

**Land Use Amendment in Bowness (Ward 1) at 8831 – 47 Avenue NW,
 LOC2023-0324**

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 8831 – 47 Avenue NW (Plan 4960AP, Block 5, Lot 3) 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 in the existing district (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 *Bowness Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (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.
- No development permit has 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 Tricor Design Group on behalf of the landowners, John and Maria Gohmann, on 2023 October 21. No development permit or subdivision application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build a semi-detached dwelling in the future.

The approximately 0.06 hectares (0.14 acres) parcel is located along 47 Avenue NW on a midblock parcel. The site is currently developed with a single detached dwelling and a detached garage that is accessed from the lane.

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

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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 distributed letters to surrounding neighbours and notified the Bowness Community Association of 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.

To date, Administration has received one letter of opposition generally concerned with the proposed land use and its potential negative impact on density and built form, privacy concerns, traffic, parking and character of the community. The Bowness Community Association confirmed that they had no comments for this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-C2 District enables development at a scale that is compatible with the community. Details of the development 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.

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 site would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

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2023 December 21**

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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform