

**Land Use Amendment in Bowness (Ward 1) at 8304 – 47 Avenue NW, LOC2023-0170**

**RECOMMENDATION:**

That Calgary Planning Commission recommends that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) at 8304 – 47 Avenue NW (Plan 2660AP, Block 2, Lot 13) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023  
 OCTOBER 19:**

That Council give three readings to **Proposed Bylaw 242D2023** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) at 8304 – 47 Avenue NW (Plan 2660AP, Block 2, Lot 13) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for low-density housing forms including rowhouses and townhouses.
- 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 this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) 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-CG 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 land use amendment application in the northwest community of Bowness was submitted by Srg Properties Limited on behalf of the landowners, Asha and Harish Muchalla, on 2023 June 29. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit for a four-unit rowhouse building.

The approximately 0.06 hectares (0.15 acres) site is located on the northwest corner of 47 Avenue NW and 81 Street NW. It is currently developed with a single detached dwelling and a detached garage, accessed from the rear lane. The site is approximately 180 metres (a two-minute walk) south of the Bow Trail Pathway and approximately 650 metres (a nine-minute walk) north of the Bowness Community Association (Bowness Sportsplex, Bowglen Park, and various community programming) and various small scale commercial developments at 43 Avenue NW and 79 Street NW.

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A detailed planning evaluation of the application, including 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 communicated with adjacent residents, the Bowness Community Association and the Ward 1 Councillor's Office. 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 seven letters of opposition and two letters in support from the public. The letters of opposition included the following areas of concern:

- inappropriate location for proposed height, density and land use district;
- negative impact on traffic and on-street parking; and
- shadow, privacy and noise impacts.

The Bowness CA also provided comments to Administration indicating that they oppose the application and believe that the Residential – Contextual One / Two Dwelling (R-C2) District would be more appropriate within this location and would garner more local support. The Community Association Response can be found in Attachment 4.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The built form, on-site parking requirements will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a 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.

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**IMPLICATIONS**

**Social**

The proposed R-CG District would allow for a wider range of housing types than the existing land use district and 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 *Calgary Climate Strategy – Pathways to 2050*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at the subsequent development approval stage.

**Economic**

The ability to develop up to four dwelling units and secondary suites on this site would allow for a more efficient use of land, existing infrastructure, and services and provide more housing choices in the community.

**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 242D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform