

**LAND USE AMENDMENT
BOWNESS (WARD 1)
81 STREET NW AND BOWGLEN ROAD NW
BYLAW 74D2018**

MAP 34W

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 for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. 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.

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S)	2017 January 11
That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 74D2018; and	
<ol style="list-style-type: none"> 1. ADOPT the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4304 - 81 Street NW (Plan 2074HB, Block 5, Lot 12) 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 74D2018. 	

REASON(S) FOR RECOMMENDATION:

This proposed land use redesignation is in keeping with the relevant goals and policies of the Municipal Development Plan and has the ability to meet the regulations of Land Use Bylaw 1P2007. The proposed R-C1s District, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite) on the same parcel as a single detached dwelling, is compatible and complementary to the existing character of the community of Bowness.

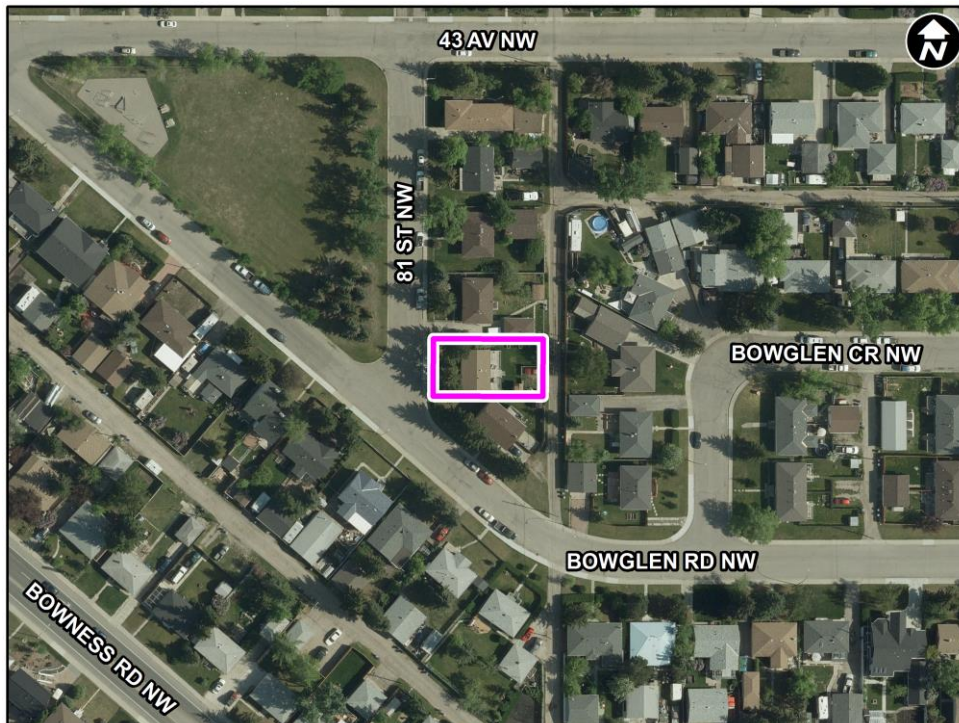
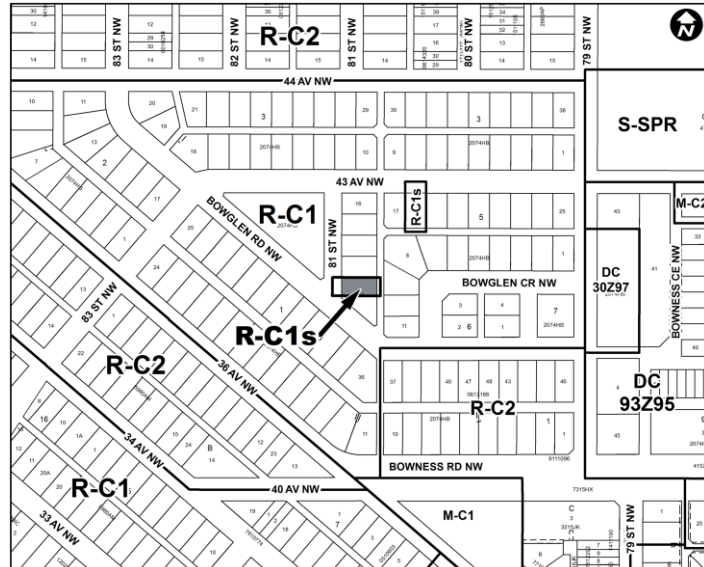
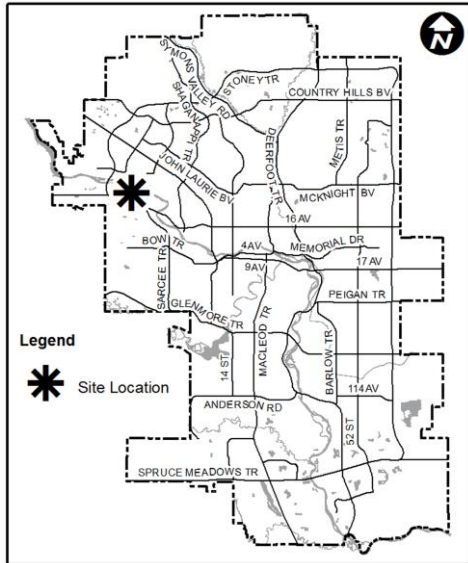
ATTACHMENT

