pm (0.21 acres \pm) located at 7803 Bowcliffe Crescent NW (Plan 9010848, Block 3, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed application would allow for semi-detached and duplex dwellings, rowhouses and townhouses in addition to the building types already listed in the existing land use district (e.g., single detached dwellings and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that will be compatible with the character of the existing neighbourhood, and is in keeping 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 – Grade-Oriented Infill (R-CG) District would allow for greater housing options in the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would 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 application, located in the northwest community of Bowness, was submitted on 2021 November 9 by AAA Design on behalf of the landowners, Ali Al Kenany and Shatha Majeed.

The subject site, which is approximately 0.09 hectares (0.21 acres) in size, is a pie-shaped lot located along Bowcliffe Crescent NW at the corner of a crescent bulb. The parcel is directly south of 77 Street SW and is abutted by a lane to the east. The site is currently developed with a semi-detached dwelling and has a single driveway which is accessed from the adjacent lane. No development permit application has been submitted at this time; however, the Applicant Submission (Attachment 2) indicates the intention to construct a four-unit rowhouse

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development. No suites are contemplated at this time, however the applicant wishes to keep the option open.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the community association was appropriate. The applicant used the assessment tool to determine that the project is likely to have a low impact to the community. Outreach included contacting the Bowness Community Association, letters to surrounding neighbours and holding a virtual meeting with interested parties. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received three letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- loss of mature trees on site; and
- rowhouses do not fit the character of the community.

The application was circulated to the Bowness Community Association on 2021 December 17 and again on 2022 October 17, however, no comments were received by Administration.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, 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 and policy amendment applications 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.

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IMPLICATIONS

Social

The proposed land use would allow for a wider range of housing types than the existing R-C1 District, and as such, the proposed land use may 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 *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development of this site with applicable climate resilience strategies may be explored at future development approval stages.

Economic

The ability to develop up to six rowhouse units with the option to include secondary suites or backyard suites would allow for an efficient use of land, existing infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 48D2023**
5. **CPC Member Comments**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform