

Land Use Amendment in Bowness (Ward 1) at 8908 – 47 Avenue NW, LOC2023-0227

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8908 – 47 Avenue NW (Plan 4960AP, Block 1, a portion of Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 DECEMBER 7:**

That Council give three readings to **Proposed Bylaw 24D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8908 – 47 Avenue NW (Plan 4960AP, Block 1, a portion of Lot 8) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to bring the existing development into compliance and legalize the existing secondary suites within the dwelling unit.
- The proposal represents a similar building form and set of uses 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 – Contextual One / Two Dwelling (R-C2) District would allow legal suites which provide greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyle and demographics.
- Development permits for secondary suites have been submitted and are under review.
- There is no previous Council direction regarding this proposal.

Land Use Amendment in Bowness (Ward 1) at 8908 – 47 Avenue NW, LOC2023-0227

DISCUSSION

This land use amendment application, in the northwest community of Bowness was submitted by the landowners, James Russell Dingle and Kimberly Dawn Dingle, on 2023 August 2. The current land use for the subject parcel is Residential – Contextual One Dwelling (R-C1) District, which does not align with the existing semi-detached dwelling on the parcel. The purpose of this application is to bring the existing development into compliance and then legalize the existing secondary suites within the dwelling unit, as noted in the Applicant Submission (Attachment 2). Development permits (DP2023-03885 and DP2023-03886) for secondary suites were submitted on 2023 June 12 and are under review.

The 0.06 hectare ± (0.14 acres ±) mid-block site is located at the northeast corner of 47 Avenue NW and 36 Avenue NW. The site is currently developed with a semi-detached dwelling and a detached garage with vehicular access from the rear lane. The site is well served by public transit, and is close to a number of bus stops, local parks, and a school.

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 circulated a letter to the residents within two city blocks to provide information and look for feedback. 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.

No public comments were received at the time of writing this report.

The Bowness Community Association replied to Administration's standard circulation form and indicated no objection.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-C2 District provides a modest increase in density at a scale that is compatible with the community.

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.

Land Use Amendment in Bowness (Ward 1) at 8908 – 47 Avenue NW, LOC2023-0227

IMPLICATIONS

Social

This proposal may have positive social implications by offering a greater number and variety of dwelling types for Calgarians near existing services and amenities.

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 proposed land use would allow the ability to moderately increase density in these locations and would make for more efficient use of existing infrastructure and services.

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. **Proposed Bylaw 24D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform