

LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND 78 STREET NW
BYLAW 3D2016

MAP 34W

EXECUTIVE SUMMARY

The proposed application seeks land use redesignation of a residential parcel located within the community of Bowness to accommodate a proposed secondary suite.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2015 November 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 3D2016; and

1. **ADOPT** the proposed redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 7923 – 33 Avenue NW (Plan 2212JK, Block 46, Lot 6) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 3D2016.

REASON(S) FOR RECOMMENDATION:

The proposed application conforms to the local area policy and its objectives (Bowness Area Redevelopment Plan). The subject parcel is found to meet minimum lot area, width and depth requirements of the Residential – Contextual One Dwelling (R-C1s) district.

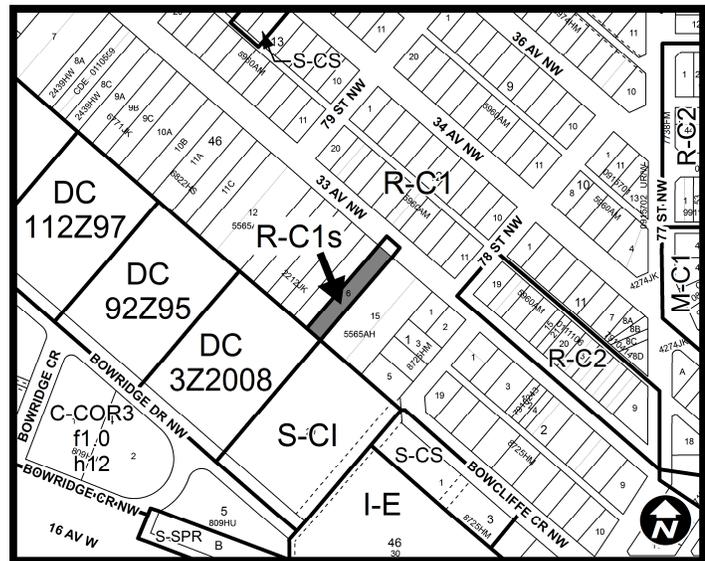
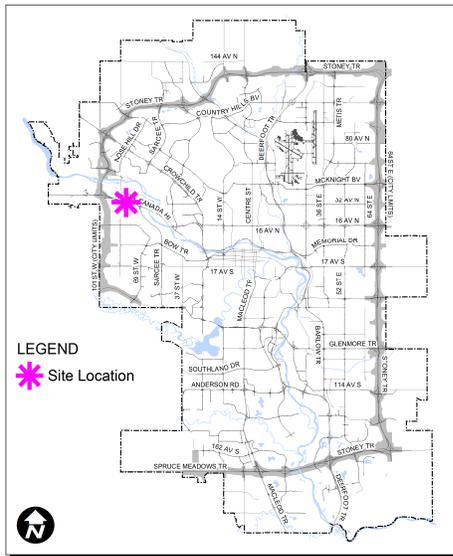
ATTACHMENT

1. Proposed Bylaw 3D2016
2. Public Submissions

LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND 78 STREET NW
BYLAW 3D2016

MAP 34W

LOCATION MAPS



LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND 78 STREET NW
BYLAW 3D2016

MAP 34W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 7923 – 33 Avenue NW (Plan 2212JK, Block 46, Lot 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: J. Gondek

Carried: 5 – 1

Opposed: S. Keating

Reasons for Opposition from Cllr. Keating:

- No back lane, a long narrow lot (30 feet in width) may lead to parking access difficulties.

LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND 78 STREET NW
BYLAW 3D2016

MAP 34W

Applicant:

Sonia Smith

Landowner:

Geri Ann Hutchins
Jason Craig Hutchins

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Bowness, along 33 Avenue NW, west of 78 Street NW. The surrounding area to the north, east and west is primarily residential, comprising of single detached housing stock.

The subject parcel (and adjoining parcels on the south side of 33 Avenue SW) has significant depth to accommodate secondary suites which back onto an escarpment. This escarpment provides for a buffer between the low density residential area along 33 Avenue NW, and the highway commercial corridor area accessed from the Trans Canada Highway.

