

Land Use Amendment in Bowness (Ward 1) at 8619 – 47 Avenue NW, LOC2023-0052

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 8619 – 47 Avenue NW (Plan 4960AP, Block 4, Lot 6) 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 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 the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (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.

DISCUSSION

This application, located in the northwest community of Bowness, was submitted by KTran Design and Drafting on behalf of the landowner 2447163 Alberta Ltd. (Ridgeline Project Management Inc.) on 2023 February 28. No development permit application has been submitted at this time.

This 0.06 hectare (0.14 acre) midblock parcel is located on the south side of 47 Avenue NW between 85 Street NW and 86 Street NW. It is currently developed with a single detached dwelling and rear detached garage. Vehicle access is provided from the rear lane.

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. As noted in the Applicant Submission (Attachment 2), the applicant has identified their intent to build a semi-detached dwelling in the future.

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

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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 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 (CA) meeting and hand delivered a letter of proposal to affected 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 five letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and existing parking issues;
- height, density, and privacy considerations; and
- community character and shadowing impacts.

The CA provided a response to the circulation on 2023 March 30 expressing a neutral position for the application (Attachment 4) with the following comments:

- proposed semi-detached is modest densification; and
- no front driveway, access from rear lane.

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.

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

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.

Approval: S. Lockwood concurs with this report. Author: B. Ang

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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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform