

Land Use Amendment in Bowness (Ward 1) at 8304 – 46 Avenue NW, LOC2022-0218

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 8304 – 46 Avenue NW (Plan 2660AP, Block 9, Lot 13) 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 existing 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 application for a four-unit rowhouse with secondary suites and detached garage 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 on behalf of the landowner, Baadani Development Inc., on 2022 December 07. The applicant representing the landowner has changed during the review and the current applicant is Horizon Land Surveys.

The approximately 0.06 hectare (0.14 acre) site is situated at the northwest corner of 46 Avenue NW and 81 Street NW. Bowglen Park is approximately 400 metres (a seven-minute walk) and Bowness High School is approximately 500 metres (an eight-minute walk) to the east of the site.

As noted in the Applicant Submission (Attachment 2), the application proposes to change the land use to the R-CG District to accommodate a rowhouse building. A development permit (DP2022-08305) for four units with secondary suites was received on 2022 December 07 and is under review.

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 the Bowness Community Association, the Ward Councillor's Office and visited residents within a 100 metre radius to discuss the application in person. Postcards were also delivered to neighbours within a 100 metre radius. 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 three letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- reduced sunlight and privacy for neighbouring lots; and
- rowhouses do not fit the character of the community.

The Bowness Community Association submitted a letter in opposition on 2023 September 05 (Attachment 4) identifying concerns related to spot zoning and height.

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 that are 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 for 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 application would allow for additional housing types including rowhouses and townhouses that 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. The future development may also support local business and employment opportunities in the area.

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