

Land Use Amendment in Bowness (Ward 1) at 8916 – 33 Avenue NW, LOC2023-0361

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 8916 – 33 Avenue NW (Plan 3023GJ, Block 21, 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 rowhouses and townhouses, in addition to the building types already listed 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 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 Darrell Grant on behalf of the landowners, Liseann Gallagher-McDonald and Timothy Webb on 2023 November 23. No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), their intent is to accommodate a three unit rowhouse.

The 0.08 hectare (0.19 acre) midblock site is located on the northeast side of 33 Avenue NW, between 88 Street NW and 89 Street NW. It is currently developed with a single detached dwelling and detached garage with vehicle access from 33 Avenue NW.

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 mailed out notices to adjacent residents inviting them to an in-person discussion regarding the proposal. Five residents and a representative from the Bowness Community Association attended and the applicant sent follow-up letters to the residents who attended. 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 five public submissions of opposition. The submissions of opposition included the following areas of concern:

- inappropriate density increases in the area;
- inappropriate building type in the area;
- increased traffic and parking issues;
- loss of community character;
- reduced privacy for neighbouring lots; and
- environmental impact of the future development.

The Bowness Community Association provided a response to the circulation on 2024 January 5 (Attachment 4) expressing they are not in support of mid-block R-CG District redesignations.

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, privacy 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 out to adjacent landowners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities. The 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 specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this

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site with applicable strategies will be explored and encouraged at subsequent development approval stages.

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 (Name)	Department	Approve/Consult/Inform