

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, mid-block on the south side of 48 Avenue between 77 Street NW and 79 Street NW. The site is approximately 0.06 hectares (0.15 acres) in size with dimensions of 16.5 metres wide by 36.5 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage which is accessed from the rear lane.

Surrounding development is characterized primarily by single detached dwellings on parcels designated as the Residential – Contextual One Dwelling (R-C1) District. The site is approximately 300 metres (a four-minute walk) from Bowness High School and approximately 500 metres (a six-minute walk) to the Bowness Community Centre which includes an arena and pickleball courts. In addition, the site is within walking distance approximately 850 metres (a ten-minute walk) to a neighborhood commercial centre.

Community Peak Population Table

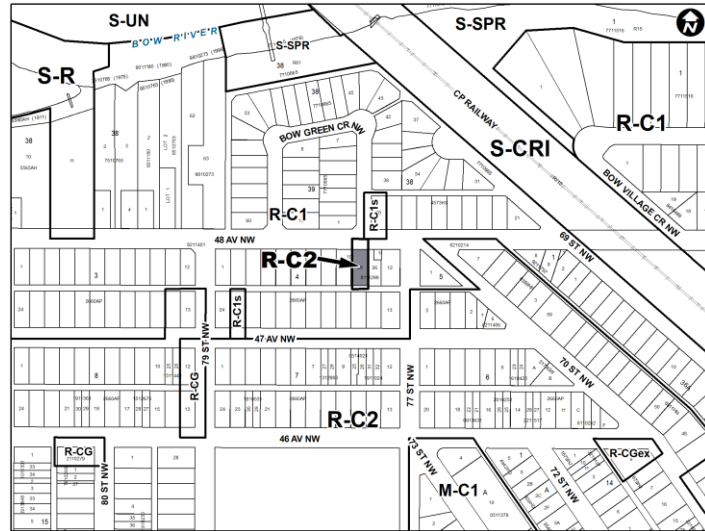
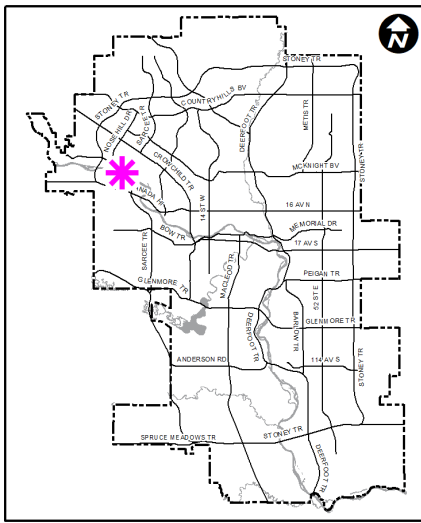
As identified below, the community of Bowness reached its peak population in 1982.

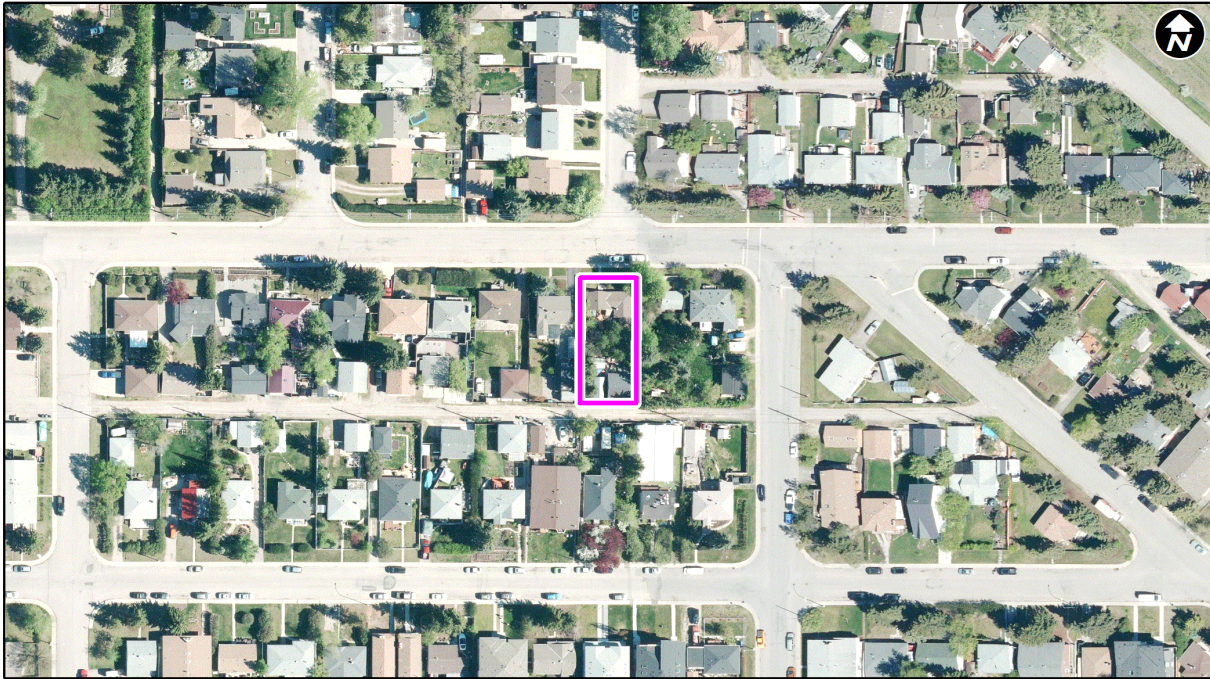
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	- 1,984
Difference in Population (Percent)	-15.11%

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 R-C1 District is a low-density residential designation applied to developed areas that is primarily for single detached dwellings and may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. The minimum parcel width is 12 metres.

The proposed R-C2 District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex dwellings and may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. The minimum parcel width is 7.5 metres for a parcel containing a single detached dwelling or 13 metres for a parcel developed with a semi-detached or duplex dwelling. As the subject parcel is approximately 16 metres wide, it could accommodate either two single detached houses through a subdivision, or one semi-detached or duplex dwelling.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-C2 District and do not count towards allowable density.

Development and Site Design

If approved by Council, the rules of the proposed R-C2 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking

Transportation

The subject site is approximately 250 metres (a four-minute walk) from the westbound stop for Route 40 (Crowfoot Station/North Hill) and 500 metres (a seven-minute walk) from the Eastbound stop for Route 40 (Crowfoot Station/North Hill) on 46 Avenue NW. The subject site is located within a Residential Parking zone and on-street parking on 48 Avenue is currently unrestricted. At the time of redevelopment, all vehicular access is to come from the lane and all required parking/loading is to be provided on site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water main, storm, and sanitary deep utilities are available to service the site. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) stage(s).

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](#) Saskatchewan Regional Plan which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The 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 parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest redevelopment intensification of established areas to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. 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 proposed R-C2 District is a low density district that 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 Strategy (2022)

This application does not include any specific actions that address the objectives of the Calgary [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development on

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

Bowness Area Redevelopment Plan (Statutory – 2019)

The [Bowness Area Redevelopment Plan](#) (ARP) identifies the subject site as being part of the Residential: 'Low Density Conservation and Infill' category (Map 2: Land Use Policy Area). This classification is intended to allow for compatible redevelopment with the intention of maintaining neighborhood character. The proposed land use amendment is in alignment with applicable policy of the ARP.