

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness on the northwest corner of 47 Avenue NW and 81 Street NW. The site is approximately 15 metres wide and 36 metres long and comprises one residential lot. The site is approximately 0.06 hectares (0.15 acres) in size and contains a single detached dwelling with lane access.

The surrounding development is characterized by mostly low-density residential land use districts developed with single-detached dwellings. Additionally, to the west of the site (at the northeast corner of 47 Avenue NW and 83 Street NW) is a four-unit rowhouse building designated as Residential – Grade-Oriented Infill (R-CG) District.

The site is approximately 180 metres (a two-minute walk) south of the Bow Trail Pathway and approximately 650 metres (a nine-minute walk) north of the Bowness Community Association building (Bowness Sportsplex, Bowglen Park, and various community programming) and various small scale commercial developments at 43 Avenue NW and 79 Street NW.

Community Peak Population

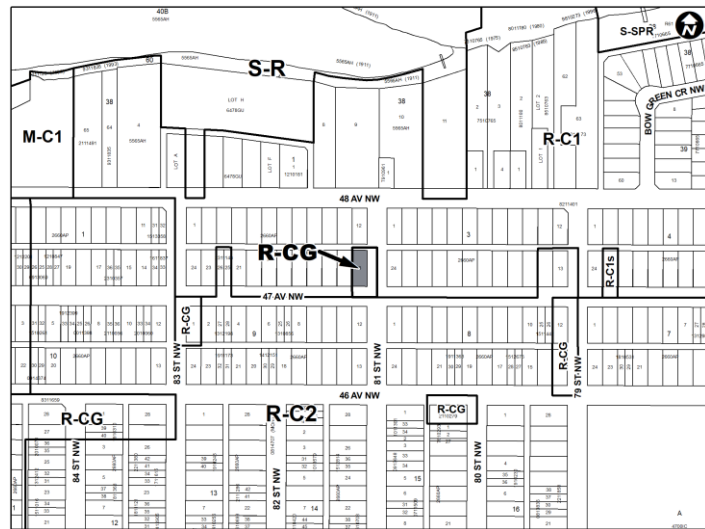
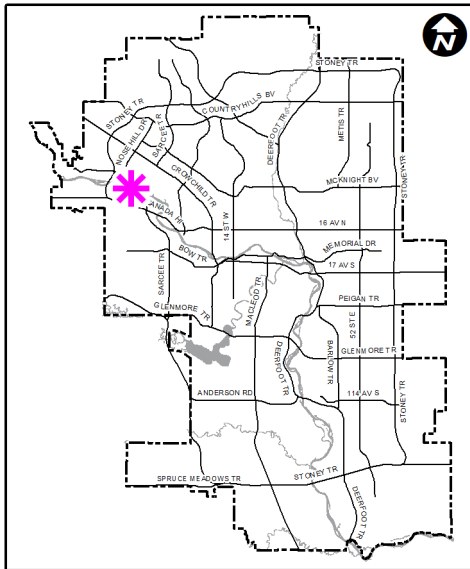
As identified below, the community of Bowness reached its peak population in 2019.

