

Land Use Amendment in Bowness (Ward 1) 8548 – 33 Avenue NW, LOC2022-0204

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 8548 – 33 Avenue NW (Plan 5960AM, Block 17, Lot 15) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MAY 4:

That Council give three readings to **Proposed Bylaw 81D2023** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 8548 – 33 Avenue NW (Plan 5960AM, Block 17, Lot 15) 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 existing secondary suites 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.

DISCUSSION

The subject site is located in the northwest community of Bowness. This application was submitted by the current landowner, Prosser Developments, on 2022 November 10. 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 the existing semi-detached dwelling and secondary suites to become legal conforming uses as stated in the Applicant Submission (Attachment 2). The site is approximately 240 metres (or a three-minute walk) from a bus stop on 83 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).

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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 the respective community association was appropriate. The applicant handed out letters to neighbouring properties and spoke with the Bowness Community Association and Ward 1 office. No concerns were raised by the neighbours. Please refer to the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

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

Administration did not receive any letters of opposition or support from the public. The Bowness Community Association is in support and has no concerns with the application (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

Following Calgary Planning Commission, notifications for 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 offering a greater number and variety of dwelling types for Calgarians near existing services and amenities.

Environmental

This application does not include actions that address *Calgary Climate Strategy – Pathways to 2050* objectives. Opportunities to align development on this site with climate resilience strategies would be explored and encouraged at the development permit stage.

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.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2023 May 04**

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Community Association Response
- 5. **Proposed Bylaw 81D2023**
- 6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform