

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 47 Avenue NW between 85 Street NW and 86 Street NW. The site is approximately 0.06 hectares (0.15 acres) in size with dimensions of 15.2 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 by single detached and non-conforming semi-detached dwellings on parcels designated as the Residential – Contextual One Dwelling (R-C1) district. North and west of the subject site is a Residential – Contextual One / Two Dwelling (R-C2) District. To the east along 85 Street NW are Mixed Use – Active Frontage (MU-2) District. The site is approximately 450 metres (five-minute walk) from Bowness Park and the Bow River Pathways. In addition, the site is within 300 metres (four-minute walk) to a primary (Belvedere Parkway) school.

Community Peak Population Table

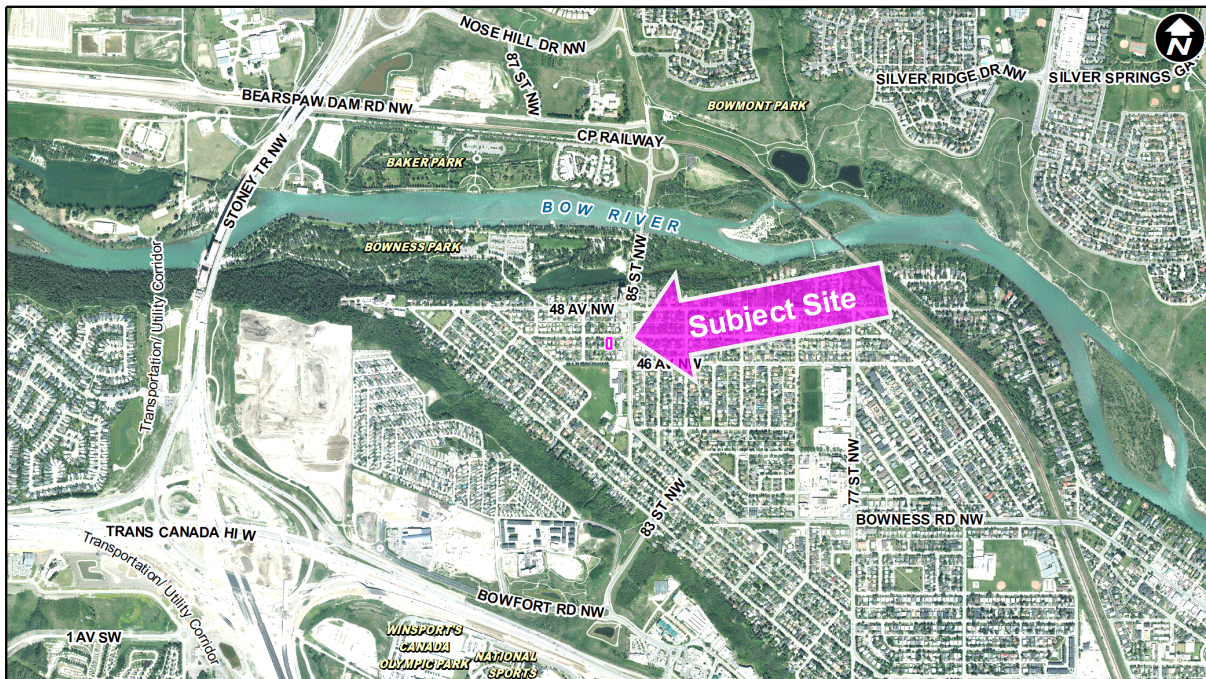
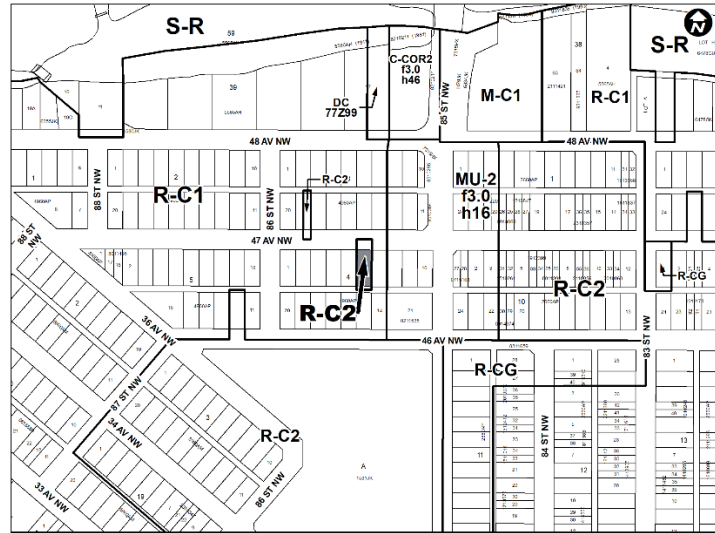
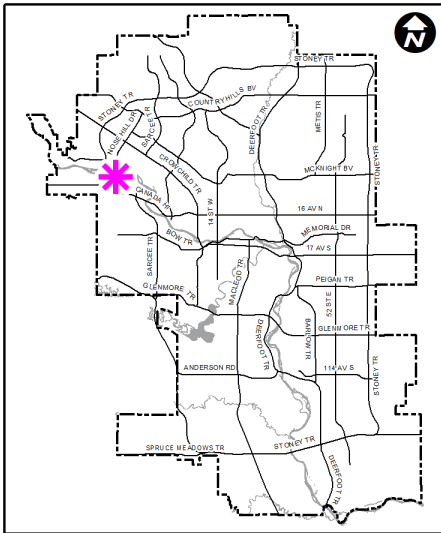
As identified below, the community of Bowness reached its peak population in 1982.

