

Land Use Amendment in Bowness (Ward 1) at 7347 – 35 Avenue NW, LOC2023-0248

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 7347 – 35 Avenue NW (Plan 3902JK, Block 2, 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 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).
- What does this mean for 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 application, in the northwest community of Bowness, was submitted by Aretz Inc. on behalf of the landowner 2285095 Alberta LTD (Agatha Agwazae), on 2023 August 27. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2) the applicant intends to build a rowhouse development of up to four units.

The approximately 0.06 hectare (0.14 acre) corner parcel is located at the southeast corner of 35 Avenue NW and 73 Street NW. The parcel is currently developed with a single detached dwelling and a rear detached garage with access from the lane. The site is well served by public transit, and is close to a number of bus stops, local parks and schools.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Land Use Amendment in Bowness (Ward 1) at 7347 - 35 Avenue NW, LOC2023-0248

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 by phone and email and spoke with residents along 35 Avenue NW in person to discuss the application. The applicant also delivered informational brochures to the neighbouring properties. 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 one letters of support from the public regarding the proposal. The letters of opposition included the following areas of concern:

- building design issues such as height, amount and location of parking, lot coverage, building setbacks and character of development;
- overlook, privacy and shadowing;
- traffic, safety, and noise concerns due to increased density;
- loss of trees;
- property values would decrease;
- loss of enjoyment of the community; and
- public infrastructure and amenities such as sewer may not be able to accommodate an increase in users.

Administration received one letter of support for the application, identifying the support of density in the area, and that they did not think the proposal would negatively impact the on-street parking. They did state that there was a concern with the increased volume of traffic travelling in the lane.

The Bowness Community Association provided a letter of opposition on 2023 October 12 (Attachment 4) identifying the following concerns:

- traffic safety, including increase traffic to the area;
- street parking and visibility concerns; and
- preference for a duplex configuration.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The policies in the *Bowness Area Redevelopment Plan* (ARP) support the modest intensification of density in this area. The parking, shadowing, lot coverage, building setbacks and capacity of servicing will be reviewed and determined at the development permit stage.

Land Use Amendment in Bowness (Ward 1) at 7347 - 35 Avenue NW, LOC2023-0248

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

Economic

The proposed land use amendment would allow for an efficient use of land and existing infrastructure and contribute to greater housing diversity in the community of Bowness.

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