

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Bowness, located mid-block on the north side of 46 Avenue NW. The site has an approximate area of 0.06 hectares and is approximately 14 metres wide by 36 metres long. The site is currently developed with a semi-detached dwelling fronting 46 Avenue NW. One side of the semi-detached dwelling has a rear parking pad, whilst the other side has a driveway and parking pad at the front, with space for additional parking at the rear.

The surrounding lands are developed with a mix of single and semi-detached homes. Across 46 Avenue NW, to the south, is Belvedere Parkway Elementary School.

Community Peak Population Table

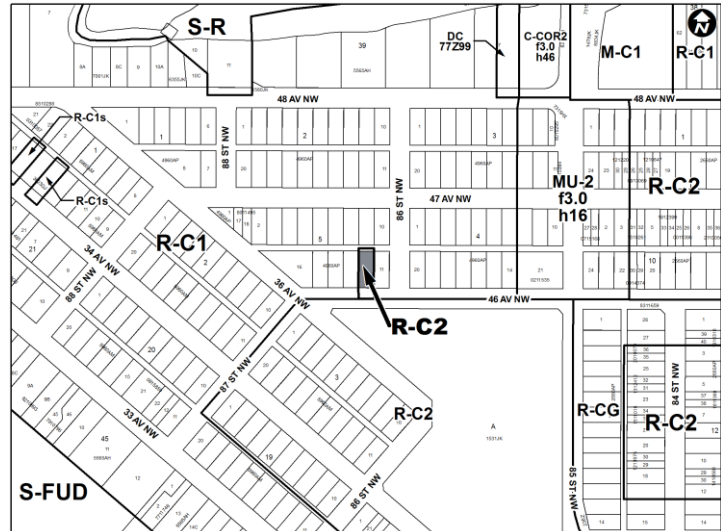
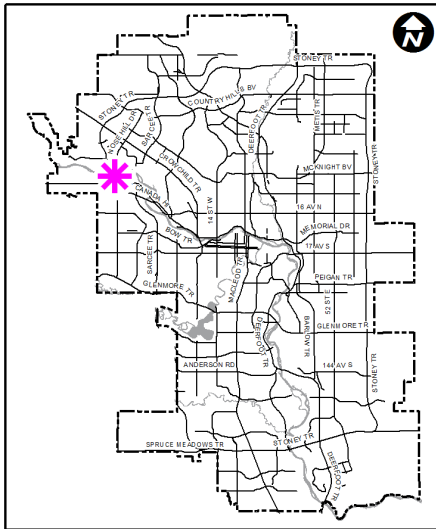
As identified below, the community of Bowness reached its peak population in 1982.

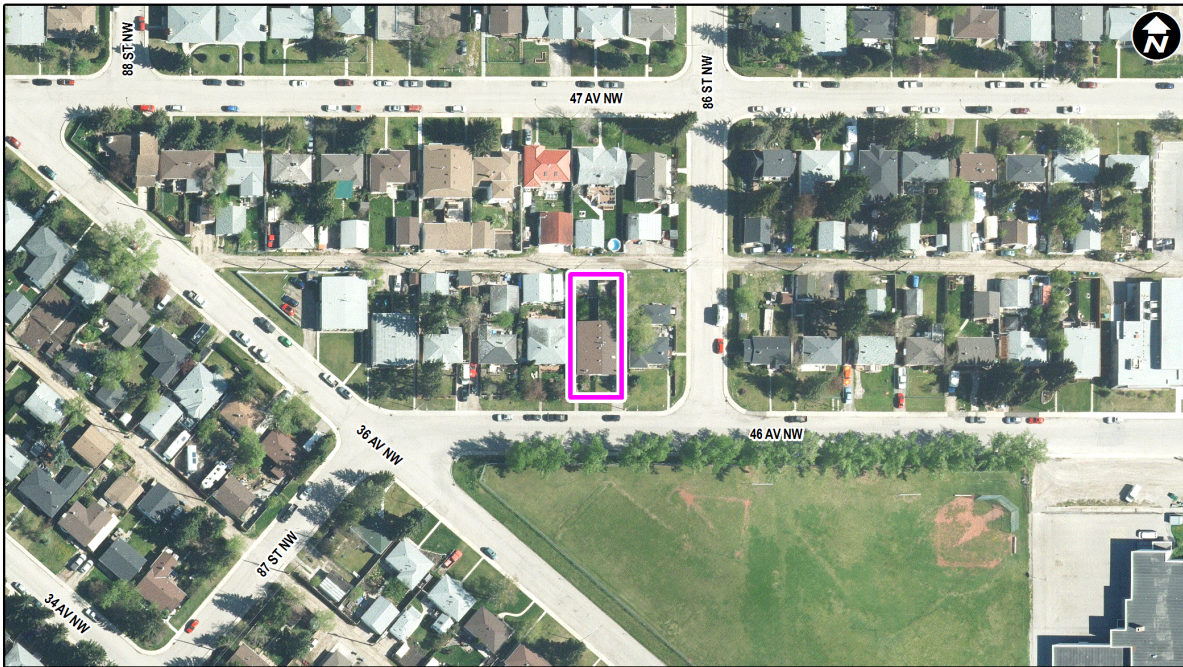
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

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

None.

Planning Evaluation

Land Use

The existing R-C1 District is a residential designation applied to developed areas that is primarily for single detached dwellings. The district allows for a maximum building height of 10 metres and a maximum density of one main dwelling unit per parcel. Semi-detached dwellings are not a listed use in the R-C1 District. Although secondary suites are a listed use in the R-C1 District, they can only be approved within a single detached dwelling. The subject application will address the need to redesignate the parcel to R-C2 which will accommodate the principal use of semi-detached dwelling, and, accommodate secondary suites within these dwellings.

The proposed R-C2 District is primarily for single detached, semi-detached, and duplex dwellings. Secondary suites are a permitted use in the R-C2 District. The district allows for a maximum building height of 10 metres and a maximum density of one main dwelling unit per parcel. The proposed district would allow for one semi-detached dwelling, which would include one main dwelling unit on each parcel, and one secondary suite on each parcel. The intent of the proposed land use redesignation from R-C1 to R-C2 is to bring the existing semi-detached dwelling into conformity with the land use bylaw and formally legalize the existing basement suites. As mentioned, Secondary Suites are a permitted use within the R-C2 District and therefore are exempt from requiring a development permit if the relevant rules of the Land Use Bylaw are met. A building permit is still required to ensure that the secondary suite meets relevant building codes.

Development and Site Design

If the land use amendment is approved by Council, the rules of the proposed R-C2 District would provide guidance for the potential future redevelopment of the site, including number of dwelling units and suites, appropriate uses, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 46 Avenue NW. Street parking is also available on 46 Avenue NW. The area is well served by Calgary Transit, and the subject site is within 245 metres of the northbound, and southbound Route 01 bus stops. The northbound route terminates at a bus loop near Bowness Park, while the southbound route provides service through Bowness, Montgomery, Kensington, and into the downtown core with access to LRT. Primary Transit is approximately 12 kilometres away. Vehicular access is available from the rear lane. At the time of development permit application, required on-site parking will be reviewed.

Environmental Site Considerations

No environmental concerns were identified

Utilities and Servicing

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

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 the 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 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-C2 District provides for contextually sensitive redevelopment in a form that is sensitive to existing residential development in terms of height, scale and massing. The intent of the proposal is to maintain the existing residential development on site and legalize existing suites in the basement.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#).

Bowness Area Redevelopment Plan (Statutory – 1989)

The subject property is located in the [Bowness ARP](#) – Residential: Low Density, Conservation & Infill as depicted on Map 2 – Land Use Policy Area. The ARP speaks to protecting the existing residential character and supporting sensitive infill development and renovations. The proposed land use amendment is in alignment with the applicable policies of the ARP.