

Background and Planning Evaluation

Background and Site Context

The subject sites are located in the northwest community of Bowness, midblock on the north side of 34 Avenue NW. One parcel is located between 87 Street NW and 88 Street NW and the other between 88 Street NW and 89 Street NW. Each site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres long. Each parcel is currently developed with single detached dwelling and a rear detached garage which is accessed from the rear lane.

Surrounding development is characterized primarily by single detached dwellings on parcels designated as Residential – Contextual One Dwelling (R-C1) (R-C1s) District.

8816 - 34 Avenue NW is approximately 350 metres (a six-minute walk) to Bowness Park, the Bow River and George and Annie Wood Park. The Belvedere Parkway School is approximately 300 metres (a five-minute walk). Bus stops for Route 1 (Bowness/Forest Lawn) and Route 40 (Crowfoot Station/North Hill) are 400 metres away (a seven-minute walk).

8932 - 34 Avenue NW is approximately 150 metres (a two-minute walk) to Bowness Park, the Bow River and George and Annie Wood Park. The Belvedere Parkway School is approximately 500 metres (an eight-minute walk). A bus stop for Route 1 (Bowness/Forest Lawn) is 60 metres away (a one-minute walk).

Community Peak Population Table

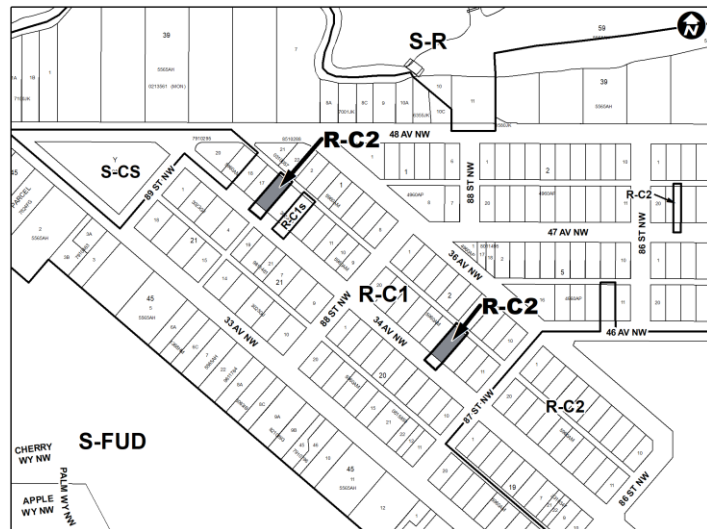
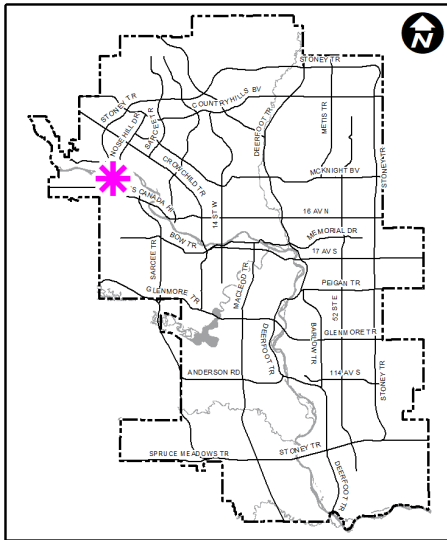
As identified below, the community of Bowness reached its peak population in 1982.

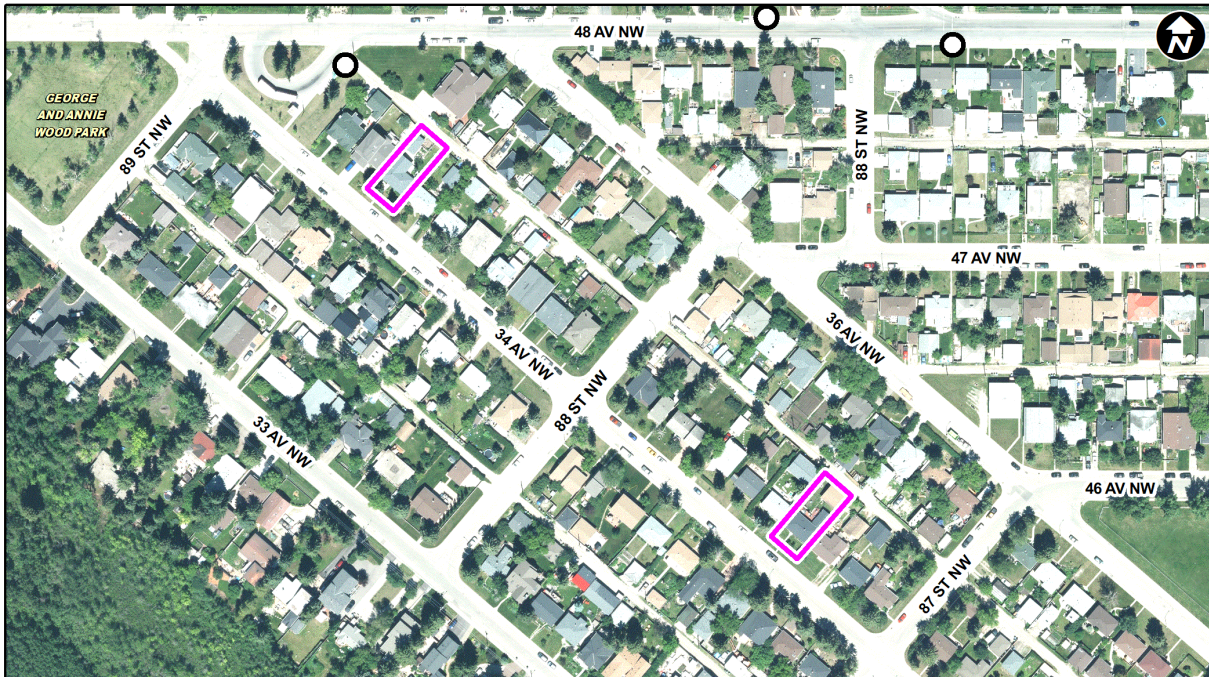
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

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

None.

Planning Evaluation

Land Use

The existing R-C1/R-C1s District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings, which may include secondary suites, in the developed area. The R-C1/R-C1s District allows for a maximum building height of 10 metres and a maximum of one main residential building on a parcel. The minimum parcel width is 12 metres.

In addition to the uses in the R-C1/R-C1s District, the proposed Residential – Contextual One / Two Dwelling (R-C2) District includes the additional uses of semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres. Based on the parcel width requirement, each parcel could accommodate either two single detached dwellings through a subdivision or one semi-detached or one duplex dwelling. Secondary Suites are permitted uses in the R-C2 District.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-C2 District and do not count towards allowable density.

Development and Site Design

The rules of the proposed R-C2 District would provide guidance for the future redevelopment of these sites including appropriate uses, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the sites is available from an existing sidewalk along 34 Avenue NW. Street parking is also available and unrestricted. The area is well served by Calgary Transit. 8816 - 34 Avenue NW is within 400 metres (a seven-minute walk) of Route 1 (Bowness/Forest Lawn) and Route 40 (Crowfoot Station/North Hill) bus stops. 8932 - 34 Avenue NW is 60 metres (a one-minute walk) from a Route 1 (Bowness/Forest Lawn) bus stop.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

All necessary services including water and sanitary mains are available to the sites. Site servicing details will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject parcels are located within the Developed Residential - 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 and delivers small and incremental benefits to climate resilience. The proposed land use amendment is in alignment with the MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development on these sites with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Bowness Area Redevelopment Plan (Statutory – 2019)

The [Bowness Area Redevelopment Plan](#) (ARP) identifies the subject sites as being part of the Residential: Low Density, Conservation & Infill area (Map 2: Land Use Policy Areas). This classification is intended to allow for compatible redevelopment with the intention of maintaining stability in the community and to protect the existing residential character. New developments should be compatible with the scale and form of existing and adjacent homes. The proposed land use amendment is in alignment with the ARP policies.