

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bowness. The site has an area of approximately 0.06 hectares and is approximately 14 metres wide by 36 metres long. The site is located one lot in from the corner along 47 Avenue NW and 79 Street NW. The site is currently developed with a single detached dwelling with a driveway fronting 47 Avenue NW and with rear lane access.

The surrounding lands are developed with a mix of single and semi-detached homes. Bowness Senior High School is one block to the south of the subject site.

Community Peak Population Table

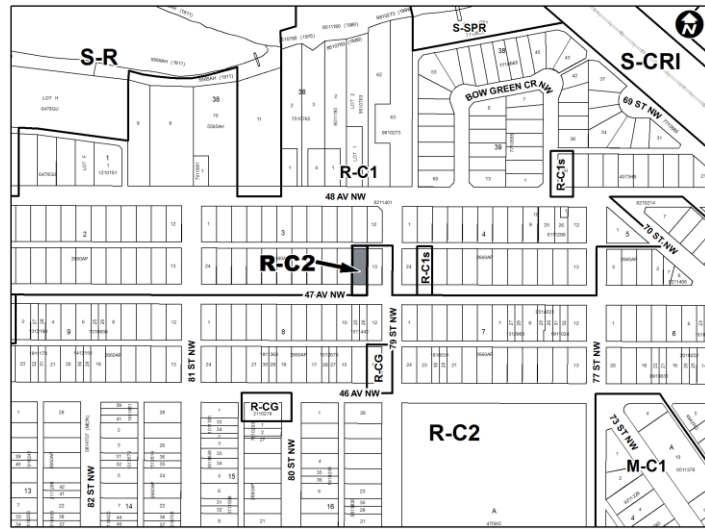
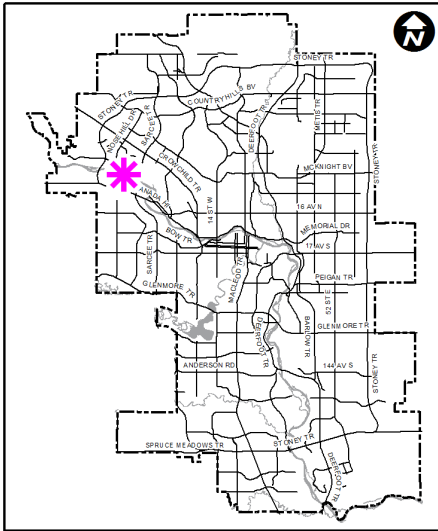
As identified below, the community of Bowness reached its peak population in 1982.

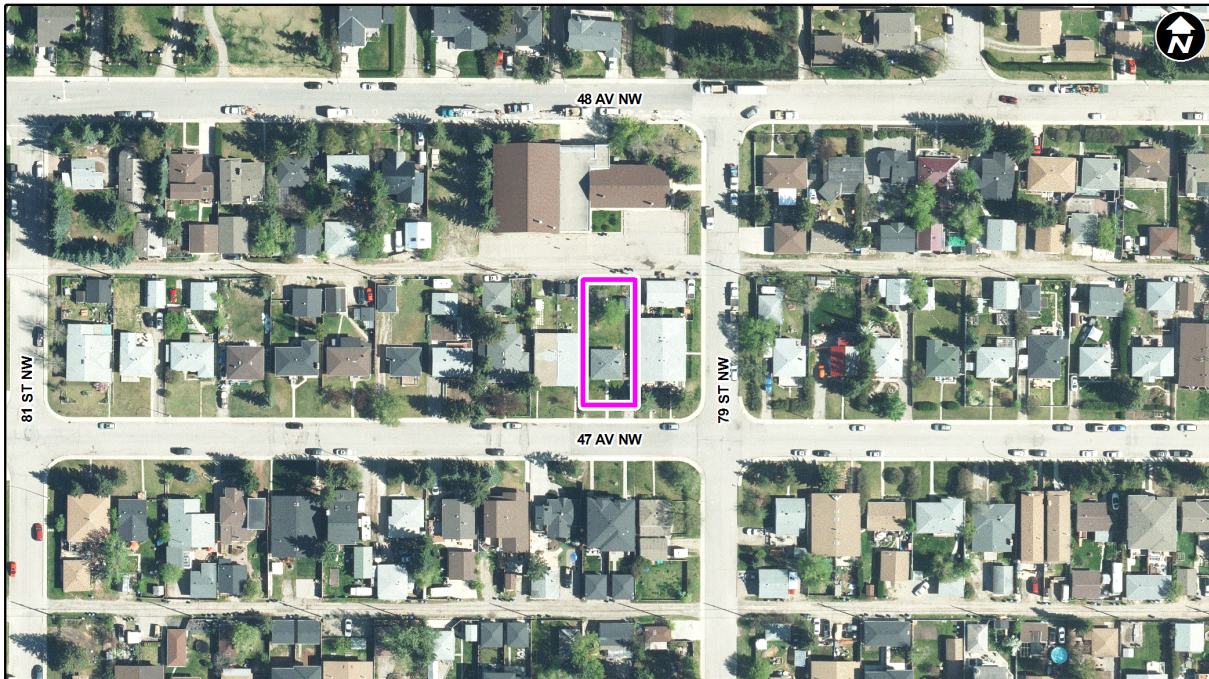
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

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 per parcel. Secondary Suites are a discretionary use within the R-C1 District, whilst semi-detached dwellings are not a listed use within the R-C1 District.

The proposed R-C2 District is primarily for single detached, semi-detached, and duplex dwellings. The District allows for a maximum building height of 10 metres (2-3 storeys), and allows for secondary suites as a permitted use.

Development and Site Design

If the land use redesignation 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 the existing sidewalk along 47 Avenue NW, where street parking is also available.

The area is well served by Calgary Transit, with the subject site within 290 metres (4-minute walk) of bus stops, Route 40 (Crowfoot Station/North Hill), Route 723 and Route 724, providing access both west and south to the Crowfoot and Lion's Park LRT Stations.

Vehicular access is available by the rear lane. At the time of development permit application, the on-site parking requirements 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.

Climate Resilience Strategy (2018)

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

Bowness Area Redevelopment Plan (Statutory – 1989)

The subject property forms part of the Residential: Low Density, Conservation & Infill area of the [Bowness Area Redevelopment Plan](#) (ARP). 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 policy of the ARP.