

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness at the southeast corner of 34 Avenue NW and 63 Street NW. The site is approximately 0.22 hectares (0.55 acres) in size with a linear frontage of 52 metres along 34 Avenue NW and an approximate depth of 37 metres. The site is comprised of three parcels that are accessed by a rear lane and is located approximately 250 metres (a four-minute walk) from Bowness Road NW which is designated as a Neighbourhood Main Street.

Surrounding development is characterized primarily by single detached and semi-detached dwellings. River Valley School is approximately 700 metres (a 12-minute walk) to the south of the site. The subject site is also 800 metres (a 13-minute walk) from Hextall Park.

Community Peak Population Table

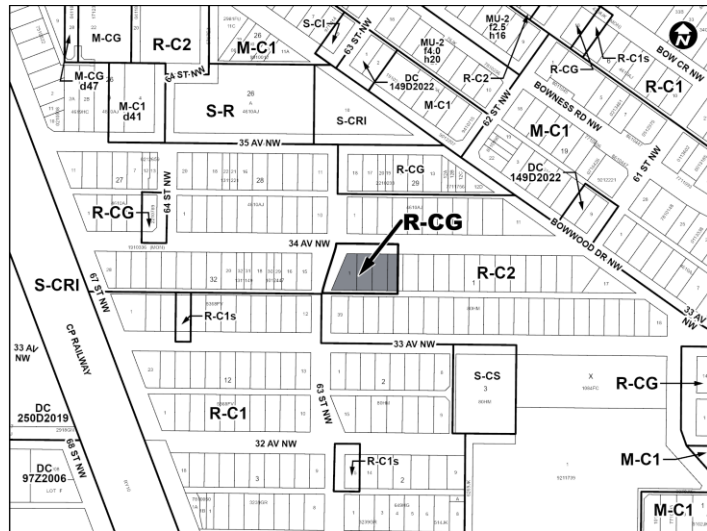
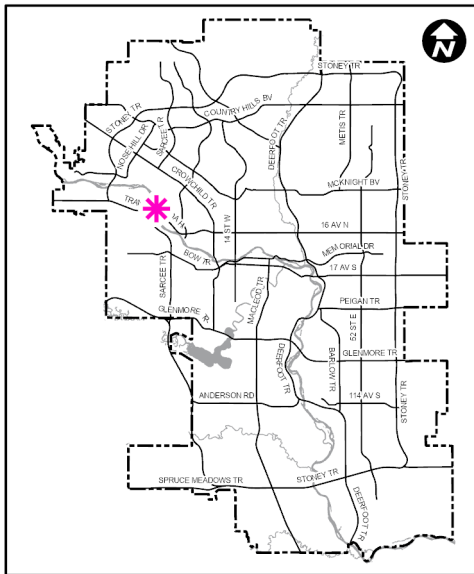
As identified below, the community of Bowness reached its peak population in 1982.

