

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness at the southeast corner of 35 Avenue NW and 73 Street NW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling and a rear detached garage with access from the lane.

Surrounding development is characterized primarily by single detached dwelling on parcels designated as Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District.

The subject site is in close proximity to commercial and retail uses along 34 Avenue NW and is within 300 metres (a five-minute walk) to the Our Lady of the Assumption School and 350 metres (a six-minute walk) to Bowcroft School. The site is located close to two highways, with access to Sarcee Trail NW and the Trans-Canada Highway approximately 600 metres (a ten-minute walk) to the southeast.

Community Peak Population Table

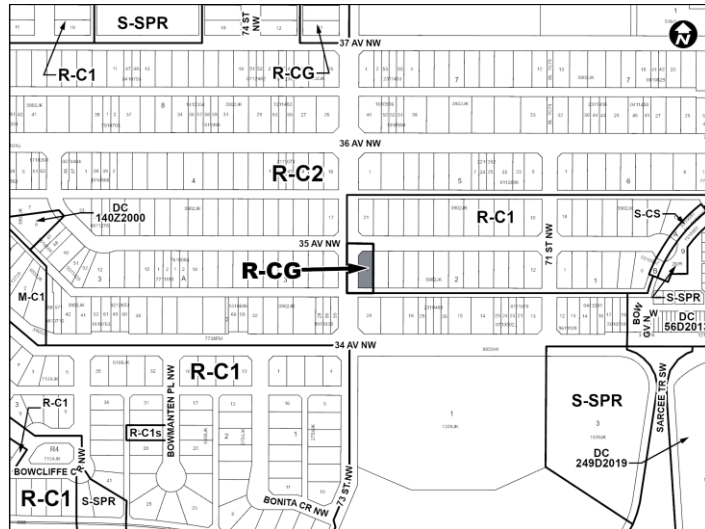
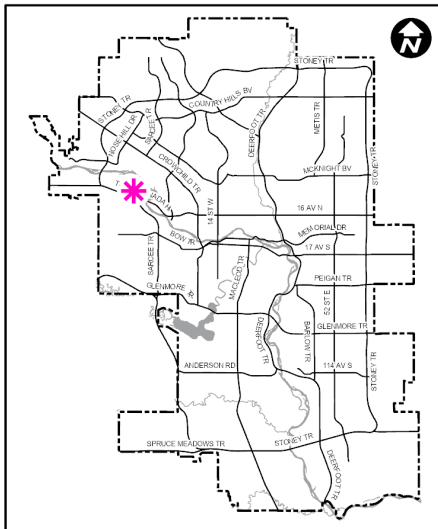
As identified below, the community of Bowness reached its peak population in 1982.

