

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

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CPC2018-0636
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**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,
LOC2018-0036, Bylaw 194D2018**

EXECUTIVE SUMMARY

This land use redesignation was submitted by Lighthouse Studios on 2018 February 20 on behalf of the landowner Brent Schille. This application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for the additional uses of Secondary Suite (e.g. basement suite) or Backyard Suite (e.g. carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation in developed areas that is primarily for single detached homes that may include a secondary suite.

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 (0.12 acres \pm) located at 5912 Bowwater Crescent NW (Plan 1810183, Block 9, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

Moved by: J. Scott

Carried: 7 – 1

Opposed: M. Foht

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 17:

That Council hold a Public Hearing on Bylaw 194D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 5912 Bowwater Crescent NW (Plan 1810183, Block 9, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 194D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018, March 12, Council re-instated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020, June 01. This will encourage the development of legal and safe suites throughout the city over the next two years.

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BACKGROUND

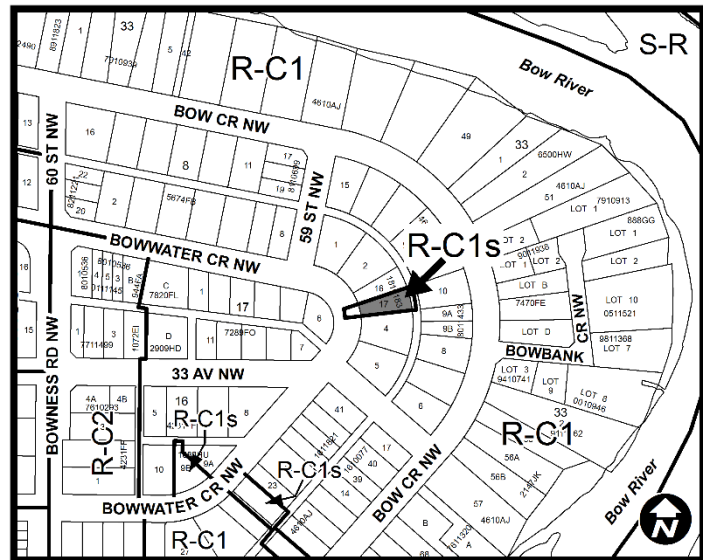
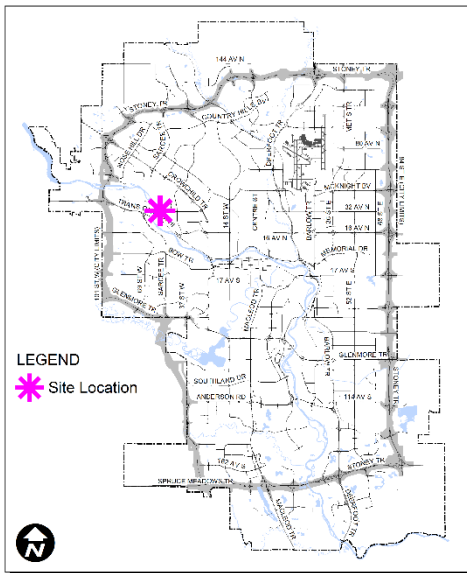
To Administration's knowledge, there is no existing suite located on the parcel, and the application was not submitted as a result of a complaint.

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Location Maps



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Site Context

The subject site is located in the northwest community of Bowness. Surrounding development consists of low-density residential development to the north, east, south and west of the site. The site is on average 13 metres wide and 38 metres deep and is developed with a two-storey, single detached dwelling. A detached garage (with suite above) is proposed for development in the rear yard, with access to parking and to the suite from the lane.

Figure 1: Community Peak Population

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%

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

This proposal would allow for an additional dwelling unit (either a Secondary Suite or a Backyard Suite) to be considered via the development permit and building permit process. A development permit is not required for a Secondary Suite where a suite conforms to all Land Use Bylaw 1P2007 rules.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from Bowwater Crescent NW and the rear lane. The area is served by Calgary Transit bus service, with a stop located approximately 265 metres walking distance away on Bowness Road, with service to the downtown core and Brentwood LRT station. This is also the location of a Primary Transit Network, approximately 265 metres walking distance away from the subject site. On-street parking adjacent to the site is not subject to any parking zone regulation.

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Utilities and Servicing

Water, sanitary and sewer services are available and can accommodate the potential addition of a secondary suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the type of secondary suite proposed. This would be determined at the development permit stage.

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.

Administration received an email from the Bowness Community Association (Attachment 2) in regards to this application. While the Community Association acknowledged that this application meets all requirements of the Bylaw, they also expressed concerns over the increase in density in an area that experienced significant damage in the 2013 flood. In addition, the Community Association was concerned that subdivision of larger lots and development of suites could occur elsewhere along Bowwater Crescent, creating traffic and parking problems. They also cited the need for a larger, community-wide discussion as to best location for increased densities that would consider the local context.

Administration received two letters of opposition to the application. Reasons stated for opposition are summarized below:

- Concern over densification of the neighbourhood
- Concern over increased traffic
- Concern over an increase in on-street parking
- Lack of communication with residents as to the proposed development

Administration has reviewed these concerns. Through the development permit process, Administration will be requiring that parking for the suite and principal dwelling be provided on-site which should hopefully minimize any additional on-street parking which may occur. In addition, in regards to development in an area impacted by the 2013 flood, conditions will be included with any subsequent development permit that outline minimum standards that are to be met.

Engagement

No public meetings were held by the applicant or Administration.

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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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The site is located within the Residential, Developed: Inner City area as identified on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment and housing diversity and choice.

Bowness Area Redevelopment Plan (Statutory – 1995)

The site is within the Residential: Low Density, Conservation and Infill area as identified on Map 2: Land Use Policy Areas in the *Bowness Area Redevelopment Plan* (ARP). The ARP makes no reference to this specific site, but does outline general policy statements that are applicable to this land use amendment application. For example:
Residential Land Use (Section 7.0)

- Maintain and provide within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.
- Promote land use stability through the preservation and rehabilitation of existing low density residential housing while accommodating compatible renovations and new infills of similar density and form.

Social, Environmental, Economic (External)

This proposal has the potential to improve access to safe and affordable rental stock 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 without significantly changing the character of the neighbourhood.

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

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

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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 suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the *Municipal Development Plan* and the *Bowness Area Redevelopment Plan* and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Letter
3. Important Terms
4. Calgary Planning Commission Member Comments
5. Proposed Bylaw 194D2018
6. **Public Submission**