1. Proposed Bylaw 74D2018

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 4304 - 81 Street NW (Plan 2074HB, Block 5, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

Moved by: C. Friesen

Carried: 8 – 0

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Applicant:

Stephen Drummond

Landowner:

Stephen Drummond

PLANNING EVALUATION

SITE CONTEXT

The subject site is located at the northeast corner of 81 Street NW and Bowglen Road NW, in the community of Bowness. The site is 15.85 metres wide by 30.49 metres deep with an overall area exceeding 483 square metres. The immediate surrounding developments consist entirely of single detached dwellings. A triangular community green space is located across the site along 81 Street NW. At the time of application the site contained a one storey single detached dwelling. Vehicular access to the site is provided from the rear lane off of Bowglen Road NW.

According to data from The City of Calgary 2017 Census, the following table identifies Bowness' peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

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

LAND USE DISTRICTS

The proposed R-C1s District allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit to be considered through the development permit process. A development permit will be required for the subject site to review any potential relaxations that may include on-site parking provisions for both the main dwelling and the suite.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (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 (2009)

The site is located within a “Residential Developed – Established 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 (1995)

The Bowness Area Redevelopment Plan (ARP) is the applicable local area plan. The ARP’s Land Use Policy Areas Map, being Map 2 of the document, identifies the proposed development site as “Residential: Low Density, Conservation & Infill.” The primary objective of the residential policies is to ensure that all existing and new residential development contributes to the enhancement of Bowness as a unique residential community.

TRANSPORTATION NETWORKS

The site is located one lot north of the corner parcel, with lane access to two existing parking stalls, which will be suitable for the intended land use being proposed. The site fronts on to a residential class road (81 Street NW) with less than 5,000 vehicle trips per day. The roadway to the south is also a residential class road (Bowglen Road NW) which also has less than 5,000 vehicle trips per day.

The site is approximately 260 metres away from both the Eastbound Route 1 and Route 53, and Westbound Route 1 and Route 305 bus stops, that provide services to the Downtown core, Canada Olympic Park, and to Market Mall, and the Brentwood LRT station.

UTILITIES & SERVICING

Water, sanitary, and storm sewer services are available and can accommodate the potential addition of the suite without the need for off-site improvements. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified.

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Bowness Community Association.

Citizen Comments

No letters were received from the adjacent properties or the community.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

I bought the property (4304 81 street N.W.) knowing that it needed to be redeveloped. The house that is currently on the property was built in the late 50's. It is totally livable but not worth putting any money into renovations. About the only thing worth saving of the house is the hardwood floor. If I can build a lane way, when it comes time to redevelop the house, I will have a place to stay. This will be very convenient for me, and vast savings.

Until I develop the property and even after I develop it I can rent out the suit. This will have three benefits at least. One is it will generate some income for me. Two, it will help contribute to affordable housing in Calgary. Three, my house is very small and this would give a place for my friends and family, especial those that are out of towners, a place to stay when visiting.

I have lived in Bowness for the past 3 years. I have seen a lot of development going on. Lots of duplexes being built. I know of at least one lane way that is a 5 minute walk away from my house. I like the look of it. I like how it is adding to the diversity of the neighbourhood. I will be sad to see all of the smaller old homes, disappear and be replaced with only duplexes. Bowness would lose a lot of its character and charm if that were to happen.

APPENDIX II

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

