

Land Use Amendment in Bowness (Ward 1) at 7412 – 34 Avenue NW, LOC2023-0403

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 7412 – 34 Avenue NW (Plan 3902JK, Block 3, a portion of Lot 29) 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 is 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.
- 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 Horizon Land Surveys on behalf of the landowner, Thanh Kang, on 2023 December 19. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to accommodate a broader range of housing forms than are allowed in the low density residential district.

The 0.06 hectares (0.14 acres) midblock site is located on the north side of 34 Avenue NW, two parcels west of 73 Street NW. The site is well serviced by public transit and is within walking distance to a number of schools, parks, and the Bow River Shopping Centre on 69 Street NW, which includes restaurants, shops and a grocery store. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane. The proposed R-CG District would allow for a diversity of grade-oriented housing that fits in the surrounding context and makes effective use of existing amenities and resources nearby.

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 1 Office, and delivered post cards to residents within a 90-metre radius. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practice, 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 included the following areas of concern:

- increased traffic and parking concerns;
- increased noise;
- increased building height which will block sunlight to adjacent properties; and
- loss of mature trees and natural space.

The Bowness Community Association did not provide comments on this application. Administration has followed up with the community association, but no response has been received to date.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed R-CG District represents a modest increase in density and building height, which is sensitive to the existing community and aligns with policy. The site layout and building design; number of units; and parking and landscaping will be reviewed 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.

IMPLICATIONS

Social

The proposed R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

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Environmental

This Applicant has indicated in the Applicant Submission (Attachment 2) that they plan to pursue LEED GOLD certification, including green infrastructure, EV charging and roof top solar panel as part of a future development permit. This aligns with the *Calgary Climate Strategy – Pathways to 2050* (Programs A, F and K). These will be implemented / explored further at the development permit stage.

Economic

The proposed land use 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform