

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, midblock to the north of 47 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and approximately 15 metres wide and 37 metres long. A single detached dwelling and a detached garage, accessed from 47 Avenue NW, currently occupy the parcel.

Surrounding development is characterized primarily by single detached dwellings north of 47 Avenue NW and single and semi-detached dwellings south of 47 Avenue NW. The site is approximately 500 metres (an eight-minute walk) from Bowness High School and approximately 250 metres (a four-minute walk) to the Bow River Pathway. The site is within walking distance, approximately 550 metres (a nine-minute walk) to a neighbourhood commercial centre.

Community Peak Population Table

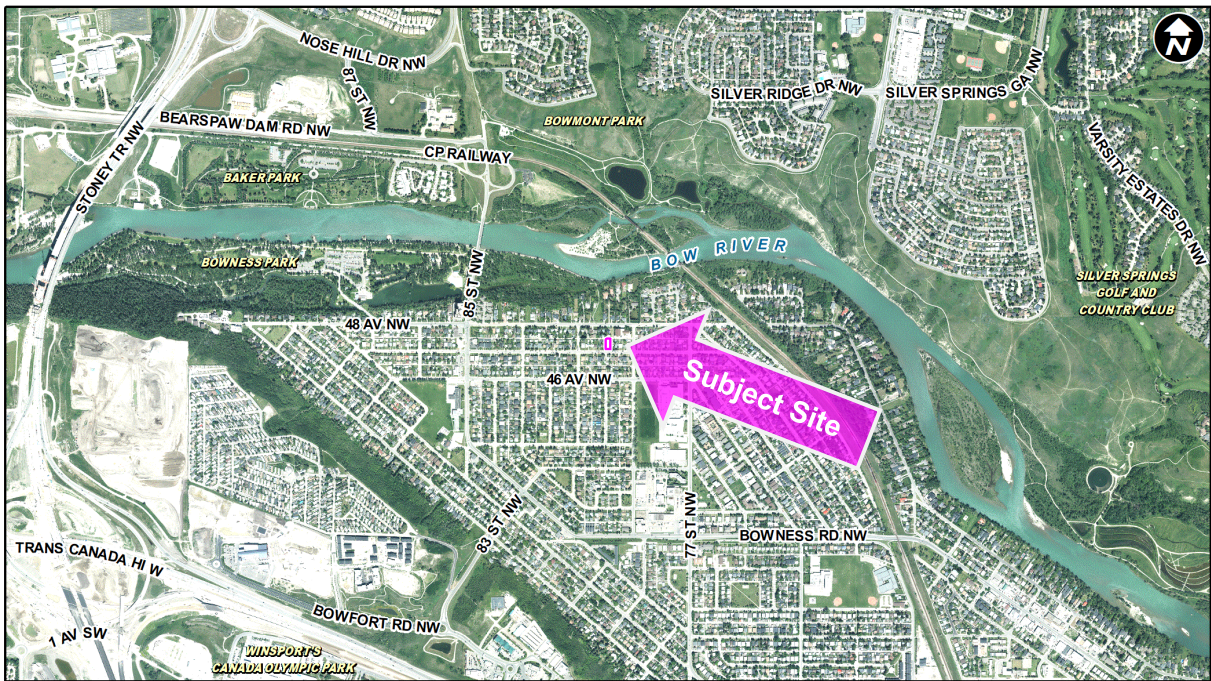
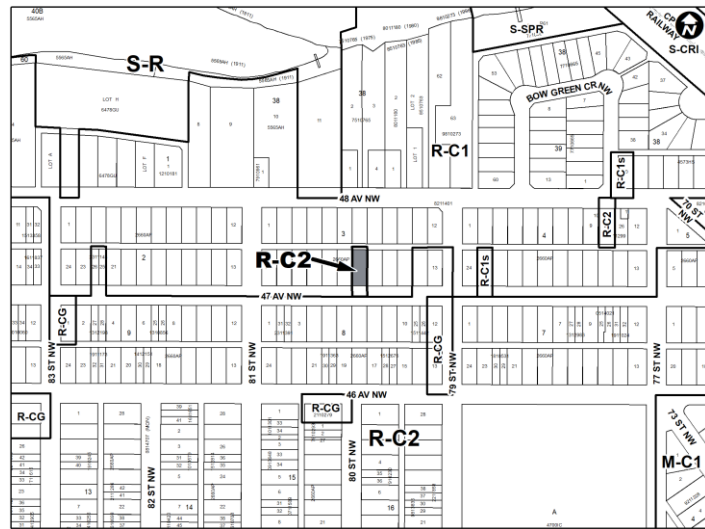
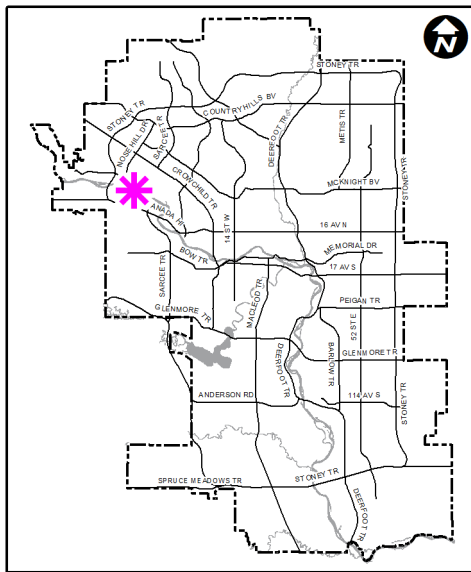
As identified below, the community of Bowness reached its peak population in 1982.

