

Land Use Amendment in Bowness (Ward 1) at 8148 – 46 Avenue NW, LOC2022-0206

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 8148 – 46 Avenue NW (Plan 2660AP, Block 8, Lot 24) 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 22:**

That Council give three readings to **Proposed Bylaw 109D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8148 – 46 Avenue NW (Plan 2660AP, Block 8, Lot 24) 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 for a four unit rowhouse with secondary suites 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, Mohammed Mutahar, on 2022 November 24. The applicant representing the landowner has changed during review and the current applicant is Horizon Land Surveys.

The approximately 0.06 hectare site is situated at the northeast corner of 46 Avenue NW and 81 Street NW. The site is 490 metres (an eight-minute walk) south of Bowness Park, 460 metres (an eight-minute walk) east of a Calgary Board of Education K-9 school and 315 metres (a five-minute walk) west of Bowness High School.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables residential uses and accommodates up to four dwelling units, plus secondary suites. A

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development permit (DP2022-08060) for a four-unit rowhouse with secondary suites was submitted on 2022 November 24 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).

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 relevant public groups and respective community association was appropriate. In response, the applicant contacted 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 relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of opposition which cited the following concerns:

- increased demand for parking;
- increased demand for waste and recycling services;
- decreased green space;
- decreased privacy;
- lack of precedent for 3 storeys as originally proposed;
- lack of family doctors in the area; and
- negative impact on surrounding property values.

The Bowness Community Association submitted a letter of opposition on 2022 December 22 citing concerns related to density and parking.

Administration considered the relevant planning issues specific to the application and has determined that the proposal is appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units and on-site parking has been considered through the concurrent Development Permit.

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.

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IMPLICATIONS

Social

This proposal may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and are being pursued through the concurrent development permit.

Economic

The proposed land use would allow for a more efficient use of the 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
- 5. Proposed Bylaw 109D2024**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform