

Land Use Amendment in Bowness (Ward 1) at 3313 – 77 Street NW, LOC2024-0073

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares ± (0.22 acres ±) located at 3313 – 77 Street NW (Plan 8725HM, Block 2, Lot 9) from Residential – Contextual One Dwelling (R-C1) 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 district (e.g. single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *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 building and four secondary suites has been submitted and is under review.
- 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 Arc1 Design on behalf of the landowners, Valeriu Bobu, Diana Bobu and Rino's Affordable Home Remodelling Ltd., on 2024 March 09.

The approximately 0.09 hectare (0.22 acre) parcel is located at the southwest corner of 77 Street NW and 33 Avenue NW and is currently developed with a single detached dwelling and an attached garage. The existing garage is accessed from 33 Street NW; however, the future vehicular access will be from the rear lane only.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables modest intensification to make more efficient use of existing infrastructure, public amenities, and transit. A development permit (DP2024-01662) for a four-unit rowhouse building with four secondary suites was submitted on 2024 March 09 and is under review.

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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 respective community association was appropriate. In response, the applicant installed on-site signage featuring a project visualization and delivered brochures containing detailed project information to nearby neighbours within a one-block radius. The applicant also attended a meeting with the Bowness Community Association on 2023 November 8. 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 three letters of opposition, which included the following areas of concern:

- rowhouse does not fit the character of the community;
- loss of mature vegetation;
- increased parking issues;
- increased density;
- increased traffic;
- safety concerns;
- increased property tax; and
- greater building height shadowing impacts on adjacent properties.

No comments from the Bowness Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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 low-density housing forms while being sensitive to adjacent development. The building and site design, number of units and on-site parking is being reviewed as part of the development permit application.

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

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.

Environmental

The proposed land use redesignation would provide small and incremental climate benefits by allowing more people to live closer to existing services and amenities and contribute to the optimization of existing transit infrastructure, which supports the overall objectives of the Calgary Climate Strategy – Pathways to 2050. Further opportunities to align the development on this site with applicable climate strategies are being explored and encouraged through the development permit review.

Economic

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