

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, at the southwest corner of 47 Avenue NW and 79 Street NW. The site has an area of approximately 0.06 hectares (0.14 acres) and is approximately 15 metres wide by 36 metres long.

The site is currently developed with a single detached dwelling and a rear detached garage. Although a rear lane exists adjacent to the site, the existing garage is accessed from 79 Street NW. The surrounding lands are developed with a mix of single and semi-detached homes. Bowness Senior High School is located south of the subject site. Additionally, there is an R-CG District directly to the south of the site across the lane, which has a proposed four-unit rowhouse development pending release.

Community Peak Population Table

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

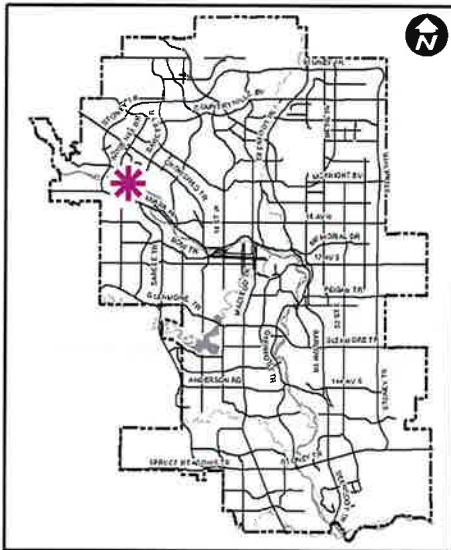
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

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-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings in the developed area. The maximum height is 10 metres and the maximum number of residential units is two dwellings.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The District allows for a maximum building height of 11 metres (three storeys) and a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject parcel.

Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, 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 street frontages; and
- mitigating overlooking and privacy concerns.

Transportation

The area is well served by Calgary Transit. The subject site is located within 300 metres of the westbound Route 40 transit stops on 46 Avenue NW; 300 metres of the eastbound Route 40 transit stop on 46 Avenue NW; and 350 metres of the southbound Route 40 transit stop at 77 Street NW. Additionally, the subject site is within 700 metres of the southbound Route 1 transit stop on 85 Street NW.

Roads directly adjacent to the site (47 Avenue NW and 79 Street NW) are identified as Residential Streets. Vehicle access to the site is anticipated from the lane only. There are no parking restrictions on 47 Avenue NW or 79 Street NW.

A Transportation Impact Assessment nor parking study were required as part of the land use amendment application. Parking, access, and mobility requirements will be reviewed and approved to the satisfaction of Administration during the review of the development permit applications.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, Sanitary and Storm mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application.

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, 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 established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development 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-CG

District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

The [*Climate Resilience Strategy*](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Bowness Area Redevelopment Plan (Statutory – 1989)

The subject parcel is located within the Residential: Low Density, Conservation & Infill area of Map 2: Land Use Policy Areas in 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.