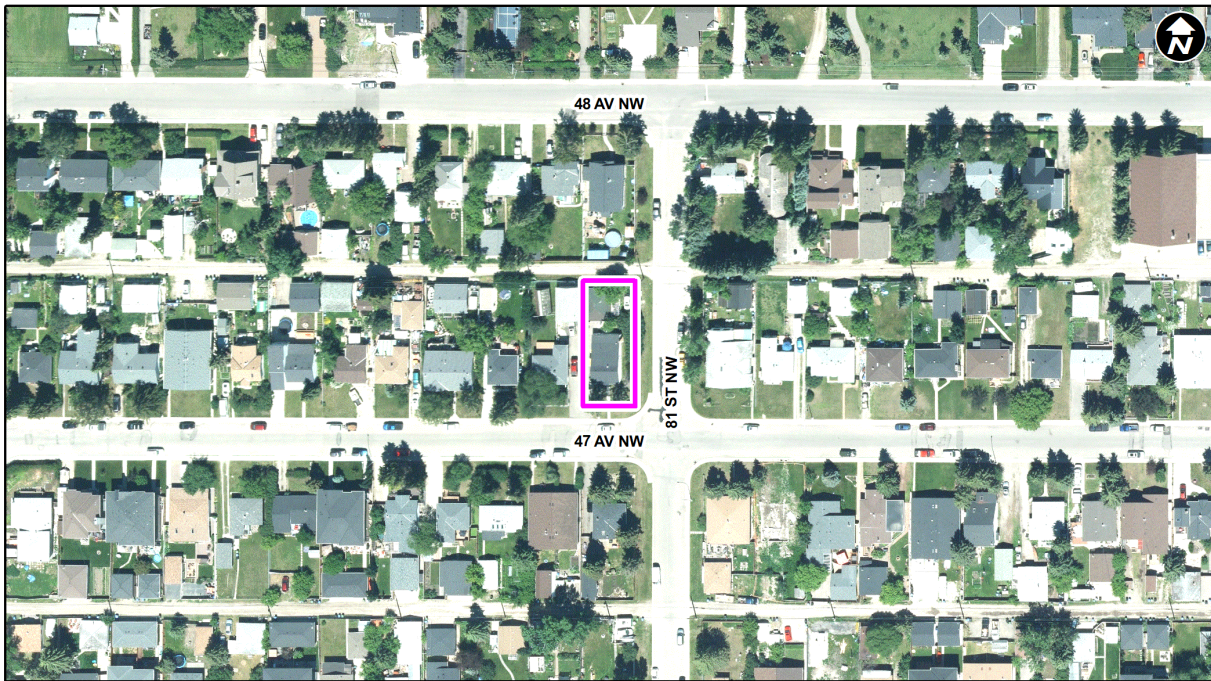
Bowness	
Peak Population Year	2019
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11 %

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 Residential – Contextual (R-C1) District is primarily for single detached dwellings. The R-C1 District allows for a maximum height of 10 meters and a maximum density of one dwelling unit. Secondary suites are not permitted within the R-C1 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District provide guidance for Administration’s review of the proposed redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 47 Avenue NW and 81 Street NW; and

- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The site is located on a corner lot, fronted by 47 Avenue NW and adjacent to 81 Street NW. Both roads are classified as residential streets. Direct pedestrian access to the site is available via the existing sidewalk on 47 Avenue NW. Direct vehicular access to the site will be from the rear lane, typically accessed from 81 Street NW. The parcel is located within the Residential Parking Permit Zone “NN”. There are no existing parking restrictions on 47 Avenue NW or 81 Street NW.

The subject site is well-served by Calgary Transit. Bus stops for Route 1 (Bowness/Forest Lawn) are located 400 metres (a five-minute walk) away from the site. Bus stops for Route 40 are located 125 metres (a one-minute walk) from the site. Route 1 (Bowness/Forest Lawn) is part of the Primary Transit Network and services Downtown, whereas Route 40 services North Hill and the Lions Park LRT Station.

48 Avenue NW, which is located one block north of the subject parcel, is part of the Always Available for All Ages and Abilities (5A) network which includes an existing on-street bikeway. This bikeway connects to the Bow River Pathway system, further connecting to Downtown.

Environmental Site Considerations

An Environmental Site Assessment (ESA) was not required as part of this application. There are no known environmental concerns associated with the site or proposed scope.

Utilities and Servicing

Public water, sanitary and storm mains exist within the adjacent public rights-of-way. Development site servicing will be determined at the time of development.

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 policy amendment and 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)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site as being within the Developed Inner City Residential Area. The applicable MDP policies encourage redevelopment and modest intensification within inner city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. Such development 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 the policies of the MDP.

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 of this site with applicable climate strategies are being explored and encouraged within the associated development permit.

Bowness Area Redevelopment Plan (Statutory – 2019)

The site is subject to the [Bowness Area Redevelopment Plan](#) (ARP) which identifies the site as Residential: Low Density, Conservation & Infill land use classification (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.