LAND USE DISTRICTS

The proposed R-C1s District accommodates the development of a secondary suite in addition to a single detached dwelling unit on a single parcel.

The subject parcel meets minimum parcel size requirements of the R-C1s district. Hence, the parcel is of sufficient size to accommodate a secondary suite in accordance with relevant rules of Land Use Bylaw 1P2007. Relaxations to some of these rules may be considered within the scope of a development permit application.

LEGISLATION & POLICY

Bowness Area Redevelopment Plan

The proposed redesignation to R-C1s district is supported by the following policies of the Bowness Area Redevelopment Plan:

Section 2.2 – Goals

“Encourage a diversified population mix, along with a range of residential, commercial and social facilities to accommodate such a mix, in keeping with the small town atmosphere of the community.”

**LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND 78 STREET NW
BYLAW 3D2016**

MAP 34W

Section 7 – Secondary Objectives

1. Preserve and enhance Bowness as a viable, safe, and liveable residential community.
2. Promote land use stability through the preservation and rehabilitation of existing low density residential housing while accommodating compatible renovations and new infills of similar density and form.
3. Maintain and provide within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.

Section 7 – Residential Land Use

1. Retain the traditional role and function of Bowness as a low density family-oriented community with its many associated amenities and services.
2. Support a low density residential, conservation and infill policy. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.
3. Encourage sensitive infill development and renovations that contribute to the continued renewal and vitality of the community.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

The subject parcel is provided access from 33 Avenue NW. No significant transportation impacts are projected by the proposed application. The subject parcel is within 100 metres walking distance from the nearest bus stop (located at 77 Street NW and 36 Avenue NW), servicing two routes.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing services would accommodate future development of a secondary suite without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental site assessment was not required.

LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND 78 STREET NW
BYLAW 3D2016

MAP 34W

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Bowness Community Association was circulated and provided a position through the 'Community Context Questionnaire' of not supporting the redesignation (See APPENDIX II).

Citizen Comments

No citizen comments were received.

Public Meetings

No public meetings were held.

**LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND 78 STREET NW
BYLAW 3D2016**

MAP 34W

APPENDIX I

APPLICANT'S SUBMISSION

The intent of this application is to change the current land use to allow for the development of a "carriage house" in the rear of the property. The owners of the above address have owned the property since 2004. They are a mother and son who currently reside together in the primary residence. The approval to build a secondary unit on the back of the property will provide the son a separate and private space to reside in while allowing his aging mother to continue to live in her home with close proximity to care if needed. This being an alternative to assisted living. In the future, the main residence would make for a great lower cost rental for a small family as it is close to two schools, COP and public transit into the downtown core.

LAND USE AMENDMENT
BOWNESS (WARD 1)
33 AVENUE NW AND 78 STREET NW
BYLAW 3D2016

MAP 34W

APPENDIX II

COMMUNITY ASSOCIATION – ANSWERS TO COMMUNITY CONTEXT QUESTIONNAIRE

1. What are the strengths and challenges of the proposed development?

This is a land use amendment from R-C1 to R-C1s and the community has stated that we are against secondary suites in R-C1 zoning as we have excess capacity throughout the community in R-C2 zones.

3.b. The site design

There are concerns that this proposal will be building into the escarpment and impacting the stability of the slope. As well, the proposed development will have windows and outdoor patio space that would intrude on neighbors privacy.

5. Please provide any additional comments or concerns regarding the proposed development.

The Planning and Development Committee has reviewed several DP's that deal with secondary suites and while we support the city's densification priorities the community would like more say in determining where this would happen. There are many properties zoned as R-C2 that are under developed and it is here that the community would like to see more density. This property in question backs onto the escarpment and should be protected against any development that may impact the stability of the slope.

There is a neighbor that was against the development but has now decided that if someone else can do it why shouldn't she. This is not how sound planning practices happen.

We do not support this development proposal.