

**Land Use Amendment in Bowness (Ward 1) at 7903 – 36 Avenue NW,
 LOC2023-0231**

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 7903 – 36 Avenue NW (Plan 5960AM, Block 9, Lot 10) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 NOVEMBER 16:**

That Council give three readings to **Proposed Bylaw 12D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 7903 – 36 Avenue NW (Plan 5960AM, Block 9, Lot 10) 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 rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex 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 – 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 it 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 Georges Guerette on behalf of the landowner, Peter Richardson, on 2023 August 09. No development permit application has been submitted at this time, however, the applicant intends to build four rowhouse style dwelling units with four secondary suites (Attachment 2).

The approximately 0.06 hectare (0.14 acre) corner lot is located at the southwest corner of 36 Avenue NW and 78 Street NW. It is currently developed with a single detached dwelling with a detached garage. While the site has a lane, vehicle access is currently provided from 36 Avenue NW. The site is well-served by transit and schools are located nearby.

**Land Use Amendment in Bowness (Ward 1) at 7903 – 36 Avenue NW,
 LOC2023-0231**

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 reached out to the Bowness Community Association, the Ward Councillor's Office and close neighbours to discuss the application in person. 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 eight letters of opposition and five letters of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise and air pollution;
- reduced privacy and safety for neighbouring lots;
- reduced sunlight for neighbouring lots;
- obstructed views to Canada Olympic Park hillside;
- negative effect on the value of the existing neighbouring homes;
- negative impact on housing affordability; and
- over densification and rowhouses not fitting the character of the community.

The Bowness Community Association provided a letter in opposition on 2023 September 18 (Attachment 4) identifying the following concerns:

- reduced privacy and safety for neighbouring lots; and
- over densification and rowhouses not fitting the character of the community.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units on on-site parking will be reviewed and determined at the future development permit stage.

**Land Use Amendment in Bowness (Ward 1) at 7903 – 36 Avenue NW,
LOC2023-0231**

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 application would allow for additional housing types including rowhouses and townhouses, and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

Environmental

The applicant has indicated that they plan to pursue specific measures such as EV charging and solar panels as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs D, E and F).

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and provide more housing 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 12D2024**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform