

**LAND USE AMENDMENT
BOWNESS (WARD 1)
NORTH OF BOWNESS ROAD AND
EAST OF 64 STREET NW
BYLAW 272D2016**

MAP 35W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for a secondary suite. The application was not submitted as a result of a complaint. The site is currently vacant, and thus, there is no existing 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 Calgary.

ADMINISTRATION RECOMMENDATION(S)

2016 September 08

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 272D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 6427 Bow Crescent NW (Plan 0812730, Block 4, Lot 20) 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 272D2016.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s land use district allows for one of two additional residential uses (Secondary Suite or Backyard Suite). These uses can be compatible with and complimentary to the existing low density residential character of the neighbourhood; therefore, the proposed R-C1s district is appropriate for the site.

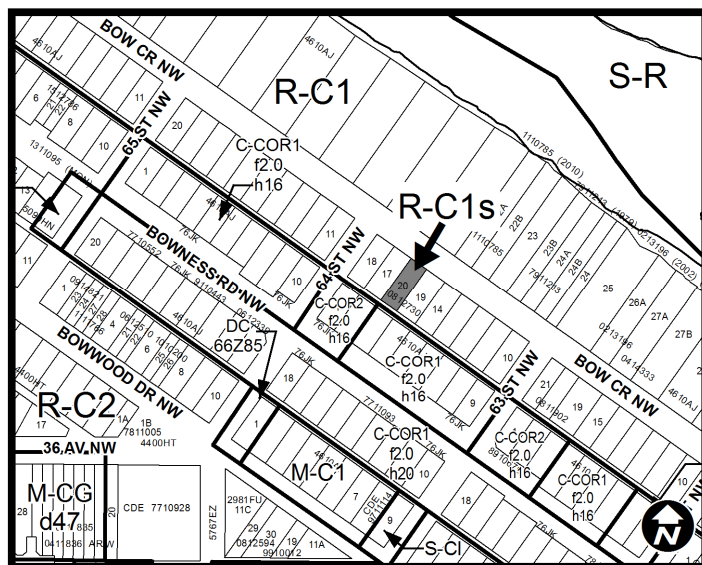
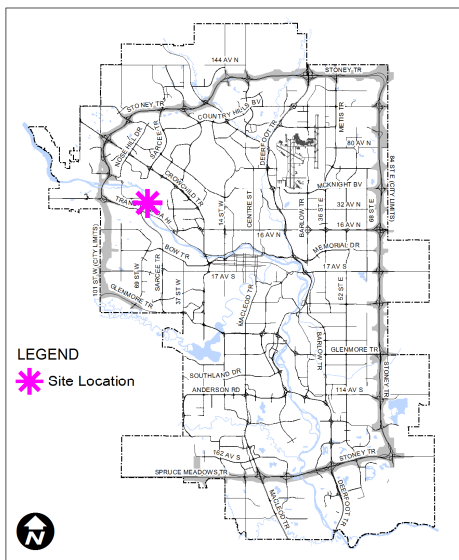
ATTACHMENT

1. Proposed Bylaw 272D2016

LAND USE AMENDMENT
BOWNESS (WARD 1)
NORTH OF BOWNESS ROAD AND
EAST OF 64 STREET NW
BYLAW 272D2016

MAP 35W

LOCATION MAPS



LAND USE AMENDMENT
BOWNESS (WARD 1)
NORTH OF BOWNESS ROAD AND
EAST OF 64 STREET NW
BYLAW 272D2016

MAP 35W

ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 6427 Bow Crescent NW (Plan 0812730, Block 4, Lot 20) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: R. Wright

Carried: 5 – 0

Reasons for Approval from Mr. Wright:

- A total of nine applications for secondary suites were on this agenda. There were no objections from any community associations, but six applications generated 74 objections (Harvest Hills generated 60 of them). Complaints centered around impacts for on-street parking, traffic congestion, impact on infrastructure, devaluation of properties and how bad renters are. Most, if not all, of these comments appear to be based on unsubstantiated fears, and should be countered with evidence based comments.
- All nine communities have seen population declines. Harvest Hills saw 26 people less than its peak, which was the smallest decline. The other eight communities saw a collective decline of 16,298 people or an average of 2,000 people per community. It is pretty hard to see how a secondary suite would cause so much impact, when population declines of this nature are being recorded.

LAND USE AMENDMENT
BOWNESS (WARD 1)
NORTH OF BOWNESS ROAD AND
EAST OF 64 STREET NW
BYLAW 272D2016

MAP 35W

Applicant:

Anthony Johnston

Landowner:

Anthony Johnston
Emily Johnston

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Bowness, the site is approximately 14 metres wide by 38 metres deep. The parcel is currently vacant. Single detached dwellings exist to the north, east and west of the subject parcel, with commercial development to the south, across the lane. There are no secondary suites in the near vicinity of the subject property.

The parcel is approximately 180 metres from the closest transit stop.

Bowness	
Peak Population Year	1982
Peak Population	13,134
2016 Current Population	11,010
Difference in Population (Number)	2,124
Difference in Population (Percent)	-16%

LAND USE DISTRICTS

The R-C1s district allows for one additional permitted use (secondary suite) or one additional discretionary use (backyard suite). The subject site meets the minimum R-C1s parcel size requirements. As such, the site can accommodate a secondary suite and its associated Land Use Bylaw 1P2007 requirements, including the minimum parking requirement and the amenity space provisions.

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for an additional dwelling unit (in the form of a secondary suite) to be considered via the development permit process.

