

Land Use Amendment in Bowness (Ward 1) at Multiple Addresses, LOC2023-0245

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.22 hectares ± (0.55 acres ±) located at 6357, 6363 and 6367 – 34 Avenue NW (Plan 80HM, Block 1, Lots 1 to 3 and a portion of lot 4) from Residential – Contextual One / Two Dwelling (R-C2) 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 *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 application for a combined rowhouse/townhouse development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Bowness was submitted by CivicWorks on behalf of the landowners, Elias Haska and Zuzana Haska, on 2023 August 27. A development permit (DP2023-08954) for 16 units with secondary suites and garages was received on 2023 December 19 and is under review. More details can be found in the Applicant Submission (Attachment 2).

The approximately 0.22 hectare (0.55 acre) site is made up of multiple parcels, on the southeast corner of 34 Avenue NW and 63 Street NW. The three residential parcels are currently developed with one single storey detached dwelling and two semi-detached dwellings with vehicular access from the rear lane.

The original submission requested the Housing – Grade Oriented (H-GO) District. Through the review process, and in response to community feedback, the applicant revised the application from the H-GO District to the R-CG District.

A detailed planning evaluation of the application, including location 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 contacted Bowness Community Association and hand delivered letters to neighbours within a 200 metre radius of the site to discuss the application with residents. 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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased height and density;
- reduced sunlight and privacy for neighbouring lots;
- rowhouses do not fit the character of the community; and
- public infrastructure and amenities such as schools, roads and parks may not be able to accommodate an increase in users.

The Bowness Community Association provided a letter in opposition on 2023 December 25 (Attachment 4) identifying concerns that the proposal does not align with the *Municipal Development Plan* and *Bowness Redevelopment Plan* and that the application does not fit the scale and character of the neighbourhood.

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. Given the location of this proposed land use amendment, the R-CG District does not require a policy amendment as it is considered low density residential and allows for building forms generally compatible with the scale of adjacent homes. 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 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.

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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

This application does not include any actions that specifically 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 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform