

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, at a midblock site along 47 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and a detached garage that is accessed from the rear lane.

Surrounding development consists primarily of single detached dwellings, along with some semi-detached dwellings within close proximity to the site. These sites are designated with either the Residential – Contextual One Dwelling (R-C1) District or Residential – Contextual One / Two Dwelling (R-C2) District respectively.

The site is less than 300 metres (a five-minute walk) from 85 Street NW, which is a listed street on The City of Calgary’s Primary Transit Network, which includes Route 1 (Bowness/Forest Lawn) and Route 40 (Crowfoot Station/North Hill). Route 1 also runs on 48 Avenue NW, one block north of the site. Other notable amenities within similar walking distance include Belvedere Parkway Elementary School and sports field, and Bowness Park.

Community Peak Population Table

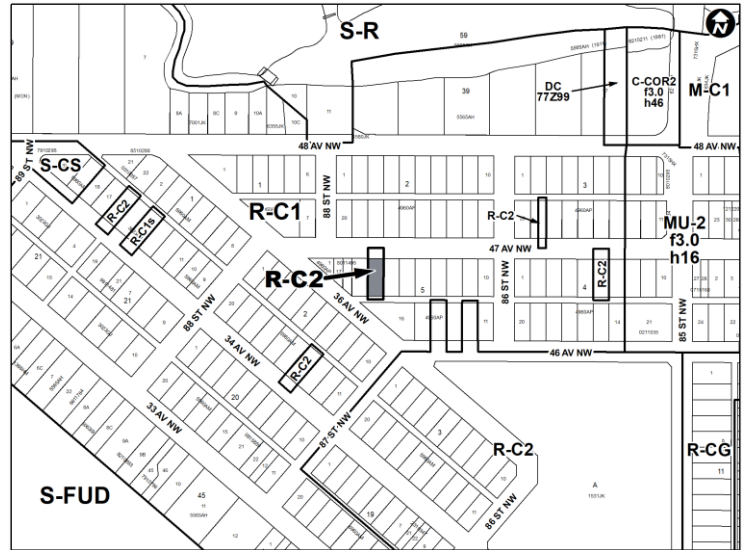
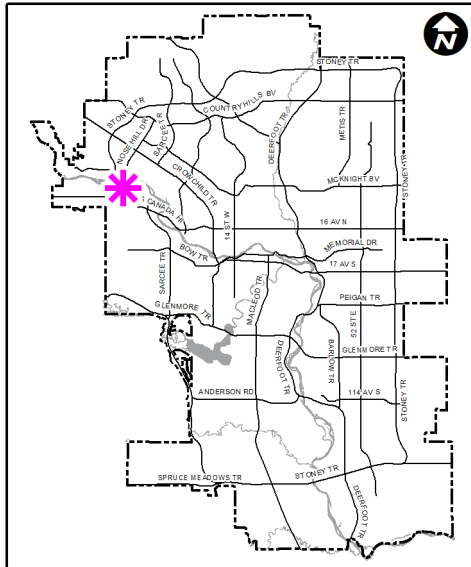
As identified below, the community of Bowness reached its peak population in 1982.

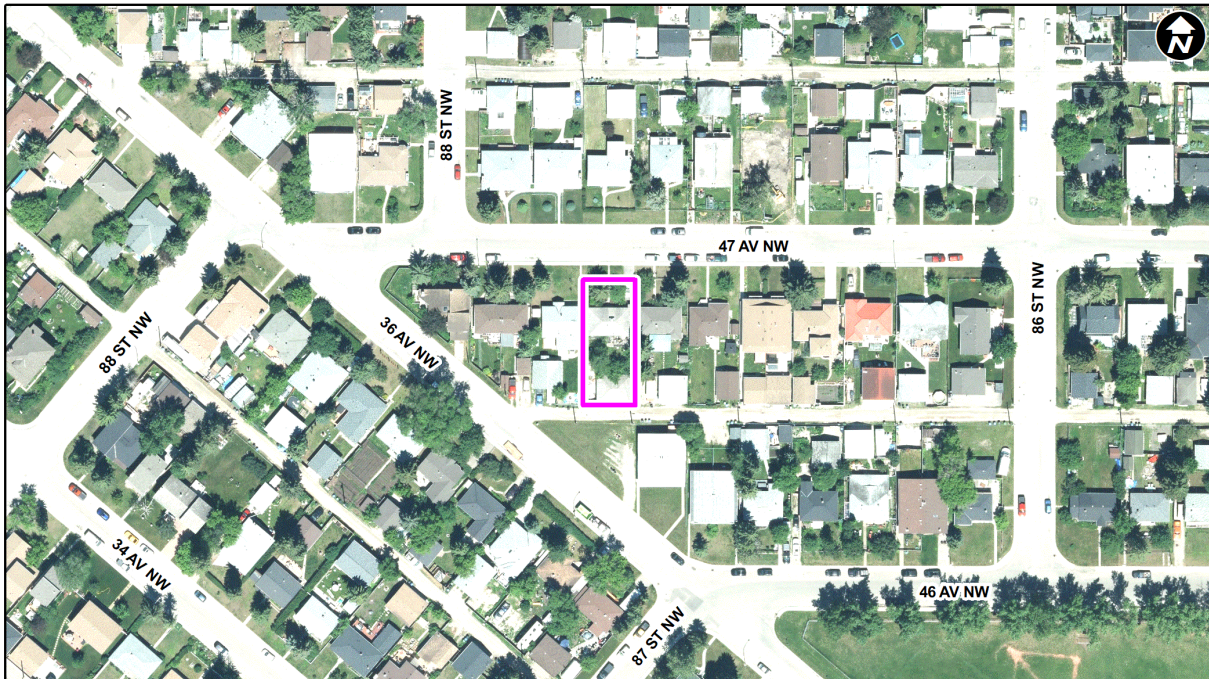
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	- 1,984
Difference in Population (Percent)	- 15.1%

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 R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings, which may include secondary suites, in the developed area. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one main residential building on a parcel. The minimum parcel width is 12 metres.

The proposed R-C2 District allows for semi-detached and duplex dwellings in addition to the uses already allowed on the site. The R-C2 District allows for a maximum building height of 10 metres. Based on the proposed district, up to two dwelling units may be constructed on the subject parcel.

Secondary suites (one backyard suite 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

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

Transportation

The site fronts onto 47 Avenue NW, a residential street. Direct pedestrian access to the site is available via existing sidewalks along 47 Avenue NW. Direct vehicular access to the site is currently situated off the south portion of the site from the lane, which should remain the case through any future redevelopment of the site. Unrestricted street parking is available along the immediate 47 Avenue NW frontage.

The subject site is serviced by Calgary Transit via Route 1 (Bowness/Forest Lawn) along 85 Street NW and 48 Avenue NW, which is within 100 metres (a two-minute walk), as well as Route 40 (Crowfoot Station/North Hill), also along 85 Street NW. 85 Street NW also forms part of The City of Calgary's Always Available for All Ages and Abilities (5A) Network.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary servicing are available to this site. Separate service connections to a public main shall be provided for each proposed lot and site servicing details will be reviewed at the development permit stage.

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.

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](#) (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.