

**Land Use Amendment in Bowness (Ward 1) at 6387 – 32 Avenue NW, LOC2017-0381, Bylaw 179D2018**

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**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential - Contextual One Dwelling (R-C1) District to a Residential - Contextual One Dwelling (R-C1s) District to allow a backyard suite as an additional discretionary use. The site contains an existing single detached dwelling and to Administration's knowledge there is not an existing suite located on the parcel and the application was not made as a result of a complaint.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 6387 – 32 Avenue NW (Plan 3239GR, Block 2, Lot 15) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual (R-C1s) District; and
2. Give three readings to the proposed bylaw

**Moved by: A. Palmiere**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 179D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 6387 – 32 Avenue NW (Plan 3239GR, Block 2, Lot 15) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 179D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

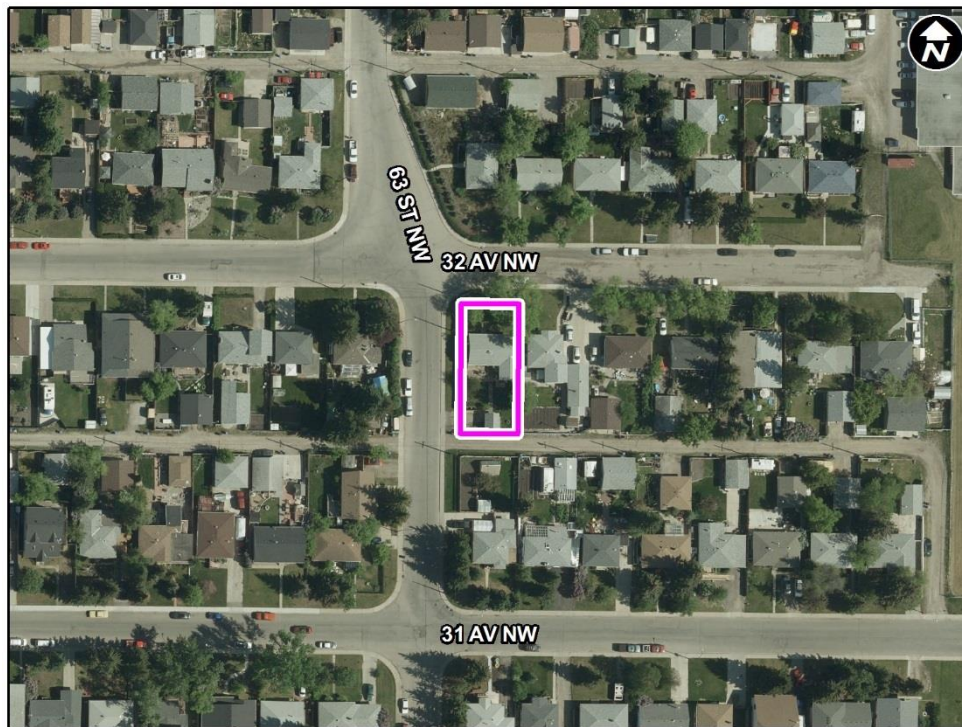
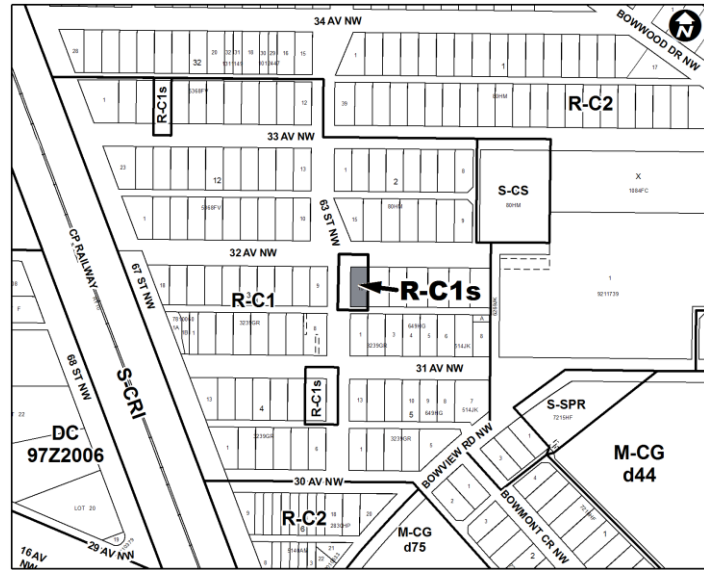
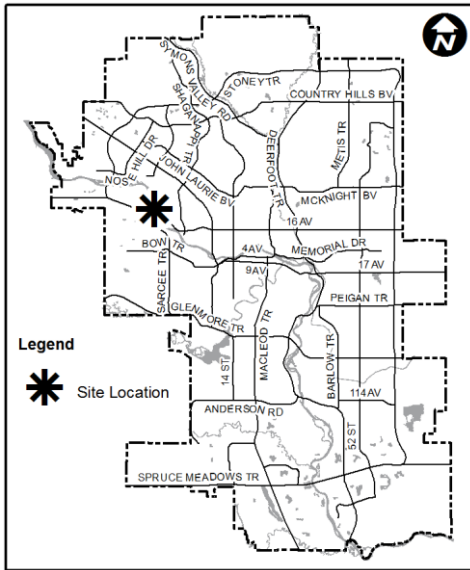
On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**BACKGROUND**