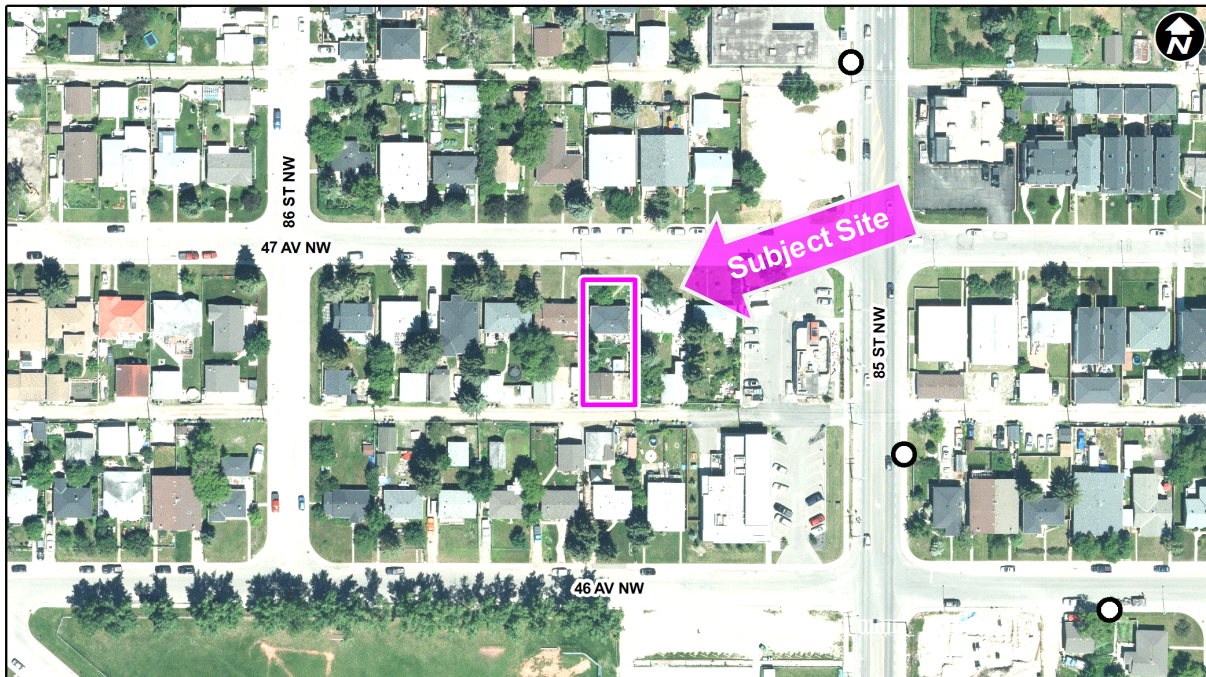
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	- 1,984
Difference in Population (Percent)	-15.11%

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. While the applicant has identified the intent to build a semi-detached dwelling in the future, the current parcel width of 15.2 metres could accommodate either two single detached houses through 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 140 metres (two-minute walk) from the northbound stop for Route 40 (Crowfoot Station/North Hill) and 130 metres (two-minute walk) from the southbound stop for Route 40 (Crowfoot Station/North Hill) on 85 Street NW. The subject site is located within a Residential Parking zone and on-street parking on 47 Avenue NW is currently unrestricted. At the time of redevelopment, all vehicular access will 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 stages.

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 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.

Calgary 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 & 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 the applicable policy in the ARP.