

# Applicant Submission



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The City of Calgary  
Planning & Development  
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## **WEST BOWNESS SEMI-DETACHED DWELLINGS**

This application addresses two lots; two (2) on 34 Avenue NW. The development vision is the same for each lot. As such the Land Use Application for both sites is hereby submitted concurrently. The following describes the planning rationale and the engagement conducted to date with the community and adjacent residents.

### **RE: Land Use Re-designation:**

#### **8932 34 Avenue NW - R-C1s to R-C2**

#### **8816 34 Avenue NW -R-C1 to R-C2**

The subject parcels, located in the Community of Bowness, consist of two privately owned lots. The two lot owners have retained SLVGD Architecture Inc. to undertake a Land Use Re-designation and subsequent Development Permit process to facilitate a Semi-detached Dwellings outcome.

The associated development vision for the sites feature two (2) Semi-detached Dwelling Units for each site. The total would equal four(4) Semi-detached Dwelling Units in total.

This application requests the City of Calgary to transition the subject site from the existing low density Residential - Contextual One Dwelling District (R-C1) (R-C1s) to a Residential - Contextual One / Two Dwelling District (R-C2). This proposed development vision would provide a semi-detached typology that is well-suited to the Bowness Area Redevelopment Plan and Family Oriented Design.



### **Planning Rational**

The proposed land use application seeks for Semi-detached Dwellings as part of the proposed development vision. Based on R-C1 Land Use Bylaw rules, Semi-Detached Dwellings are not allowed. Within a R-C2 district, Dwelling Units that are semi-detached are permitted. As a result, the proposed Re-Designation is required to accommodate greater built form flexibility within the existing R-C1 District by introducing Semi-detached Dwellings and associated bylaws from R-C2 district. This allows the application to remain consistent with the Local Area Policy while facilitating a greater range of options to meet the housing needs of different age groups, lifestyles, and demographics.

The surrounding development consists of a mix of low density single and semi-detached homes. Within the immediate vicinity of the dwellings in question and within the same R-C1 District, 20 lots contain Semi-detached Dwellings (see map and images on the following pages). These existing semi-detached dwellings on R-C1 lots have been in place for many years and help to define the character of this neighbourhood. The proposed development is therefore compatible with the neighbourhood's pre-existing and established building forms.

The subject site features numerous characteristics that make it appropriate for the proposed R-C2 based land use change, directly facilitating the development of new and innovative housing options for Calgarians:

**Density:** The proposed low density R-C2 land use is consistent with the adjacent established density of surrounding single and semi-detached dwellings.

**Lot Size + Width:** A minimum parcel width of 13.0m and depth of 22.0m is required for Semi-detached Dwellings under the R-C2 Land Use Bylaw. Both lots meet this criteria. The proposed development vision takes advantage of these lot widths to propose Semi-detached dwelling forms that are highly compatible with existing low-density residential buildings along both 34 Avenue NW and 46 Avenue NW.

**Proximity to Primary Transit Network:** The subject sites are all located within 300m of Bus stops for (Route 1), providing easy access to a Primary Transit Network.

**Proximity to Bikeway:** The subject sites are located near the Bowness Road N.W. Bikeway providing easy access for bicycle commuters.

**Proximity to Parks, Open Space & Community Amenities:** The subject sites provide residents with easy access to a variety of destinations and community resources. The properties are located within 350m Bowness Park and the Bow River.

### **City Wide Policy Alignment**



This proposed change and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping and other community services.

**Local Area Policy Alignment**

The proposed change is aligned with the overarching goals and policies of the Bowness Area Redevelopment Plan (ARP), which aim to:

6.3.1 Retain the traditional role and function of Bowness as a low density family-oriented community with its many associated amenities and services

6.3.2 Support low density residential, conservation and infill policy. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood

The proposed change does not require any amendments to the ARP to accommodate the proposed development vision.



EXISTING SEMI-DETACHED DWELLING IN R-C1 AREA



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EXISTING SEMI-DETACHED DWELLING IN R-C1 AREA

1. 8929 & 8930 33 AVE NW



2. 8926 & 8924 33 AVE NW



3. 8726A & 8726B 33 AVE NW



4. 8724 & 8722 33 AVE NW



5. 8720 & 8718 33 AVE NW



6. 8929 34 AVE NW





EXISTING SEMI-DETACHED DWELLING IN R-C1 AREA

7. 8918 & 8920 34 AVE NW



8. 8912 & 8914 34 AVE NW



9. 8908 & 8906 34 AVE NW



10. 8912 & 8910 36 AVE NW



11. 8908 & 8906 47 AVE NW



12. 8824 & 8822 47 AVE NW





EXISTING SEMI-DETACHED DWELLING IN R-C1 AREA

13. 8636 & 8634 47 AVE NW



14. 8620 & 8618 47 AVE



15. 8616 & 8614 47 NW



16. 8839 & 8837 47 AVE NW



17. 8819 8817 47 AVE NW



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EXISTING SEMI-DETACHED DWELLING IN R-C1 AREA

18. 8808 & 8806 36 AVE NW



19. 8824 & 8822 46 AVE NW



20. 8916 & 8914 46 AVE NW







### **Conclusion**

The proposed change and development vision will deliver greater choice for Calgarians looking for 'missing middle' housing options in amenity-rich inner-city communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the goals and policies of the Bowness ARP and city-wide goals and policies of the MDP. For these reasons outlined above, we respectfully request that Administration, Calgary Planning Commission, and Council support this application.

Thank you,

A handwritten signature in black ink, appearing to read 'Jeffrey Riedl', is positioned above the typed name.

Jeffrey Riedl

Architect, AAA, BFA, M.Arch. LEED® AP BD+C

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## Appendix A Stakeholder Outreach Materials - Informational Flyers



**Dear Neighbour,**

We are proposing a land use change to facilitate a new development at 8932 34 Avenue NW.

We have chosen a property which meets the criteria required for this land use change and are requesting your feedback. The proposal is to change the land use from RC-1s to RC-2 to allow for semi-detached dwellings on this parcel.

Attached is the planning rational prepared by SLVGD Architecture Inc. which describes how the proposed land use change is suited to the neighbourhood.

Should you have any questions or concerns please contact us at [info@slvgdarchitecture.com](mailto:info@slvgdarchitecture.com). We look forward to hearing from you.

SLVGD Architecture Inc.

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