

Planning & Development Report to
Calgary Planning Commission
2019 July 04

ISC: UNRESTRICTED
CPC2019-0812

**Land Use Amendment in Bowness (Ward 1) at 4655 – 80 Street NW,
LOC2019-0038**

EXECUTIVE SUMMARY

This application was submitted by Lasting Legacies on 2019 March 21 on behalf of the landowner 1620719 Alberta Ltd (Matthew Morozoff). 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 5 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 the applicable policies of the *Municipal Development Plan* and the *Bowness Area Redevelopment Plan*.

A development permit for a four-unit rowhouse has been submitted and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.18 acres \pm) 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; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

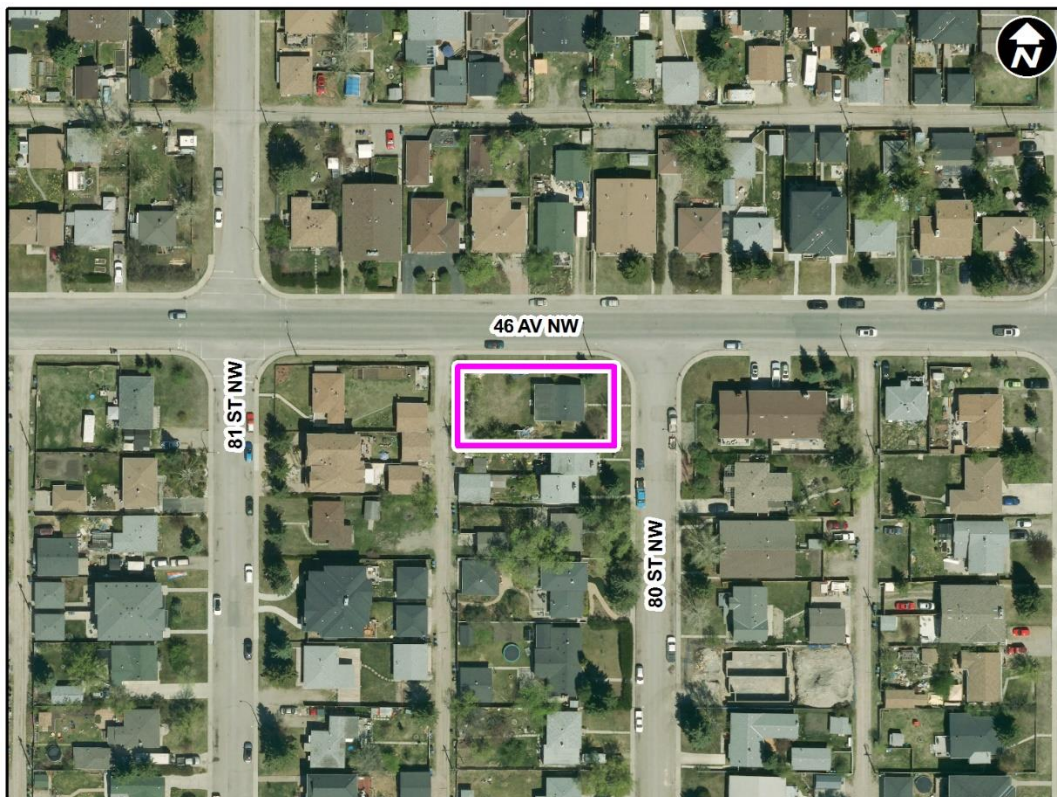
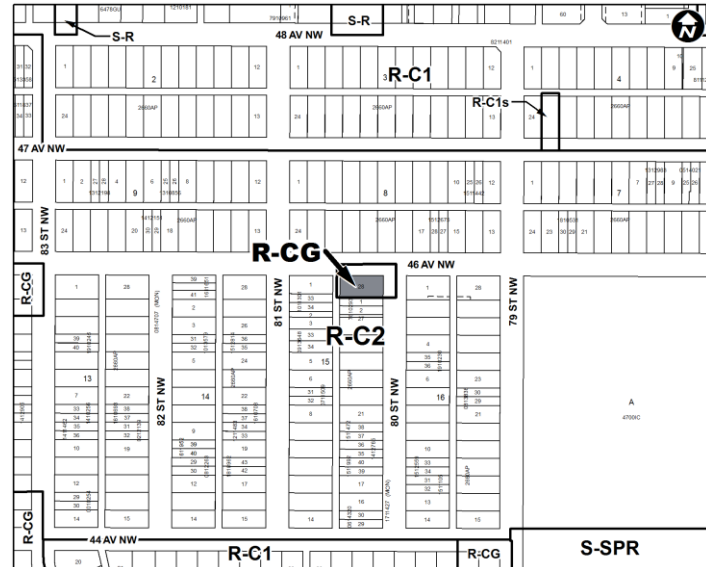
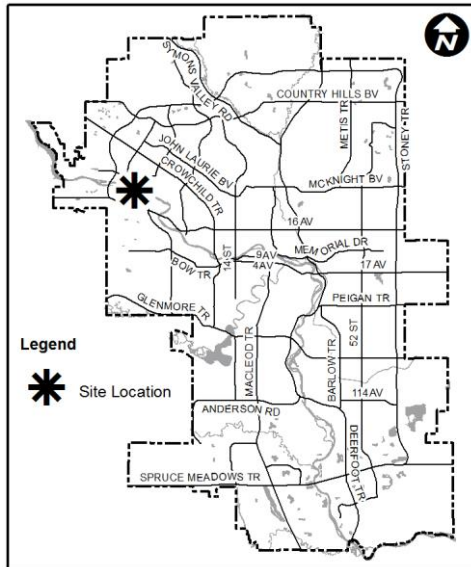
This land use redesignation application was submitted by Lasting Legacies on behalf of the landowner 1620719 Alberta Ltd (Matthew Morozoff) on 2019 March 21. A development permit (DP2019-1702) has been submitted for a four-unit rowhouse on 2019 April 09 and is currently under review (Attachment 3).

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Location Maps



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Site Context

The subject parcel is located in the community of Bowness, on the southwest corner of 46 Avenue NW and 80 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 surrounding the subject parcel is designated R-C2 District.

The parcel is approximately 0.07 hectares in size with dimensions of approximately 19 metres by 38 metres and is currently developed with a single detached dwelling. 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.

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.

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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 five 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;
- improving pedestrian connections 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 46 Avenue NW and 80 Street NW. Vehicular access is currently provided from an existing driveway on 80 Street NW; however, upon redevelopment the existing access will be closed and rehabilitated, and vehicular access will be directed to the rear lane. On-street parking is available on both 46 Avenue NW and 80 Street NW.

The site is serviced by Calgary Transit Eastbound Route 40 Crowfoot/ North Hill bus stop approximately 25 metres away, and a Westbound Route 40 Crowfoot/ North Hill bus stop approximately 140 metres away. This route provides service from Crowfoot LRT station, the Bowness, Montgomery, Parkdale, the Foothills Hospital, and to the Lions Park LRT station. The site is also approximately 500 metres away from a Southbound Route 1 Bowness/ Forest Lawn bus stop, which travels through Bowness, Montgomery, Parkdale, Westmount, and into the Downtown core, and LRT stations.

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.

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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. They recognize the effort put forth by the applicant to engage with the community on this application. However, they do not offer a letter of support for this application at this time due to the lack of support from the surrounding neighbours.

Administration received one letter in opposition to the application. Reasons stated for opposition are summarized below:

- increased traffic and parking concerns;
- increase in density; and
- water pressure issues.

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

The applicant distributed 230 mail cards in a two block radius of the subject site. The mail cards offered project information to the public, and advertised the date for the open house at the Community Association.

The applicant presented the application at the Bowness Community Association on 2019 February 06 with the following concerns arising from the meeting:

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

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.

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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 is 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.

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

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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
3. Development Permit (DP2019-1702) Summary