

Land Use Amendment in Bowness (Ward 1) at 7348 – 34 Avenue NW, LOC2024-0053

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.21 acres ±) located at 7348 – 34 Avenue NW (Plan 3902JK, Block 2, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to designate the subject site to the Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouses, townhouses, single detached and semi-detached dwellings and duplex homes that may include secondary suites.
- The proposal represents an appropriate density increase of a residential site, allows for compatible development with the character of the existing neighbourhood and is 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 R-CG District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This land use amendment application in the northwest community of Bowness was submitted by Horizon Land Surveys on behalf of the landowner, The Good Group Ltd., on 2024 April 29. No development permit has been submitted at this time. However, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit to build a housing development with up to a maximum of six dwelling units, which may include secondary suites.

The approximately 0.08 hectare (0.21 acre) site is located on the northeast corner of 34 Avenue NW and 73 Street NW. The site is currently developed with a single detached dwelling and detached garage with rear lane access from 73 Street NW. Our Lady of the Assumption Elementary and Junior High School is directly south of the subject site.

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 relevant community groups and the respective community association was appropriate. The applicant responded by delivering postcards to residents within a 100-metre radius on 2024, February 12. The applicant also contacted the Ward Councillor and Community Association but did not receive a response. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested parties, notice-posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

In response to the circulation, two letters of opposition were received citing concerns including:

- loss of an affordable housing option;
- loss of privacy for the neighbouring parcel; and
- loss of on-street parking in the area.

The Bowness Community Association did not provide a response to the circulation or to a follow up request for comments.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined 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 a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics. This may enable different demographics to find suitable housing in the community of Bowness.

Environmental

The applicant has indicated the project will seek LEED Gold Certification including measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels. These measures will be

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explored further at the development permit stage. This is aligned with the *Calgary Climate Strategy – Pathways to 2050* (Programs D – Renewable Energy & F – Zero Emissions Vehicles).

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure, and services, and provide more housing choice 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