

Land Use Amendment in Bowness (Ward 1) at 8124 – 47 Avenue NW, LOC2023-0183

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 8124 – 47 Avenue NW (Plan 2660AP, Block 3, Lot 18) 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).
- The proposal represents an appropriate density increase of a residential site, allows for development that may 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 it 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 it matter? The proposed R-C2 District would allow for more 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 regarding this proposal.

DISCUSSION

This application, in the northwest community of Bowness, was submitted by Tricor Design Group on behalf of the landowner, Sarbdeep Baidwan on 2023 July 7.

The approximately 0.06 hectare (0.14 acre) midblock site is located north of 47 Avenue NW between 81 Street NW and 79 Street NW. It is currently developed with a single detached dwelling and rear detached garage accessed from 47 Avenue NW.

At the time of application, the applicant indicated the proposed District as Residential – Grade-Oriented Infill (R-CG) District in error. The Notice Posting placed at the property indicated an amendment to the R-CG District, and later the application changed to R-C2 District.

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 the public/interested parties and the Community Association was appropriate. In response, the applicant determined that the project's outreach toolkit score warranted a direct approach to outreach. The applicant delivered letters to adjacent neighbours and contacted the Bowness Community Association (CA). 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/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 3 letters of support, specifically identifying the need for additional housing supply in the community.

The Bowness CA provided a letter of no objection on 2023 August 17 (Attachment 4). The CA indicated support for removal of the existing one storey single-detached dwelling.

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

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 R-C2 District allows for additional uses of semi-detached and duplex dwellings. The moderate increase in housing density would result in more efficient use of infrastructure and offer a variety of dwelling types to accommodate the housing needs of different age groups, lifestyle 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 on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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Economic

The ability to develop up to two dwelling units on the subject site would allow for more efficient use of existing infrastructure and service.

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