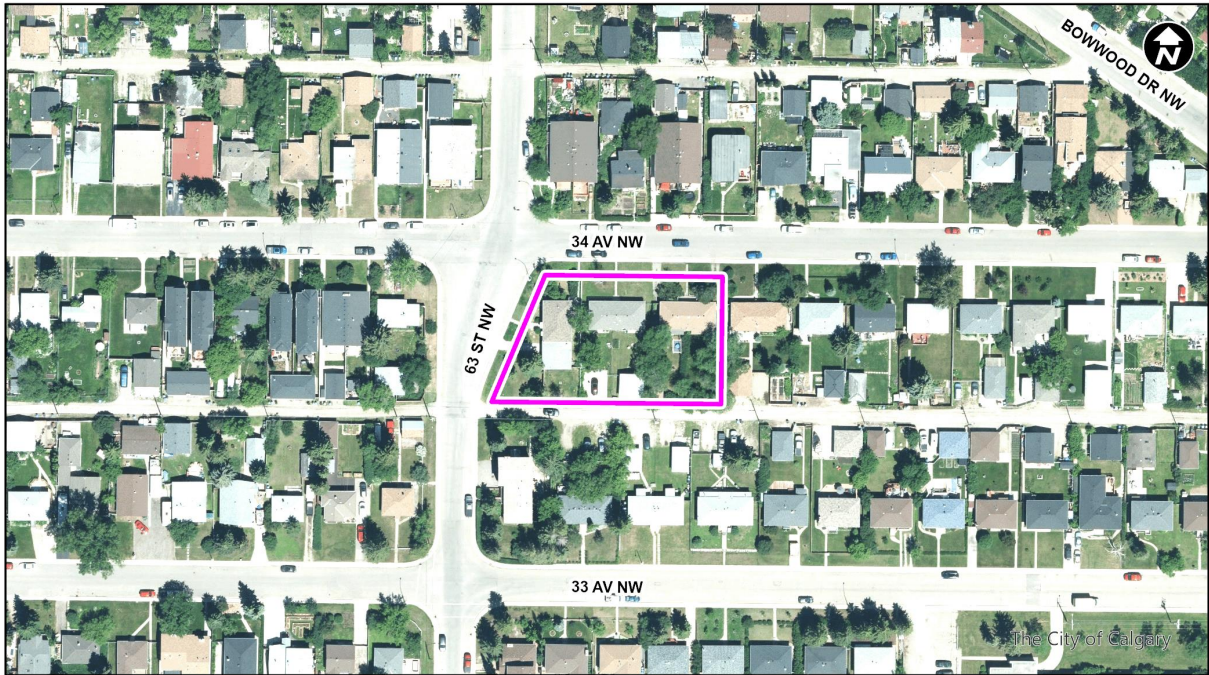
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	- 1,984
Difference in Population (Percent)	- 15.11%

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 Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The original application was submitted for the Housing – Grade Oriented (H-GO) District. Through the review of the application and in response to the feedback received from interested parties, the applicant revised their application to the Residential – Grade-Oriented Infill (R-CG) District and reduced the number of units proposed for the site. The R-CG District would provide for a similar scale and intensity of development, but does not require a policy amendment as it is considered low density residential and allows for building forms generally compatible with the scale of adjacent homes.

The proposed R-CG District allows for a range of low density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to 16 dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, 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 both 34 Avenue NW and 63 Street NW;
- mitigating shadowing, overlooking and privacy concerns; and
- ensuring appropriate provision and design for a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers.

Transportation

The site fronts onto 34 Avenue NW, classified as a residential street. Direct pedestrian access to the site is available via existing sidewalks on 34 Avenue NW. Direct vehicular access to the site will be from the rear lane, accessed from 63 Street NW. On-street parking adjacent to the parcel is presently unrestricted and not located within an existing City of Calgary Residential Parking Permit (RPP) zone.

The subject site is well-served by Calgary Transit. Bus stops for Route 1 (Bowness/Forest Lawn) and Route 53 (Brentwood Station/Greenwood) are located within 350 metres (a six-

minute walk) from the site. Bus stops for Route 40 (Crowfoot Station/North Hill) are located 300 metres (a five-minute walk) from the subject site.

The subject parcel is located 250 metres (a four-minute walk) from Bowness Road NW which includes an existing on-street bikeway, forming part of the Always Available for All Ages and Abilities (5A) Network.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available to service future development on the subject site. A storm main extension may be required at the development permit stage. Details of site servicing and stormwater management 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 amendment builds 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 site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of 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.

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 of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Bowness Area Redevelopment Plan (Statutory – 2019)

The subject property falls within the [Bowness Area Redevelopment Plan](#) (ARP) and is identified as part of the Residential: Low Density, Conservation & Infill area on Map 2: Land Use Policy Areas.

In accordance with the ARP (Section 6.2), the primary objective for the residential area is to ensure all existing and new residential development contributes to the enhancement of Bowness as a unique community with its own small town history and spirit. The secondary objectives include, but are not limited to:

- ensuring that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities; and
- maintaining and providing within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.

The ARP also encourages sensitive infill development and renovations that contribute to the continued renewal and vitality of the community (Policy 6.3.3). The proposed land use amendment is in keeping with the objectives and policies of the ARP.