To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

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Location Maps



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**Site Context**

Located in a low density residential R-C1 setting in the community of Bowness, the site is approximately 15 metres by 35 metres in size and is developed with a 1-storey detached dwelling unit and a 2 car parking pad that is accessed from 63 Street NW at the rear of the lot. The surrounding area is predominantly single detached with semi-detached and multi-dwelling residential units further to the east in the vicinity of the R B Bennett Elementary School.

As identified in *Figure 1*, Bowness has experienced a population decline from its peak in 2015.

*Figure 1: Community Peak Population*

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

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bowness](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed R-C1s District allows for either a permitted use of a Secondary Suite, or a discretionary use of a Backyard Suite, on parcels that contain a single detached dwelling. Approval of this land use application allows for a backyard suite to be considered through the subsequent development permit and building permit application processes.

**Infrastructure**

***Transportation Networks***

The subject site is located approximately 250 metres away from westbound and eastbound transit service (bus number 40) with service from the Crowfoot LRT station through Bowness, Parkdale, the University of Calgary, and to the Lions Park LRT station. The site is also located approximately 630 metres away from primary transit service (bus number one and 305) which provides service to the downtown core and LRT routes.

The subject site is located on a corner lot with lane access and no parking restrictions. There is an existing curb cut on 63 Street NW that will have to be closed and rehabilitated at the time of redevelopment, and all vehicular access will have to come from the lane. Parking shall be provided at the time of development permit, and shall meet all the required specifications and bylaw requirements for parking.

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***Utilities and Servicing***

Water, storm and sanitary services are available and can accommodate the future redevelopment of the subject site without the need for off-site improvements at this time.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

***Engagement and Public Meetings***

No public meetings were held by the applicant or Administration.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory - 2014)***

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

***Municipal Development Plan (Statutory - 2009)***

The site is located within the Residential Developed – Inner City Area on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

***Bowness Area Redevelopment Plan (Statutory - 1995)***

The site is located within the Residential: Low Density, Conservation & Infill area on the Land Use Policy Areas Map (Map 2) in the *Bowness Area Redevelopment Plan (ARP)*. The land use proposal is consistent with the ARP policies including the residential land use policies (Section 7) which aim to support low density residential, protect the existing residential character, and maintain stability in the community.

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**Social, Environmental, Economic (External)**

This proposal has the potential to improve access to safe and affordable rental stock housing and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density with significantly changing the character of the neighbourhood.

**Financial Capacity**

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Operating Budget:***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed R-C1s District, which allows for one of two forms of secondary uses (secondary suite or backyard suite), is compatible with and complementary to the established character of the community. The proposal also conforms to the relevant policies of the Bowness Area Redevelopment Plan and Municipal Development Plan.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 179D2018