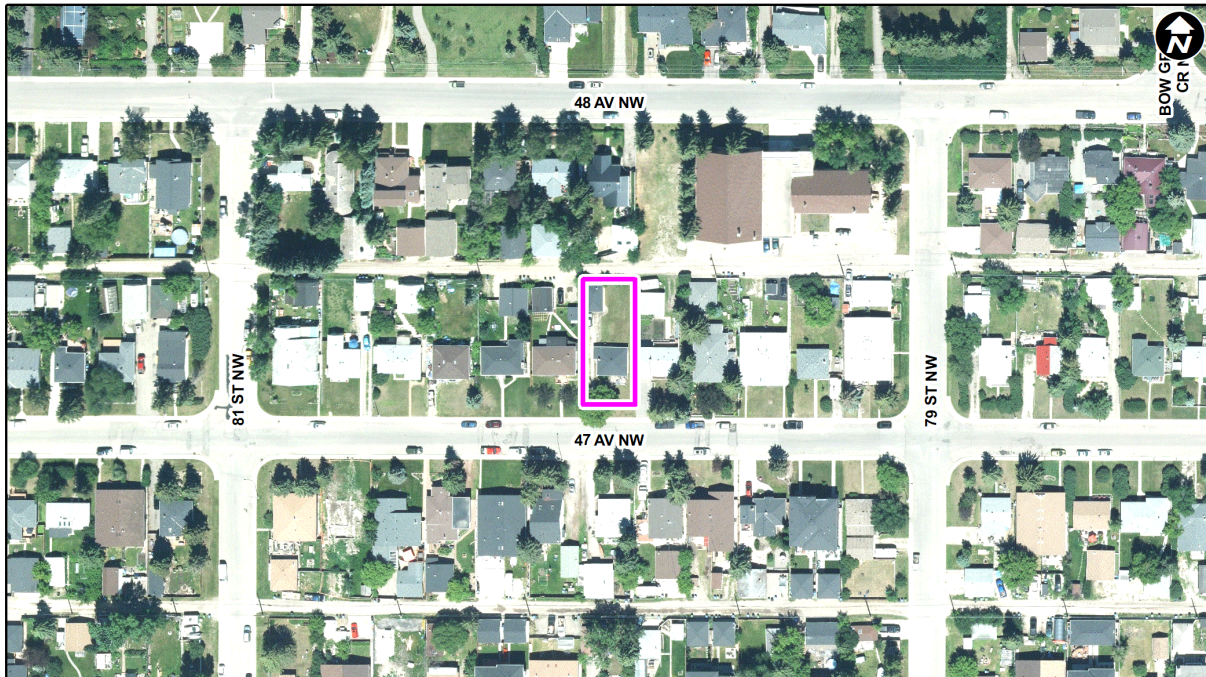
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

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 Residential – Contextual One Dwelling (R-C1) District is primarily for single detached dwellings in the developed area 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 Residential – Contextual One / Two Dwelling (R-C2) District allows for low-density housing forms such as single-detached, semi-detached, 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. The subject parcel could accommodate two single detached dwellings through a subdivision, or one semi-detached or duplex dwelling.

Secondary suites (one backyard suite or one secondary per dwelling) are permitted uses in the R-C2 District.

Development and Site Design

The rules of the proposed R-C2 District would provide guidance for future development of the site including appropriate uses, building height, massing, landscaping and parking.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 47 Avenue NW, classified as a residential street. The site is south from the existing on-street bikeway on 48 Avenue NW and 500 metres (an eight-minute walk) east of the on-street bikeway on 85 Street NW. The 5A (Always Availability for All Ages and Abilities) network recommends future connections for on-street bikeways on 83 Street NW.

The subject site is well served by Calgary Transit and is within 240 metres (a four-minute walk) from bus stops serving westbound and eastbound Route 40 (Crowfoot/Northhill). The site is 550 metres (a nine-minute walk) from bus stops serving northbound and southbound Route 1 (Bowness/Forest Lawn).

Direct vehicular access to the proposed development is anticipated from the lane. The existing curb cut on 47 Avenue NW is anticipated to be closed and rehabilitated at the time of redevelopment. There is currently unrestricted on street parking within the immediate area.

Environmental Site Considerations

No environmental considerations were identified.

Utilities and Servicing

Water main and sanitary deep utilities are available on site. Development Servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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 applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed land use amendment is in alignment with the MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development on these sites 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 & Infill area (Map 2: Land Use Policy Areas). This classification is intended to allow for compatible redevelopment with the intention of maintaining stability in the community and to protect the existing residential character. New developments should be compatible with the scale and form of existing and adjacent homes. The proposed land use amendment is in alignment with the ARP policies.