

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0736

**Land Use Amendment in Bowness (Ward 1) at 8347 – 47 Avenue NW,
LOC2019-0048**

EXECUTIVE SUMMARY

This application was submitted by MKL Design Studio on 2019 April 10 on behalf of landowners Cody Sorensen and Christopher Spring. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

The proposal is in keeping with applicable municipal policies including the *Municipal Development Plan (MDP)*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.13 acres \pm) located at 8347 – 47 Avenue NW (Plan 2660AP, Block 9, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

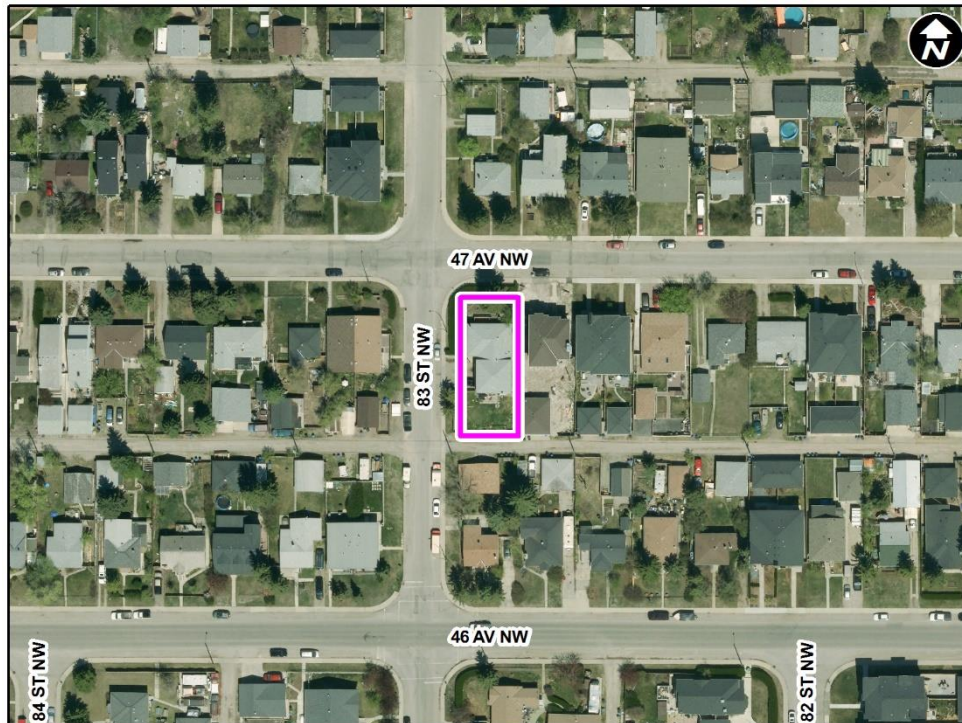
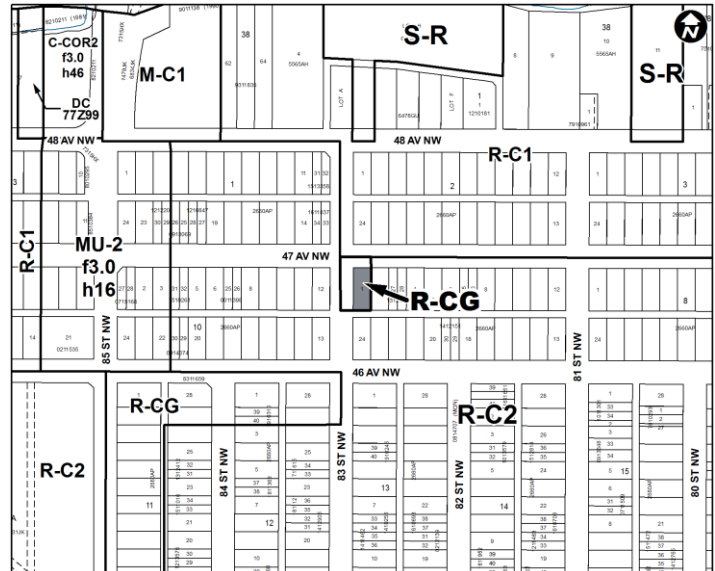
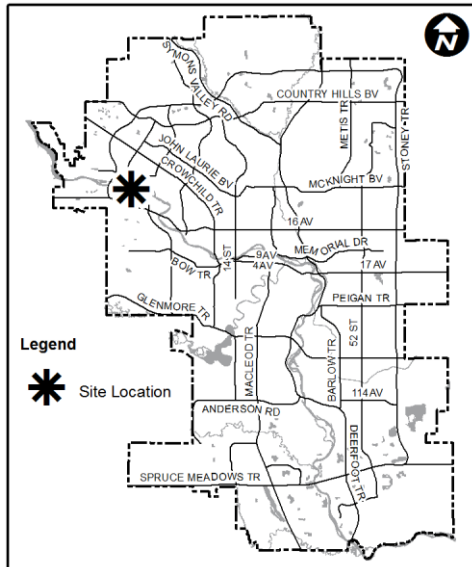
This land use redesignation application was submitted by MKL Design Studio on behalf of the landowners, Cody Sorensen and Christopher Spring on 2019 April 10. No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 1), the applicant intends to pursue a four-unit rowhouse development on this site.