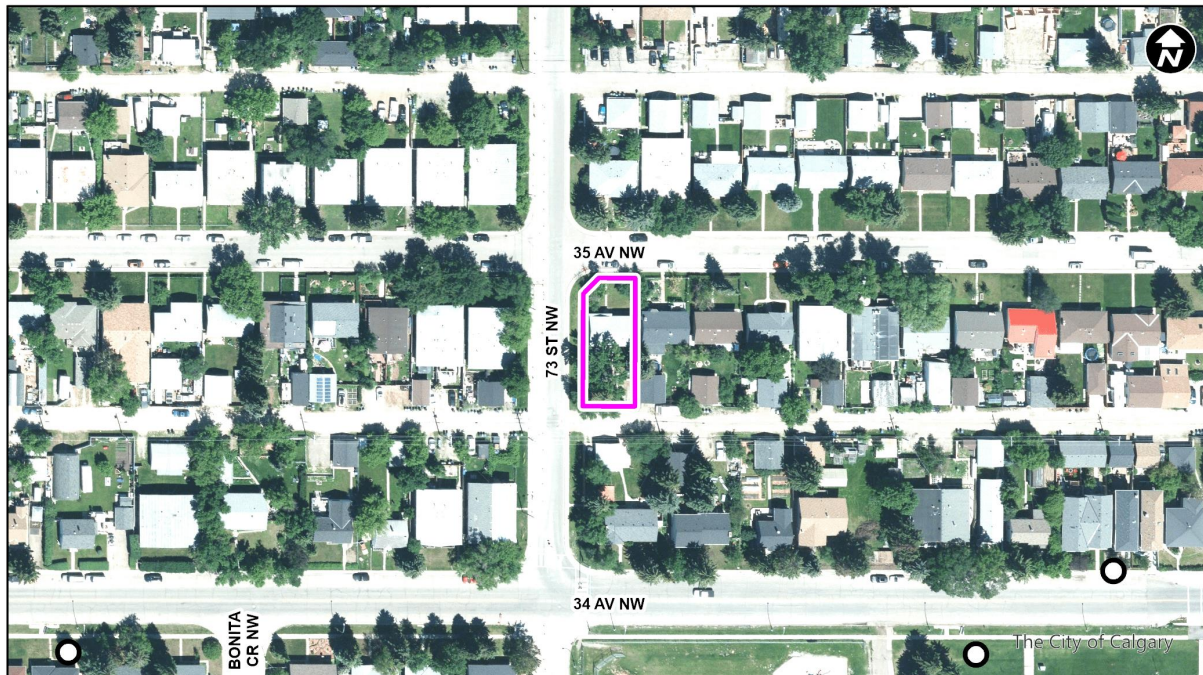
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

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 primarily for singled detached dwellings and secondary suites. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary suites are a discretionary use within the R-C1 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for all uses in the R-C1 District in addition to semi-detached, duplex dwellings, rowhouses and townhomes. The R-CG District has 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 for up to four dwelling units.

Secondary suites (one backyard 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 would provide guidance for the future redevelopment of the site including appropriate uses, building height, massing, landscaping, parcel coverage and parking. In addition, the Development Permit will ensure that the proposal meets the intent of the *Bowness Area Redevelopment Plan* and the surrounding neighbourhood context.

Transportation

The subject site is bordered by 35 Avenue NW and 73 Street NW. Both roadways are classified as residential streets. Direct pedestrian access to the site is available via the existing sidewalks on 35 Avenue NW and 73 Street NW. Direct vehicular access to the site will be from the rear lane, typically accessed from 73 Street NW. At the development permit stage, sidewalk enhancements such as widening and the installation of a wheelchair ramp will be considered.

On-street parking at the site is presently unrestricted and is not part of the Residential Parking Permit (RPP) program.

The subject site is located 250 metres from the regional pathway along the Trans-Canada Highway, which connects to the greater Always Available for All Ages and Abilities (5A) network.

The subject site is well-served by Calgary Transit. Calgary Transit bus stops for Route 1 (Bowness/Forest Lawn), and Route 53 (Brentwood/Greenwood) are located 500 metres (an eight-minute walk) from the subject site. Additionally, bus stops for Route 40 (Crowfoot/North Hill) are located 200 metres (a four-minute walk) from the subject site.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements 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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The policies in the MDP encourage redevelopment and modest intensification to allow for a variety of housing types and make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposal complies with the relevant MDP policies as the proposed R-CG District provides for a modest increase in density in a form that is sensitive to the 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 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 subject site is located in the Residential: Low Density, Conservation & Infill area as shown on Map 2 of the [Bowness Area Redevelopment Plan](#) (ARP). The Low Density, Conservation and Infill area is intended to protect the existing character of the neighbourhood while encouraging modest intensification. Other objectives include, but are not limited to:

- preserving and enhancing Bowness as a viable, safe, and liveable residential community;
- promoting land use stability through the preservation and rehabilitation of existing low density residential housing while accommodating compatible renovations and new infills of similar density and form; and
- maintaining and providing within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.

The proposed land use district is in alignment with the plan as it encourages sensitive infill development that contributes to the existing characteristics of the community while providing a range of housing options in the area.