

Land Use Amendment in Bowness (Ward 1) at 8103 - 47 Avenue NW, LOC2022-0015

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 8103 – 47 Avenue NW (Plan 2660AP, Block 8, Lot 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 APRIL 7:

That Council give three readings to **Proposed Bylaw 77D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8103 – 47 Avenue NW (Plan 2660AP, Block 8, Lot 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed application would allow for rowhouses in addition to the building types already listed in the existing land use district (e.g., single detached, semi-detached, duplex 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 2022 February 01 by Tricor Design Group on behalf of the landowner, Sarbdeep Baidwan.

The approximately 0.06 hectare (0.14 acre) corner parcel is located along 47 Avenue NW, on the west side of 79 Street NW. The site is currently developed with a single detached dwelling and detached garage, with rear lane access off 79 Street NW. 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 development.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders 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. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration did not receive any comments from the public.

The Bowness Community Association responded on 2022 February 28 that they had no objections to the proposed redesignation (Attachment 4).

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.

IMPLICATIONS

Social

The proposed land use would allow for a wider range of housing types than the existing R-C2 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 [Climate Resilience Strategy](#). Further opportunities to align future development of this site with applicable climate resilience strategies may be explored at future development approval stages.

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Economic

The ability to develop up to four 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.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 77D2022**
- 6. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform