

**POLICY AMENDMENT AND LAND USE AMENDMENT
BOWNESS (WARD 1)
46 AVENUE NW AND 80 STREET NW
BYLAWS 29P2018 AND 142D2018**

MAP 34W

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a single residential parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for the development of rowhouses. A development permit application has also been submitted and is currently under review.

An amendment to the Bowness Area Redevelopment Plan (ARP) is required to accommodate this Land Use Amendment application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2018 February 22
That Calgary Planning Commission recommends APPROVAL of the proposed Policy Amendment and Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaws 29P2018 and 142D2018; and	
1. ADOPT the proposed amendment to the Bowness Area Redevelopment Plan, in accordance with Administration's recommendation; and	
2. Give three readings to the proposed Bylaw 29D2018.	
3. ADOPT the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 4655 – 80 Street NW (Plan 2660AP, Block 15, Lot 28) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and	
4. Give three readings to the proposed Bylaw 142D2018.	

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REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the Local Area Plan as amended. The proposed land use district was designed to be implemented in proximity to, or directly adjacent to, low density residential development. The proposal represents a modest increase in density and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

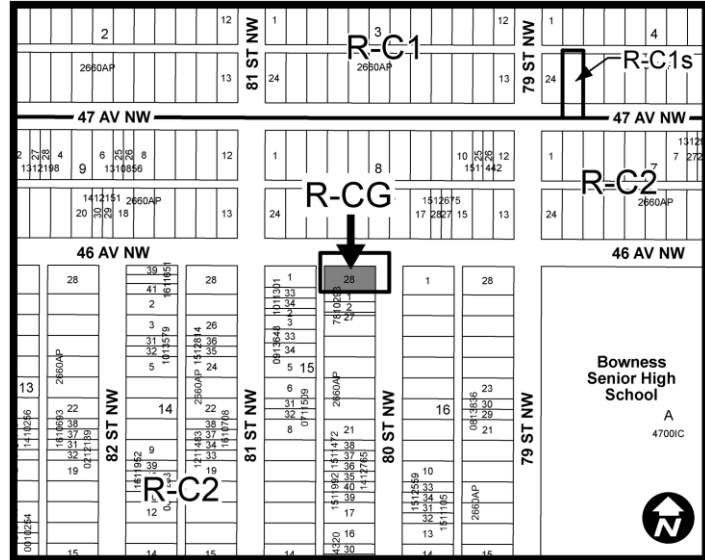
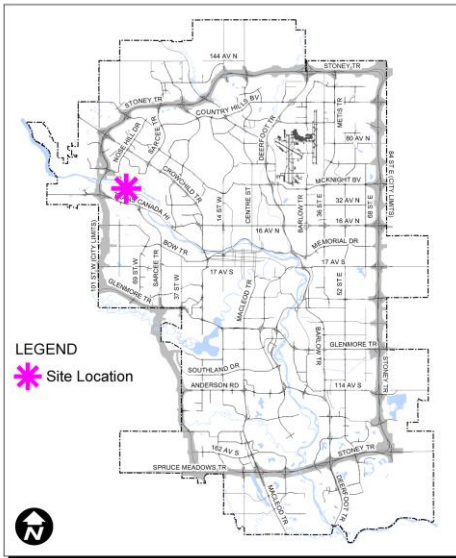
ATTACHMENTS

1. Proposed Bylaw 29P2018
2. Proposed Bylaw 142D2018
3. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Bowness Area Redevelopment Plan (APPENDIX III).

Moved by: R. Vanderputten

Carried: 4 – 2

Opposed: E. Woolley and
J. Gondek

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 4655 – 80 Street NW (Plan 2660AP, Block 15, Lot 28) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Moved by: R. Vanderputten

Carried: 4 – 2

Opposed: E. Woolley and
J. Gondek

Reasons for Opposition from Cllr. Woolley:

- Cannot understand why the Applicant would have explicitly chosen not to engage. This is the first R-CG in this community and I feel it is very important for this to have taken place.

Comments from Ms. Juan:

- I support an R-CG land use on this site as R-CG can provide diversity of housing for established communities. However, it is extremely disappointing to hear the Applicant decided against engaging the community. The R-CG land use should be understood at the community level. Communities deserve engagement, this is a missed opportunity and a disservice to Bowness.

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Applicant:

Lasting Legacies

Landowner:

1620719 Alberta Ltd (Cory Fell)

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Bowness, on the corner of 46 Avenue NW and 80 Street NW. The site is currently developed with a single detached dwelling and has access from the rear lane. The existing R-C2 district allows for a maximum of two dwelling units on the site. Surrounding development consists of low density residential dwellings to the north, east, west and south.

