

Land Use Amendment in Bowness (Ward 1) at 6435 – 33 Avenue NW, LOC2024-0015

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 6435 – 33 Avenue NW (Plan 5368FV, Block 12, Lot 21) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY 09:

That Council give three readings to **Proposed Bylaw 185D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 6435 – 33 Avenue NW (Plan 5368FV, Block 12, Lot 21) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 May 9:

“The following documents were distributed with respect to Revised Report CPC2024-0508:

- Revised Cover Report; and
- A document entitled "Community Association Response".”

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 is 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 allow for greater housing choice within the community and more efficient use of infrastructure and nearby amenities.
- Why does this 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.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This land use amendment application, in the northwest community of Bowness, was submitted by Ellergodt Design on behalf of the landowners, Sourabh Bhavsar and Ankit Singh, on 2024 January 18. As indicated in the Applicant Submission (Attachment 2), the intent of the application is to allow for a grade-oriented four-unit development on the site. No development permit has been submitted at this time.

The approximately 0.06 hectare (0.14 acre) midblock parcel is located on 33 Avenue NW approximately 550 metres (an eight-minute walk) from the Bowness Road NW Neighbourhood Main Street, which provides convenient access to public transit, retail and other commercial services.

A detailed planning evaluation of the application, including 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 delivered postcards to the nearest 40 residents and communicated with the Bowness Community Association (CA) and the Ward 1 Councillor's office. 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. The letters cited the following concerns:

- issues with stormwater system not being adequate and stormwater pooling;
- mitigating impacts to adjacent neighbours considering the sloped conditions;
- lack of sidewalks along 32 Avenue NW to cross the CPKC Railway to get to shopping;
- increased height, scale and density not being consistent with the small town feel;
- increased traffic and decreased availability of parking; and
- decreased greenspaces and trees on the parcel.

The Bowness Community Association (CA) did not reply to Administration's standard circulation, however upon Administration's follow-up, they did provide a response on 2024 May 7. The CA indicated that they are in opposition to this proposal due to hearing opposition from members of the community and because they indicated they have not supported midblock R-CG in the past (Attachment 4).

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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.

IMPLICATIONS

Social

The 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

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 develop up to four dwelling units and secondary suites on this site would allow for a more efficient use of land, existing infrastructure and services, and provide more housing choices 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
4. Community Association Response
5. **Proposed Bylaw 185D2024**
6. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2024 May 09**

**ISC: UNRESTRICTED
Corrected CPC2024-0508
Page 4 of 4**

Land Use Amendment in Bowness (Ward 1) at 6435 – 33 Avenue NW, LOC2024-0015

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform