

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, mid-block on the northeast corner of 47 Avenue NW and 36 Avenue NW. The parcel is approximately 0.06 hectares (0.14 acres) and is approximately 16 metres wide by 36 metres deep. The parcel is currently developed with a semi-detached dwelling and a detached garage with vehicular access from the rear lane.

The surrounding development is characterized primarily by single-detached dwellings on parcels designated as Residential – Contextual One Dwelling (R-C1) District.

The subject site is well served by Calgary Transit with a transit stop (Route 1 Bowness/Forest Lawn) 100 metres away (a two-minute walk) on 48 Avenue NW. The subject site is within close proximity to Bowness Park (a five-minute walk) and Belvedere Parkway School (a nine-minute walk).

Community Peak Population Table

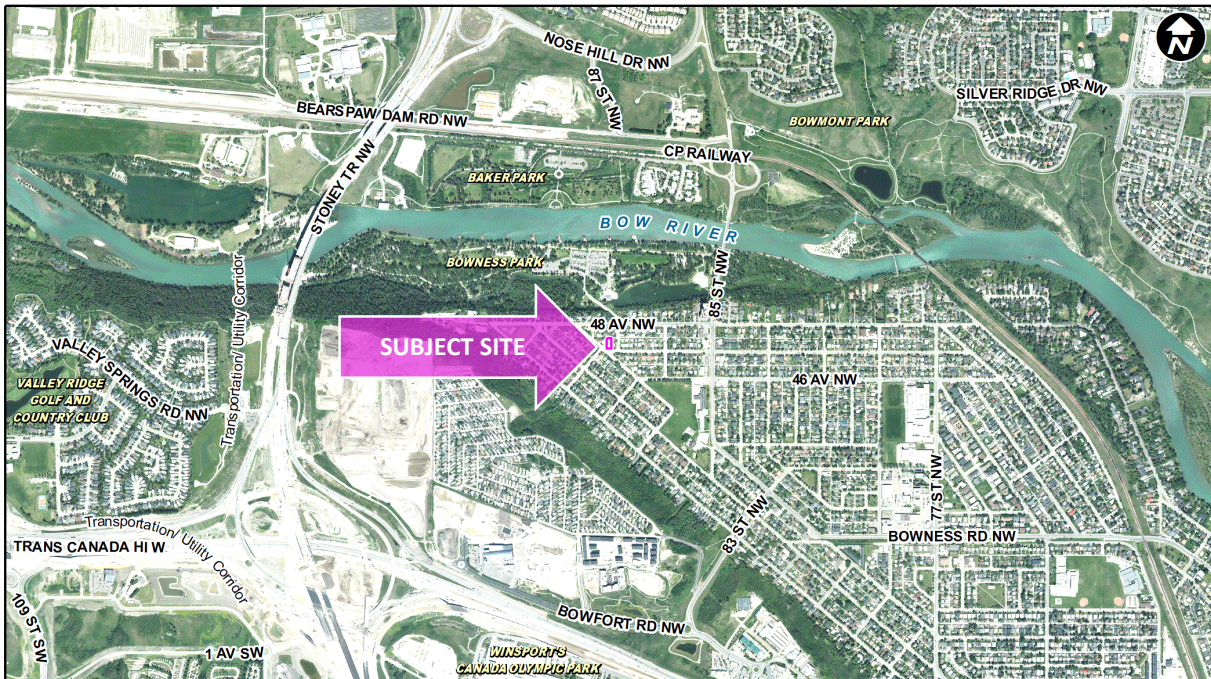
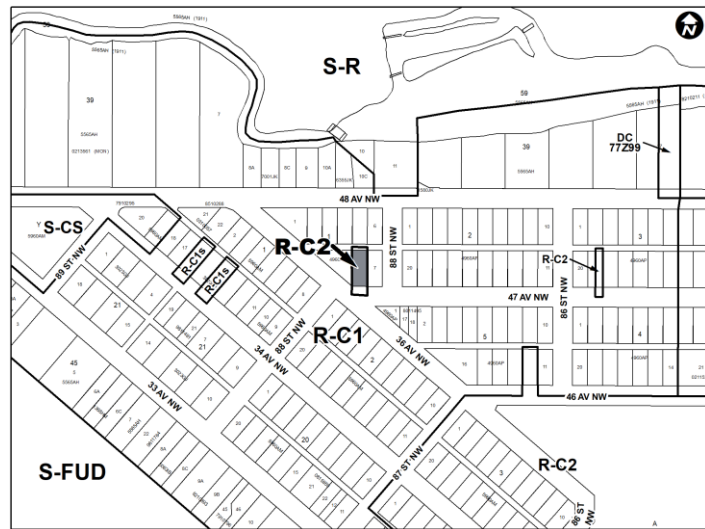
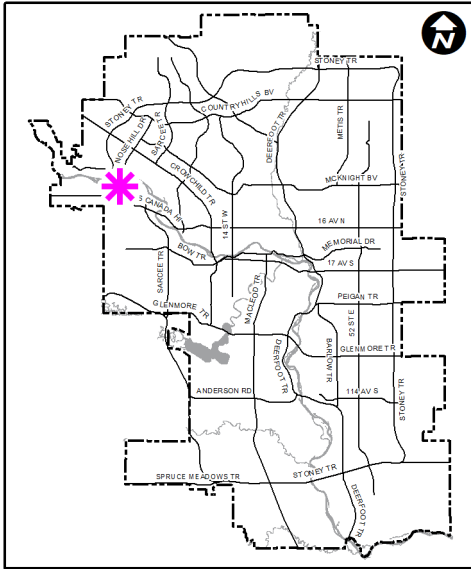
As identified below, the community of Bowness reached its peak population in 1982.

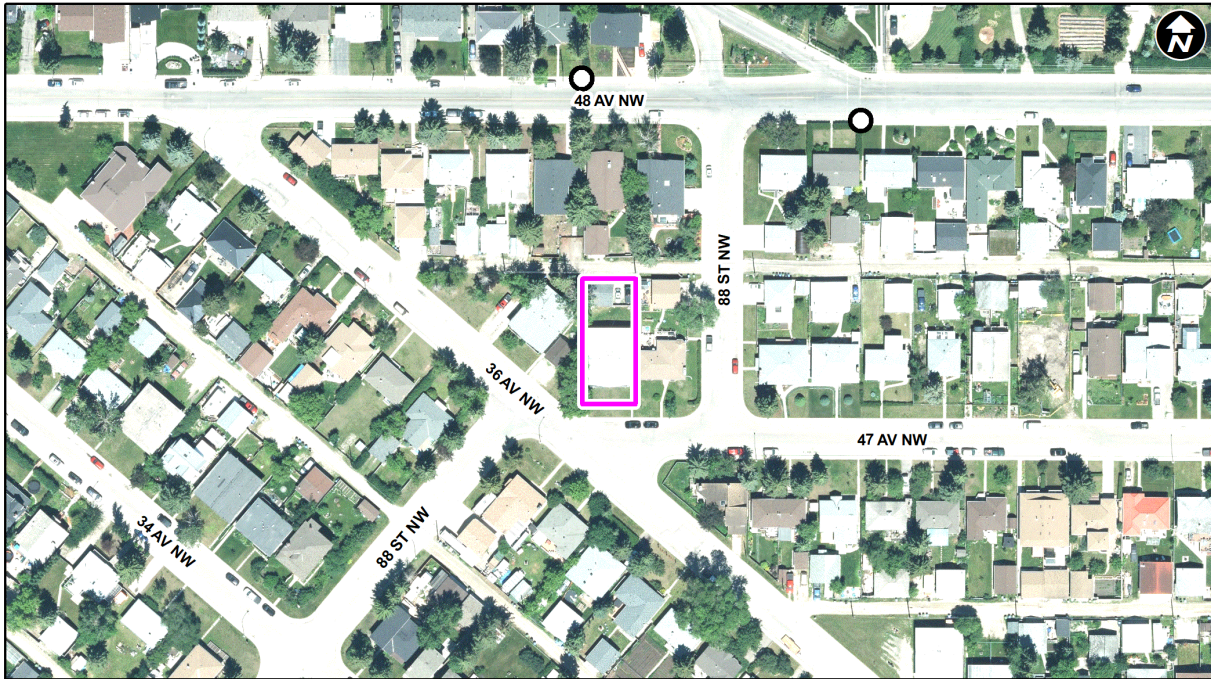
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	- 1,984
Difference in Population (Percent)	- 15.11%

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 Residential – Contextual One Dwelling (R-C1) District accommodates development in the form of single detached dwellings in the Developed Area, which does not permit the existing semi-detached dwellings on the parcel. A land use redesignation is required to bring the existing development into compliance and legalize the existing secondary suites in the dwellings.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District is primarily for developments in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings in the Developed Area. The R-C2 District allows for a maximum building height of 10 metres and up to two dwelling units. Secondary suites (one backyard suite or one secondary suite per dwelling unit) are a permitted use within the R-C2 District and do not count towards allowable density.

Development and Site Design

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

Both 47 Avenue NW and 36 Avenue NW 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 36 Avenue or 88 Street

NW. On-street parking is presently restricted under the Residential Parking Permit (RPP) 'Zone NN'.

The subject site is well-served by Calgary Transit. Bus Stops for Route 1 (Bowness/Forest Lawn) are located 100 metres (a two-minute walk) from the subject parcel. Route 1 serves downtown and forms part of the Primary Transit Network.

The subject parcel is located one block away from 48 Avenue NW and 34 Avenue NW, which are each classified as existing on-street bikeways. These bikeways connect to the Bow River Pathway system, further connecting to Downtown.

Environmental Site Considerations

There are no known environmental issues.

Utilities and Servicing

Public water and sanitary 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 land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View/Calgary Intermunicipal Development Plan (2012)

The subject parcel is located within the IDP Plan Area on Map 1: Plan Area of [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is identified as 'Developed Residential - Inner City' area in Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities allow for a variety of housing types to meet the diverse needs of present and future populations and to make more efficient use of existing infrastructure, public amenities, and transit. 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 of 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](#) 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 area redevelopment plan policies.