LAND USE AMENDMENT
BOWNESS (WARD 1)
NORTH OF BOWNESS ROAD AND
EAST OF 64 STREET NW
BYLAW 272D2016

MAP 35W

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (2009):

The subject site is located within the *Residential, Developed: Inner City Area* as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to overarching residential policies of the MDP.

City Wide policies in the MDP (Part 2) encourage support for the development of secondary suites. The subject application meets the intention of these policies through sensitively providing additional density, more efficient use of land, and providing the variety and type of housing options available in the neighbourhood.

The following MDP policies support this land use application:

Shaping a more compact urban form (*Section 2.2*)

Strong Residential Neighbourhoods policies (2.2.5)

- Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground oriented housing (2.2.5, a)
- Encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit, appropriate to the specific conditions and character of the neighbourhood (2.2.5, c)

Creating great communities (*Section 2.3*)

Housing Diversity and Choice policies:

- Provide a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods (2.3, a)
- A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplex row houses, attached housing, accessory dwelling units and

**LAND USE AMENDMENT
BOWNESS (WARD 1)
NORTH OF BOWNESS ROAD AND
EAST OF 64 STREET NW
BYLAW 272D2016**

MAP 35W

secondary suites, medium and higher density and mixed-use residential developments (2.3 a. i.); and

- A range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups. (2.3, a. ii)

Bowness Area Redevelopment Plan (1995)

This application is also supported by policies and objectives found within the Bowness Area Redevelopment Plan, such as:

Residential Land Use (Section 7.0)

- Maintain and provide within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.
- 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.

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from Bow Crescent NW. Vehicular access will be available from the rear lane. The area is well served by Calgary Transit, with three routes (Route 1, 305 and 407) in close proximity to the subject site along Bowness Road NW. These routes provide service to the downtown core (Route 1 and 305) and to Brentwood LRT Station (Route 407).

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the potential addition of a secondary suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the type of secondary suite proposed. This would be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT
BOWNESS (WARD 1)
NORTH OF BOWNESS ROAD AND
EAST OF 64 STREET NW
BYLAW 272D2016**

MAP 35W

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and, therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to the Bowness Community Association. One email was received from the Community Association which included some general comments and comments in support of the application, for example, support for increasing density that will help near-by local businesses, but the desire to ensure that all parking for the development be provided on-site.

Citizen Comments

The application was also circulated to adjacent landowners and was notice posted. Administration did receive correspondence from four separate adjacent residents expressing concerns over this proposed secondary suite. Their concerns included:

- Concern over densification of the neighbourhood;
- Concern over increased traffic;
- Concern over an increase in on-street parking; and
- Concern as to how this type of development may alter the “living in the country” feel of the street.

Administration has reviewed these concerns. Through the Development Permit process, Administration will be requiring that parking for the suite and principal dwelling be provided on-site which should hopefully minimize any additional on-street parking which may occur.

Public Meetings

No public meetings were held by the Applicant or by Administration.

**LAND USE AMENDMENT
BOWNESS (WARD 1)
NORTH OF BOWNESS ROAD AND
EAST OF 64 STREET NW
BYLAW 272D2016**

MAP 35W

APPENDIX I

APPLICANT'S SUBMISSION

I have lived in the community of Bowness for 15 plus years. My wife has lived in Bowness for 6 plus years. Currently, we live in a townhouse in the Riverbend Village on the east side of Bowness. We enjoy the proximity to Bowmont and Bowness Park, the small town community feeling, and being apart of the redevelopment of our neighbourhood. We really want to stay in Bowness and build a family home. Income generated from a secondary suite will tremendously help with our development plans for a sustainable home.

In addition, we would like to spearhead development on the 6400 block of Bow CR and add density and diversity to the vibrant, pedestrian friendly main street. Our property backs onto the commercial district of the main street, which includes retail shops, many restaurants, yoga, a doctor's office, a local library, playground & park, and access to bus rapid transit. The property location achieves a walk score of 63, transit score of 43, and a bike score of 96. We believe this lot and many others on the 6400 block of Bow CR are a great fit for secondary suites and increased density.

I also talked with the Bowness community association and there concern is tenant parking, which will be addressed during the Development Permit stage of our application.

LAND USE AMENDMENT
BOWNESS (WARD 1)
NORTH OF BOWNESS ROAD AND
EAST OF 64 STREET NW
BYLAW 272D2016

MAP 35W

APPENDIX II

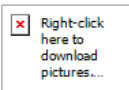
LETTERS SUBMITTED

Hello Colleen,

- Notifications for land use change has been delivered to adjacent neighbours of subject site.
- Thus far, the BCA has received comments from neighbours living across the proposed development with opposition (details in the forwarded emails on July 13).
- The applicant presented their land use proposal to the community's Planning & Development Committee in May 2016.
- The committee's main concern was on-street parking and expects to see on-site parking provided on site plans during the development permit stage.
- It was also mentioned that density within a couple of blocks from the BRZ is welcomed to help support local businesses.

Thank you for the opportunity to comment.

Tracy Tsui
Planning and Development Assistant



Planning & Development Committee
Bowness Community Association
7904 - 43 Ave NW, Calgary, AB, T3B 4P9

[403-288-8300](tel:403-288-8300)
planning@mybowness.com

The contents of this e-mail are intended only for the exclusive use of the recipient and may contain legally privileged or strictly confidential information. If you are not the intended recipient or the person responsible to deliver it to the intended recipient please notify me by telephone ([403-288-8300](tel:403-288-8300)) and return this e-mail. Any distribution, reproduction or other use of this e-mail by any unintended recipient is prohibited.