Bowness	
Peak Population Year	1982
Peak Population	13,134
2017 Current Population	10,895
Difference in Population (Number)	- 2,239
Difference in Population (Percent)	-17%

LAND USE DISTRICTS

The proposed R-CG district is intended to accommodate grade-oriented development in the form of rowhouses in close proximity or directly adjacent to low density residential development. The district offers flexibility with regards to building setbacks and building height that facilitate integration of a diversity of grade-oriented housing types over time. At the maximum permitted density of 75 units per hectare, this site could potentially accommodate 4 units.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Inner City typology of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to low density residential development, is on a corner parcel, and will allow for a greater variety of housing forms in the area.

Bowness Area Redevelopment Plan (ARP)

The Bowness ARP supports compatible infill development. In order to bring the proposal into alignment with the ARP, due to the density and use proposed on these parcels, it is necessary to make a minor amendment to Map 2 – Land Use Policy of the ARP to change the designation of the parcels from Residential: Low Density, Conservation & Infill to Residential: Low & Medium Multi-Dwelling. This amendment would allow for grade-oriented development in the form of Rowhouses, Duplex Dwellings, Semi-detached Dwellings and/or Cottage Housing Clusters that are already allowed in certain locations by the ARP.

Location Criteria for Multi-residential Infill

The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The following chart provides a summary of these criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

LOCATION CRITERIA	MEETS CRITERIA?
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing or planned primary transit stop	No
4. On a collector or higher standard roadway on at least one frontage	Yes
5. Adjacent to existing or planned non-residential development or multi-unit development	No

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6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	No
8. Direct Lane Access	Yes

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 46 Avenue NW and the rear lane. The area is served by Calgary Transit's primary transit network Bus Rapid Transit (BRT) route 305 with a bus stop location within approximately 900 metres walking distance of the site on Bowness Road NW. The site is 32 metres walking distance from the Route 40 bus stop servicing the Crowfoot and Lions Park LRT stations. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water is available to service the site which is within the Glenmore pressure zone. The existing water system is able to support the proposed development. Sanitary sewer is available. No storm sewer is immediately available to service the site. At the developer's expense, a drywell or a storm extension can be provided. The storm can be extended from the rear lane or 46 Avenue NW.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Sustainability measures will be evaluated at the development permit stage.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition from the Bowness Community Association (APPENDIX II).

The comments received are summarized as follows:

Locations for infill & densification within community

Concern expressed claims that other areas within the community would better accommodate proposed development density.

Loss of affordable single family homes

Concern that a land use amendment to accommodate higher density would result in loss of affordable single detached homes in the city.

Row housing contextually inappropriate for subject site

Concern that the proposed rowhouse development is contextually inappropriate and would negatively affect the neighbourhood.

Citizen Comments

Administration received two letters in support of the proposed redesignation.

Administration received 11 letters and a petition signed by 51 people in opposition to the proposed redesignation.

Reasons stated in opposition were focused on the following themes:

Increased traffic and parking concerns

Concern was expressed over increased traffic and reduced on-street parking. Administration established that 46 Avenue NW is classified as a Collector road, and on-site parking and visitor parking will be required as part of a future Development Permit application.

Loss of property value

Concern that surrounding property values would be negatively affected.

Contextually inappropriate

Row housing is contextually inconsistent with all existing housing in this area of Bowness. The review of the Development Permit by Administration will ensure it is contextually appropriate and conforms to the Land Use Bylaw.

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Privacy concerns

Row housing will lead to overlooking into neighbouring yards and homes and loss of privacy. The review of the Development Permit by Administration will ensure privacy of adjacent homes is appropriately maintained.

Precedent for future applications

Redesignation to R-CG would be the first in Bowness and set precedent in the whole community which should be consulted prior to change of this magnitude.

Administration advised the applicant to engage the community early in the application process. However, the applicant has chosen not to engage community stakeholders to respond to their concerns either during or after the Administration's review of the subject application.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

This Bowness community corner lot is definitely a prime candidate for redevelopment and an increased densification, as there are examples of this found throughout this community. Corner lots are typically prime candidates for redevelopment, and the developer is looking to right-size the number and size of housing units. as a wider lot than normal, a semi-detached would still under-use the land, and a triplex or fourplex would be more suitable for a density increase.

The developer is proposing a low two-storey 3-bedroom low density design - change of use from the Current zoning of R-C2 to the relatively new zoning of R-CG. The project is located on a bus route. The developer focuses on Bowness, and especially this part of Bowness, having built numerous projects within blocks of this location.

