

**Land Use Amendment in Bowness (Ward 1) at 4648 and 4652 – 83 Street NW,
 LOC2024-0059**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 4648 and 4652 – 83 Street NW (Plan 2660AP, Block 13, Lots 2 and 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JUNE 06:

That Council give three readings to **Proposed Bylaw 213D2024** for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 4648 and 4652 – 83 Street NW (Plan 2660AP, Block 13, Lots 2 and 3) 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 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 *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 existing 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.
- 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 application, in the northwest community of Bowness, was submitted by Horizon Land Surveys on behalf of the landowners, Richard Zywockiewicz (4648 – 83 Street NW) and Jason Low (4652 – 83 Street NW) on 2024 February 26. 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 for eight units and eight secondary suites in the future.

The approximately 0.11 hectare (0.28 acre) site is made up of two midblock parcels, on the east of 83 Street NW, approximately 20 metres south of 46 Avenue NW. The parcels are currently

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developed with single detached dwellings and detached garages having vehicular access from the rear lane.

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 contacted Bowness Community Association and hand delivered letters to neighbours within a 100 metres radius of the site to discuss the application with residents. 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 eight letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased height and density;
- increased traffic and parking issues resulting in pedestrian safety issues;
- increased burden on existing public infrastructure services and amenities;
- increased noise and pollution;
- reduced sunlight and privacy for neighbouring lots;
- loss in community character;
- loss of mature trees and vegetation;
- poor waste management and storage; and
- non-alignment with the ARP policies.

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 building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage. The proposed land use amendment is in alignment with the objectives and policies of the ARP, as noted in the policy review section in Attachment 1.

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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 allows for a wider range of housing types and, as such, may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs H, K). The measures include: pursue LEED GOLD certification, preserve mature trees, plant new landscaping, encourage green roofs and walls, provide permeable pavement, electric vehicle infrastructure and solar roof panels.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and provide more housing in the community.

Service and Financial Implications

No anticipated financial impacts.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 213D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform