

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, and the parcel is situated midblock on the north side of 33 Avenue NW and east of 85 Street NW. The parcel is approximately 0.05 hectares (0.13 acres) in size, and approximately 36.5 metres long by 15.2 metres wide. The site is currently developed with a semi-detached dwelling and has existing secondary suites. Semi-detached dwellings are not a listed use in the existing Residential – Contextual One Dwelling (R-C1) District, making this building and the associated secondary suites non-conforming. Development on this block is characterized by single detached and semi-detached dwellings. The site is well-served by transit and is located one block west of 83 Street NW.

Community Peak Population Table

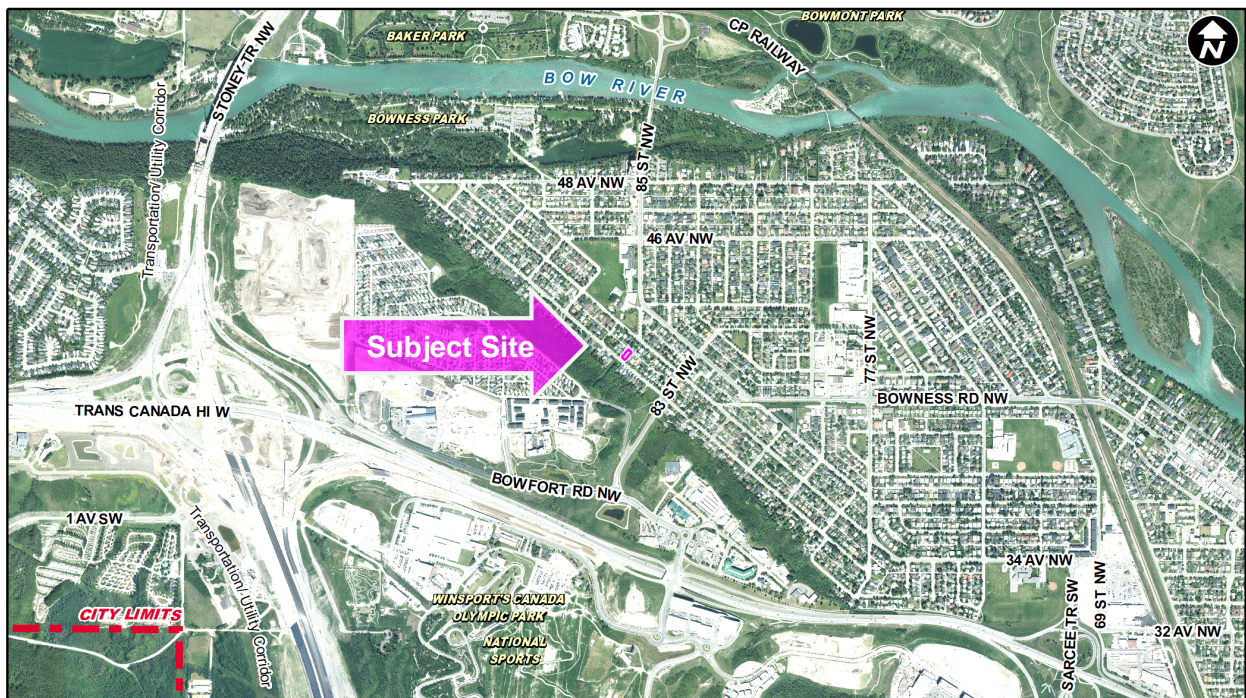
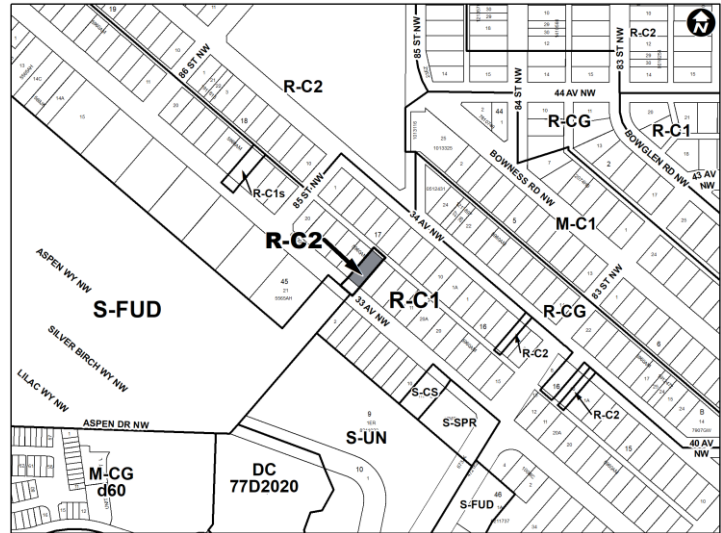
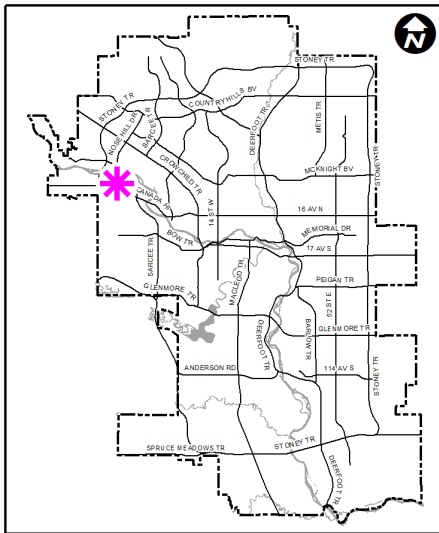
As identified below, the community of Bowness reached its peak population in 1982, and the population has decreased since then.

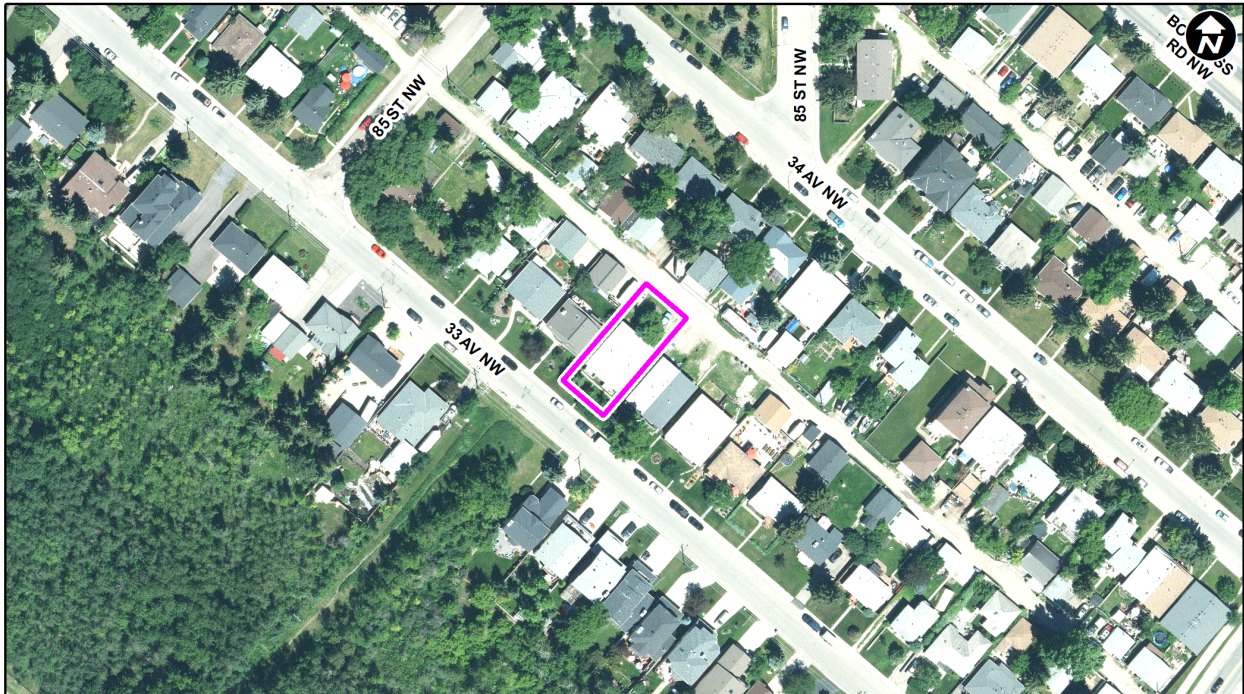
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

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

On 2022 February 22, City Council passed a Notice of Motion that directed Administration to waive the fees associated with land use redesignation applications from the R-C1 District to the R-C2 District on parcels with semi-detached dwellings that were built on lots designated as R-1 Residential Single-Detached District under Land Use Bylaw 2P80 before 2008 – EC2022-0249 (Attachment 4). Through the transition from Land Use Bylaw 2P80 to 1P2007, this home became non-conforming. The land use redesignation to the R-C2 District would allow for the existing semi-detached home to become a legal conforming use.

Planning Evaluation

Land Use

The existing R-C1 District is primarily for single detached dwellings. Secondary suites are discretionary uses within the R-C1 District.

The proposed R-C2 District allows for contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two primary dwelling units. Secondary suites are permitted uses within the R-C2 District.

Development and Site Design

If this redesignation is approved by Council, the rules of the R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Transportation

Pedestrian access to the subject site is available from sidewalks along 33 Avenue NW. The area is well served by Calgary Transit with bus stops located along Bowness Road (400 metres) for Route 1 and 83 Street (240 metres) for Route 53. The site currently has no on street parking restrictions. At the time of a development permit, all parking is to be situated on site, and all vehicular site access is to come from the lane.

Environmental Site Considerations

At this time, there are no known outstanding environmental contaminant issues associated with the site and/or proposal.

Utilities and Servicing

The existing development is currently serviced with water, sanitary and storm connections.

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.

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 site is located within the Developed Residential – Inner City as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP states that “sites within the Inner City Area may intensify... if the intensification is consistent and compatible with the existing character of the neighbourhood.” This redesignation to R-C2 District is consistent and compatible, therefore it is appropriate.

The application also aligns with Section 2.6 “Greening the City”, which encourages redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). This land use application will encourage a more compact and efficient city which will decrease greenhouse gas emissions over time.

Bowness Area Redevelopment Plan (Statutory – 2019)

The subject site is defined as Residential: Low Density, Conservation & Infill on Map 2 of the [Bowness Area Redevelopment Plan](#) (ARP). The intent of this typology is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. The proposed land use district is in conformance with this plan.