The proposed development is planned to be respectful to its' neighbors, and contextually designed and built with quality materials. The development will allow a more affordable option for new families to move into this section of the neighborhood, as there are schools, shopping, and Bowness Park and the river within walking distance of this development, which provides incentive for young families to move here. By building 4 housing units where there is now one, and normally 2 under R-C2 zoning, it will allow for a drop in land price, which will result in a more affordable home purchase.

The R-CG rezoning request recognizes the balance between higher density and lower density housing in a redeveloping community . It allows for larger private amenity space, and more green space in general, than its' counterpart M-CG.

R-CG accommodates existing residential development.

R-CG accommodates grade-oriented development in the form of Rowhouse Buildings.

R-CG provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time.

R-CG accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

This proposed redesignation will feature:

1. A quality-built 4 Unit Single building that is dual-street orientated
2. All Units will be 3-Bedroom with the possibility of a fourth bedroom in the lower level
3. Grade-Orientated
4. Single parking stall/per unit in indoor garage
5. Visitor parking stall
6. Waste and recycling respectful of division of waste, recyclable, and compostable materials
7. Larger % of greenspace and amenity space than found in higher densification changes
8. Low-profile building
9. Design to respect neighboring home outdoor space privacy

With the City of Calgary looking to increase innercity density and right-size new development, we believe that this lot is suitable for redesignation to R-CG. This will also be another project to assist in revitalizing Bowness, in its' own small way.

Thank you for your consideration and time in this matter,

The Legacies Team

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

Circulation Control
Planning and Development
P.O. Boxx 2100 Station M
IMC 8201

Attn: CPAG.circ@calgary.ca
Re: LOC2017 – 0281 (4655 80 St NW)
Cc: Felix Ochieng (felix.ochieng@calgary.ca)

October 20, 2017

To Whom It May Concern:

Thank you for the opportunity to comment with respect to the Land Use Amendment for a property located at 4655 80 St NW.

The review of this Land Use Application by the Bowness Planning and Development Committee, which proposes an amendment of the existing land use R-C2 to R-CG involved notification to neighbours adjacent to the subject parcel as well as discussion at the Oct 4 Planning and Development Committee Meeting. The comments below regarding this LOC application are those of both committee members and neighbours who have provided comments to us. In addition to this letter you should be receiving comments from several residents who will be impacted by this proposal.

The application is seeking a new land use designation of R-CG from the existing R-C2. We are **opposed to this redesignation** for the following reasons:

1. The Community of Bowness is not adverse to densification and over the past few years we have seen many new developments approved from secondary suites through to multi-unit developments. Attainable Homes, Habitat for Humanity and Homespace have multifamily projects located throughout the community and, most recently a 17 unit development was approved in the community. We will be embarking on a Main Street program next summer which will provide opportunity for densification along and adjacent to the designated main street corridor. As well, there is a parcel of land located along Bowness Road between 30 – 33 Avenue that has been rezoned M-C1 which will allow for development of higher density. Greenwich Village/Greenwood Briar a new community located on the west portion of the community is designed with significantly higher densities. The first development permit for this area was submitted early in 2017 and construction has commenced.
2. We believe that the community is in support of meaningful increased density.
3. The redesignation of this individual parcel is opposed as there exists a range of Land Use Districts in our community that would better accommodate a development such as the one proposed. There are areas within the community that consist of multifamily units and could use an injection of newer more modern development to assist in the rejuvenation of the area. We see this creep of increased density through rezoning as part of a troubling trend –

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we struggle with applications for redesignations where land use districts that allow for meaningful gains are abundant in our community; districts or areas that if rezoned could accommodate the kind of density contemplated by the R-CG applications.

4. There is a loss of affordable single family homes which, if left unchecked, will be a loss for the entire city as Bowness has always been able to provide good, safe entry level housing for those young families who wish to purchase a single family home. If developers see the potential to build 4 units instead of 2 or 3 the entire community will be impacted.
5. From a contextual perspective this proposal for a 4 unit row house located on a corner lot has the potential to negatively affect neighbours to a great degree. A city of Calgary document entitled "Low Density Residential Infill Housing Guidelines for Established Communities" states "A strong emphasis is placed on encouraging development to respect and enhance the overall quality and character of the street and community in which it takes place." This proposed development in this location violates this principle.
6. The Federation of Calgary Communities is working with the City Planning department to discuss the communities concerns on the whole infill and density issue. Again, it is imperative to state that we are not against densification but, for certain classifications, we would like to be able to plan where they would fit in OUR COMMUNITY.

Please feel free to contact the Bowness Planning and Development Committee to discuss this matter further.

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APPENDIX III

PROPOSED AMENDMENT TO THE BOWNESS
 AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled “Land Use Policy Areas” and replace with the revised Map 2 entitled “Land Use Policy Areas”, as follows:

