

Background and Planning Evaluation

Background and Site Context

The subject parcels are located in the northwest community of Bowness and close to the junction with 33 Avenue and 79 Street NW. Both parcels are approximately 0.03 hectares (0.07 acres) in size. The parcels are currently developed with semi-detached dwellings. The semi-detached dwellings are not a listed use in the existing Residential – Contextual One Dwelling (R-C1) District, making the buildings a non-conforming use in the Land Use Bylaw.

Community Peak Population Table

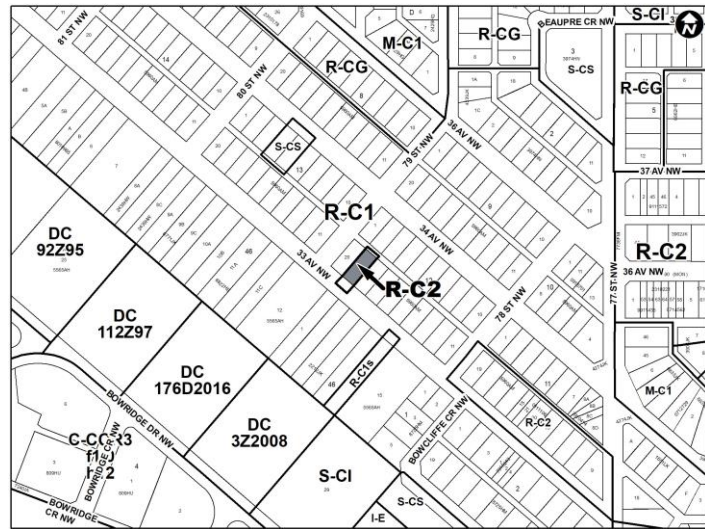
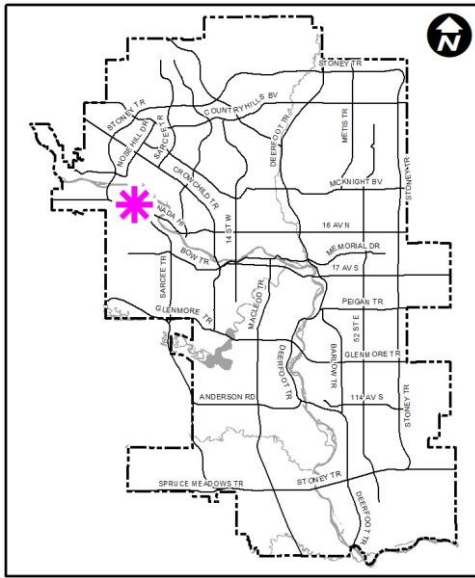
As identified below, the community of Bowness reached its peak population in 1982, and the population has decreased since then.

Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1984
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, Council passed the following Notice of Motion:

“Council directs Administration to waive the fee of redesignating land use from R-C1 to R-C2 on sites with semi-detached homes that have been existing on lots designated as R-C1 since 2008, such land use redesignation enabling the semi-detached homes to become legal conforming uses.”

Planning Evaluation

Land Use

The current R-C1 land use which applies to the parcels is primarily for single detached dwellings. The proposed R-C2 land use 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.

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 site is available via the sidewalks on 33 Avenue NW, which is designated as a Residential Street. The site is also in close proximity to the bicycle lanes along 83 Street NW which connects to the greater Always Available for All Ages and Abilities (5A) network.

The subject site is well served by Calgary Transit with bus stops servicing Route 53 located on 83 Street NW, and Route 1 on Bowness Road NW. Current vehicular access is available from the lane. On-street parking adjacent to the parcel along 33 Avenue NW is currently unrestricted.

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of development.

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 parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The redesignation of the parcels from R-C1 to R-C2 would be consistent and compatible with the existing character of the community of Bowness and is in alignment with MDP Policy.

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 parcels are located within the Residential: Low Density, Conservation and Infill land use typology within Map 2 of the [Bowness Area Redevelopment Plan](#). The proposed redesignation of the parcels from R-C1 to R-C2 would be in alignment with this land use typology – maintaining the character and form of the existing neighbourhood.