

Land Use Amendment in Bowness (Ward 1) at 8532 – 46 Avenue NW, LOC2023-0238

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8532 – 46 Avenue NW (Plan 2660AP, Block 10, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 FEBRUARY 8:**

that Council give three readings to **Proposed Bylaw 93D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8532 – 46 Avenue NW (Plan 2660AP, Block 10, Lot 20) 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 townhouses and rowhouses, in addition to the building types already allowed in the existing land use district (e.g., single detached, semi-detached, duplex dwellings and secondary suites)
- The proposal would allow for an appropriate increase in height and density on 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 promote appropriately scaled densification in an inner-city residential 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 choices that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at his time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use application, in the northwest community of Bowness was submitted by Prime Design Solutions on behalf of the landowners, Harry and Shalika Sood on 2023 August 17. As indicated in the Applicant Submission (Attachment 2), the intent of the application is to allow for a broader range of grade-oriented housing options to be developed on the site. No development permit application has been submitted at this time.

The mid-block parcel is approximately 0.06 hectares (0.14 acres) in size and currently contains a one-storey single detached dwelling and a driveway access from 46 Avenue NW. The parcel also backs onto a rear lane that can be used for vehicular access.

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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

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 the respective community association was appropriate. In response, the applicant hand-delivered five brochures describing the project to immediately adjacent residents east and west of the subject site. The applicant also sent emails with the project information to the Bowness Community Association (CA). 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 letters of opposition that noted the following areas of concern:

- reduced privacy and shadowing due to the proposed increase in height;
- increased traffic and on-street parking issues, including safety concerns for pedestrians;
- a rowhouse/townhouse does not fit the character of the community and preference for single/semi-detached or duplex dwellings;
- waste management issues in the alley due to the proposed increase in density;
- inability of public infrastructure and amenities such as parks, retail outlets etc., to accommodate an increase in users;
- over-development of a small mid-block parcel, and loss of trees and vegetation;
- the proposal is not in alignment with the ARP policies; and
- noise and pollution during site construction.

The CA provided a letter in opposition on 2023 November 20 (Attachment 4). The concern identified by the CA indicates that the proposed mid-block R-CG District will set a precedent that may not align with the broader vision of the community and may have further implications for future developments in the area.

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. The proposed land use also provides for a modest increase in density and height while being sensitive to adjacent developments. The building and site design, number of units, landscaping vegetation, parking and waste management will be reviewed and determined at the development permit stage.

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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 land use district would allow for additional housing types that can increase the diversity of housing options in the area. This may better accommodate the housing needs of different age groups, lifestyles, and demographics, and foster 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 ability to moderately increase density on this parcel would allow for more efficient use of land and 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
5. **Proposed Bylaw 93D2024**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform