

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, midblock on the southwest side of 34 Avenue NW. The site consists of one narrow lot approximately 0.03 hectares (0.07 acres) in size, and approximately 35 metres long by 7.5 metres wide. The site is currently developed with one half of a semi-detached dwelling shared with the neighbouring parcel. Semi-detached dwellings are not a listed use in the existing Residential – Contextual One Dwelling (R-C1) District, making this building non-conforming. The basement secondary suite is therefore also non-conforming.

Surrounding development is characterized by single detached and semi-detached dwellings. The site is well served by transit and is located one block south of Bowness Road NW.

Community Peak Population Table

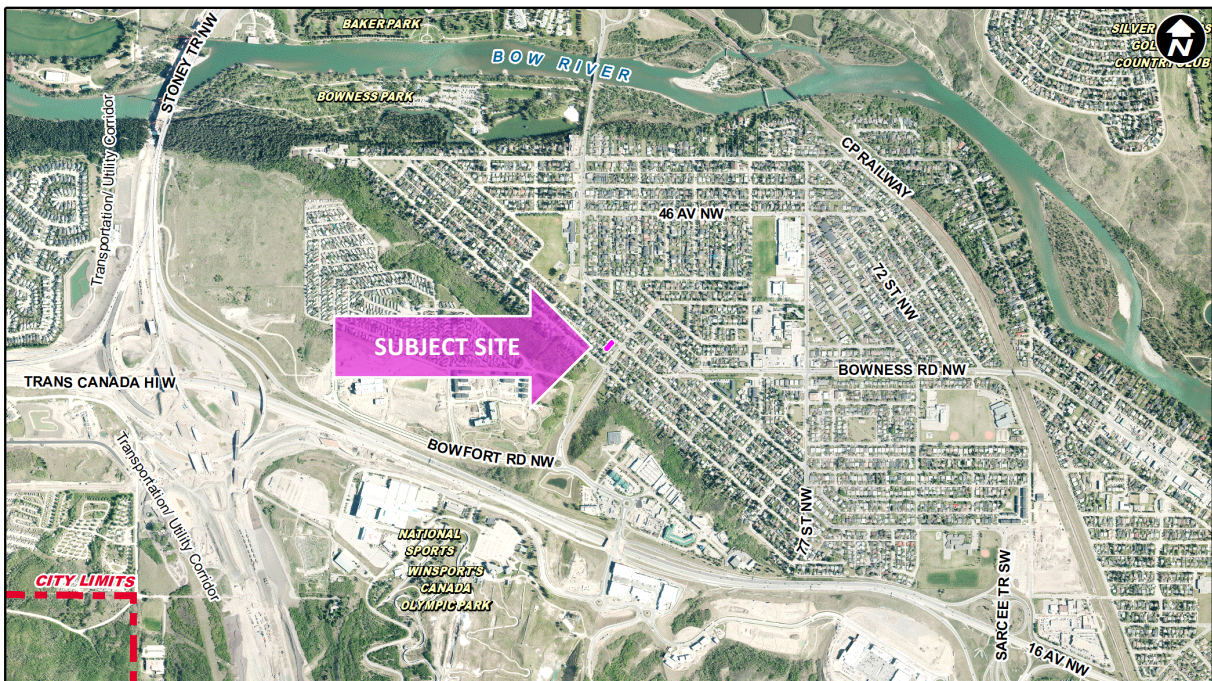
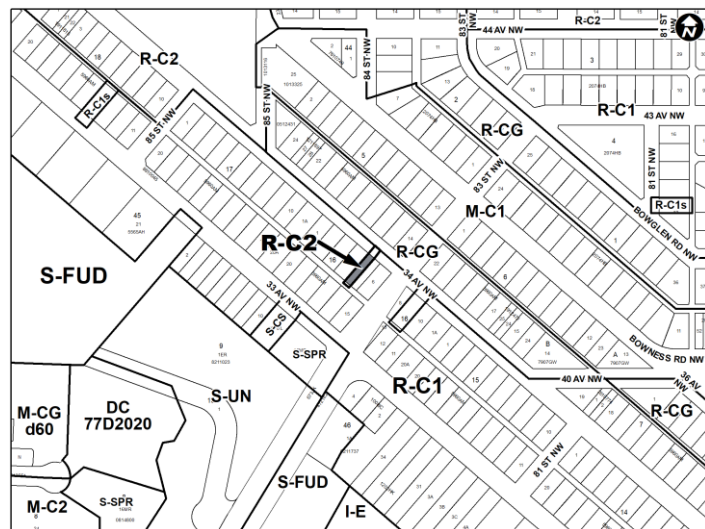
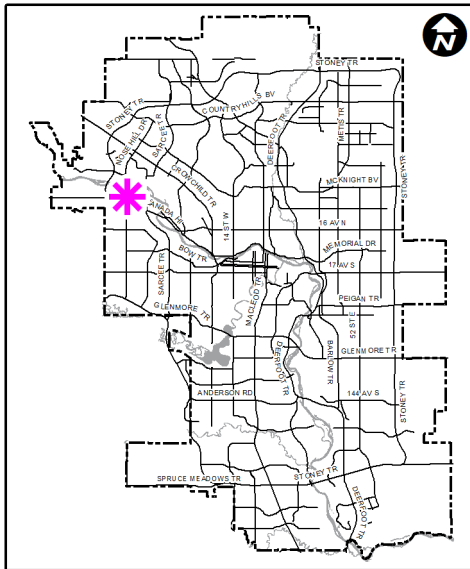
As identified below, the community of Bowness reached its peak population in 1982.

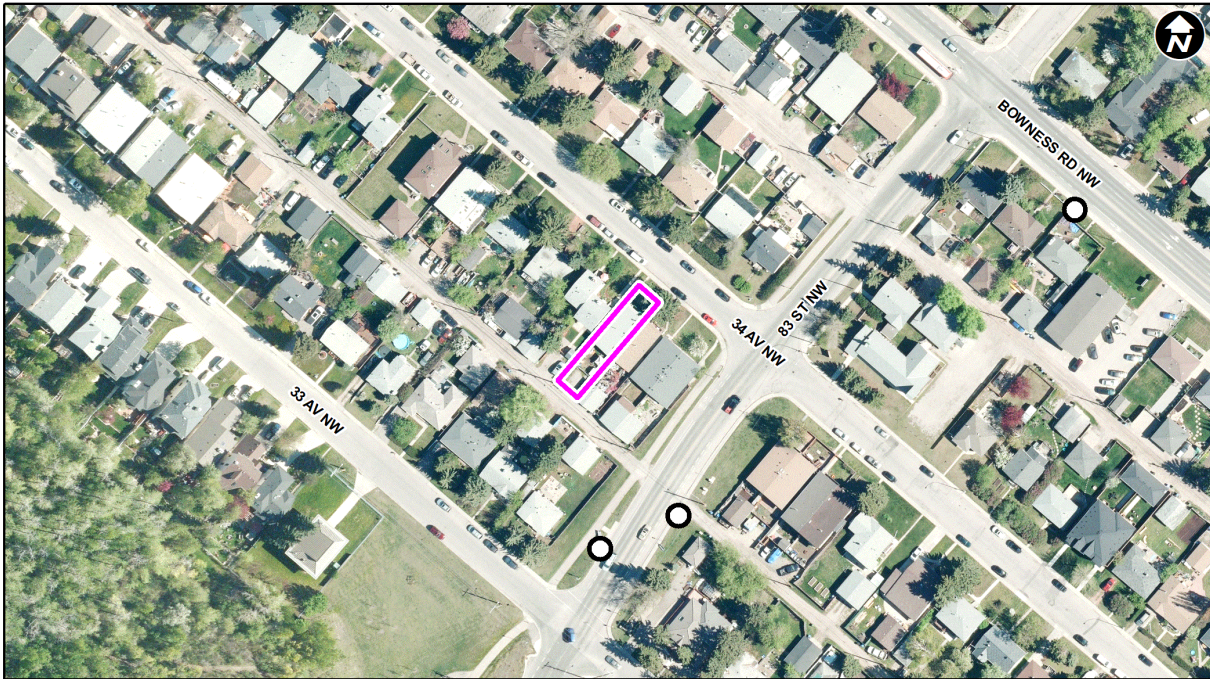
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

There is previous direction resulting from a Notice of Motion made by Councillors Sharp, Carra, Walcott and Wong (EC2022-0249, 2022 February 22 Executive Committee). The purpose of the Notice of Motion was to waive the fees associated with redesignating land use from the R-C1 District to the R-C2 District on parcels with semi-detached dwellings built on lots designated as R-1 Residential Single-Detached District under Land Use Bylaw 2P80 before 2008. This home became non-conforming through changes to the land use district. The land use redesignation to the R-C2 District would allow the existing semi-detached home to become a legal conforming use.

Planning Evaluation

Land Use

The existing R-C1 District is primarily for single detached dwellings. Secondary suites are discretionary uses within the R-C1 District.

The proposed R-C2 District allows for contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two primary dwelling units. Secondary suites are permitted uses within the R-C2 District.

Development and Site Design

If this redesignation is approved by Council, the rules of the R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Transportation

Pedestrian access to the site is available via 34 Avenue NW. Transit stops for Route 53 (Brentwood Station/Greenwood) are available within 100 metres (a one-minute walk) of the subject site on 83 Street NW. The Primary Transit Network is one block north on Bowness Road NW, currently served by Route 1 (Bowness/Forest Lawn). Street parking is available along 34 Avenue NW and vehicular access to the site is exclusively from the lane.

Environmental Site Considerations

At this time, there are no known outstanding environmental contaminant issues associated with the site and/or proposal.

Utilities and Servicing

Public water, sanitary and storm connections exist within close proximity to the site. Development servicing requirements will be determined at future development permit stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP states that “sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density.” As this site is one block southwest of the Bowness Road NW Main Street, this redesignation to the R-C2 District is appropriate.

The application also aligns with Section 2.6 “Greening the City”, which encourages redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit.

Climate Resilience Strategy (2018)

Opportunities to align future development on this site with the [Climate Resilience Strategy](#) will be explored and encouraged at future development permit stages.

Bowness Area Redevelopment Plan (Statutory – 2019)

The subject site is defined as Residential: Low Density, Conservation & Infill on Map 2 of the [Bowness Area Redevelopment Plan](#) (ARP). The intent of this typology is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.