

**Land Use Amendment in Bowness (Ward 1) at 4371 – 69 Street NW, LOC2023-0277**

**RECOMMENDATION:**

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for redesignation of 0.08 hectares ± (0.19 acres ±) located at 4371 – 69 Street NW (Plan 6511HN, Block 36B; Lot 1) 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 current district (e.g. single detached dwellings and secondary suites).
- The proposal represents an appropriate use 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.
- No development permit has 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 Glammis Homes Inc., on 2023 September 19. 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 five-unit rowhouse building with five secondary suites.

The approximately 0.08 hectare (0.19 acres site) is located on the southwest corner of 44 Avenue NW and 69 Street NW. It is currently developed with a single detached dwelling and a detached garage, accessed from 44 Avenue NW. The site is approximately 450 metres north (eight-minute walk) of the transit-supported Bowness Road and approximately 700 metres (12-minute walk) west from the Bowness Community Association (Bowness Sportsplex, Bowglen Park, and various community programming) and other small scale commercial developments at 43 Avenue NW and 79 Street NW.

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

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**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 through door knocking and delivering letters along with contacting 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 18 letters of opposition and two letters of 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;
- shadow, privacy and noise impacts;
- decrease in surrounding property values;
- affordability of new units; and
- carbon footprint of new units.

The Bowness Community Association indicated they had no objection to the application; however, they strongly recommended reducing the number of dwelling units and stated that the proposal may not fit with the scale and form of existing adjacent homes. The Community Association Response can be found in Attachment 4.

A petition containing 127 signatures objecting to the application was received on 2023 November 7. The key point of objection was focused on a change in community character from the additional density.

Administration considered the relevant planning issues specific to the application and has 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 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. This may enable different demographics to find suitable housing in Bowness, enhancing the diversity and inclusivity of the community.

**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 additional units and 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

Department Circulation

| General Manager<br>(Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
|                           |            |                        |