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Location Maps



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Site Context

The subject parcel is located in the community of Bowness, on the southeast corner of 47 Avenue NW and 83 Street NW. The existing R-C2 District allows for a maximum of two dwelling units on the site. Surrounding development consists of low density residential dwellings with a mix of single and semi-detached homes. The predominant land use to the west, east and south of the parcel is designated Residential – Contextual One / Two Dwelling (R-C2) District. Parcels located to the north of the subject site are designated Residential – Contextual One Dwelling (R-C1) District. The corner parcel across 83 Street NW is an older stock semi-detached dwelling.

The parcel is approximately 0.06 hectares in size with dimensions of 15 metres by 37 metres and is currently developed with a single detached dwelling with an attached garage accessed from 83 Street NW. The parcel also benefits from a rear lane.

As identified in *Figure 1*, the community of Bowness has seen the population generally decline since the population reached its peak in 1982.

Figure 1: Community Peak Population

Bowness	
Peak Population Year	1982
Peak Population	13,134
2018 Current Population	11,065
Difference in Population (Number)	-2,069
Difference in Population (Percent)	-16%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. Single detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject parcel. Also, the R-CG District allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the frontages of both public streets, 83 Street NW and 47 Avenue NW;
- improving pedestrian connections along 83 Street NW by ensuring vehicle access to the site is off the lane;
- mitigation of overlooking and privacy concerns; and
- retaining as much of the existing mature vegetation as possible.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 83 Street NW and 47 Avenue NW. Vehicular access is currently provided from an existing driveway on 83 Street NW; however, upon redevelopment vehicular access will be directed to the rear lane. On-street parking is available on both 83 Street NW and 47 Avenue NW.

The site is serviced by Calgary Transit with local bus stops located approximately 300 metres (four-minute walk) from both Northbound and Southbound Route 1 Bowness/Forest Lawn bus stops. The Northbound route ends up at a bus loop at the intersection of 48 Avenue NW and 89 Street NW. The Southbound bus provides service through Bowness, Montgomery, Parkdale, Westmount to the downtown core / LRT routes. A Transportation Impact Assessment was not required as part of this application.

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Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Stakeholder Engagement, Research and Communication

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

The Bowness Community Association was circulated as part of this application and a letter was received on 2019 May 02. The community association indicates support for this type of densification when it is done in a thoughtful manner and in context with the surrounding development and does not have allowance for secondary suites. No comments or concerns from residents were received by the community association.

Administration received four letters in opposition to the application. Reasons stated for opposition are summarized below:

- increased traffic and parking concerns;
- increase in density;
- potential provisions for secondary suites; and
- setting precedence in the community as this would be the first standalone R-CG redesignation in Bowness.

The applicant met with the Ward Councillor and engaged with the community through several different methods as highlighted below.

The landowners engaged with the community through door-to-door knocking and have indicated that numerous letters of support were acquired. The landowners have indicated that outreach would be an ongoing process through the duration of the application.

An applicant-led open house was held on 2019 January 30 from 6:30pm to 8:30pm at Angel's Drive-In. Further, the proposal was presented at the Bowness Community Association on 2019 February 06 with the following concerns arising from the meeting:

- concern for available street parking;
- the impact on the green space of the existing lot; and
- privacy concerns for the adjacent neighbour.

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Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

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

Strategic Alignment

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that can be sensitive to existing residential development in terms of height, scale and massing.

Bowness Area Redevelopment Plan (Statutory – 2019)

The subject parcel is located within the Residential: Low Density, Conservation & Infill typology as identified on Map 2: Land Use Policy Areas. This typology supports sensitive infill development that contributes to the continued renewal and vitality of the community. The proposed R-CG District is considered low density residential therefore no amendments to the *Bowness ARP* are required.

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Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District, and as such the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed land use 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 proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Bowness Area Redevelopment Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building forms that exist in the neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter