

**Land Use Amendment in Bowness (Ward 1) at 8816 and 8932 – 34 Avenue NW,
 LOC2023-0093**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.28 acres \pm) located at 8816 and 8932 – 34 Avenue NW (Plan 5960AM, Block 2, Lot 14; Plan 3023GJ, Block 1, Lot 16) from Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One Dwelling (R-C1s) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 3:

That Council give three readings to **Proposed Bylaw 164D2023** for the redesignation of 0.12 hectares \pm (0.28 acres \pm) located at 8816 and 8932 – 34 Avenue NW (Plan 5960AM, Block 2, Lot 14; Plan 3023GJ, Block 1, Lot 16) from Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One Dwelling (R-C1s) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject sites 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 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 *Bowness Area Redevelopment Plan (ARP)*.
- 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 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 related to this proposal.

DISCUSSION

This application, in the northwest community of Bowness, was submitted by SLVGD Architecture Inc. on behalf of the landowners, Valerie Carrier and Calvin Hood, for the parcel of 8816 – 34 Avenue NW and the landowners, Alana Henriksen and Jeffrey Riedl, for the parcel of 8932 – 34 Avenue NW, on 2023 April 10. No development permit application has been submitted at this time.

Each parcel is approximately 0.06 hectares (0.14 acres) and located midblock on the north side of 34 Avenue NW. One parcel is located between 87 Street NW and 88 Street NW and the other parcel is located between 88 Street NW and 89 Street NW. They are currently both developed

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with a single detached dwelling and rear detached garage. Vehicle access for both parcels is provided from the rear lane.

In addition to the existing uses on the site, the proposed land use district would allow for semi-detached and duplex dwellings. The Applicant Submission (Attachment 2) indicates the intention to build a semi-detached dwelling on each parcel.

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

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 respective community association was appropriate. In response, the applicant had discussions with surrounding neighbours and the Bowness Community Association about the proposal. 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 five letters of opposition, as well as a petition objecting to the proposal. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- inappropriate density increases in the area;
- inappropriate building type in the area;
- changes to the current character of the community;
- reduced privacy for neighbouring lots;
- negative effect on the value of neighbouring homes; and
- inadequate City servicing capacity (water and sewer).

The Bowness Community Association provided a response to the circulation expressing neither support nor opposition to the application (Attachment 4). The Community Association did indicate concerns about spot zoning in the community with respect to these types of applications. Administration followed up with the CA but they did not provide additional comments.

Administration considered the relevant planning issues specific to the application and has

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determined the proposal to be appropriate. The building and site design, number of units 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 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 R-C2 District allows for the additional uses of semi-detached and duplex dwellings. As such, the proposed change 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 sites would allow for 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 164D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform