

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness and is situated on the southeast corner of 47 Avenue NW and 79 Street NW. The parcel is 0.06 hectares ± in size (0.14 acres ±) and is approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling and detached garage with access from 79 Street NW.

The subject site is currently zoned Residential – Contextual One / Two Dwelling (R-C2) District. It is surrounded by primarily single and semi-detached dwellings, with R-C2 Districts to the south, east and west and a couple of Residential – Grade-Oriented Infill (R-CG) Districts to the west.

The site is located less than 200 metres north (a four-minute walk) from a site containing Bowness High School, Bowglen Park and the Bowness Community Association. Nearby amenities include access to the Bow River and Bowmont Park which is 1,000 metres (a 16-minute walk) to the north. A commercial area is located 500 metres (an eight-minute walk) south of the site, near Bowness Road NW.

Community Peak Population Table

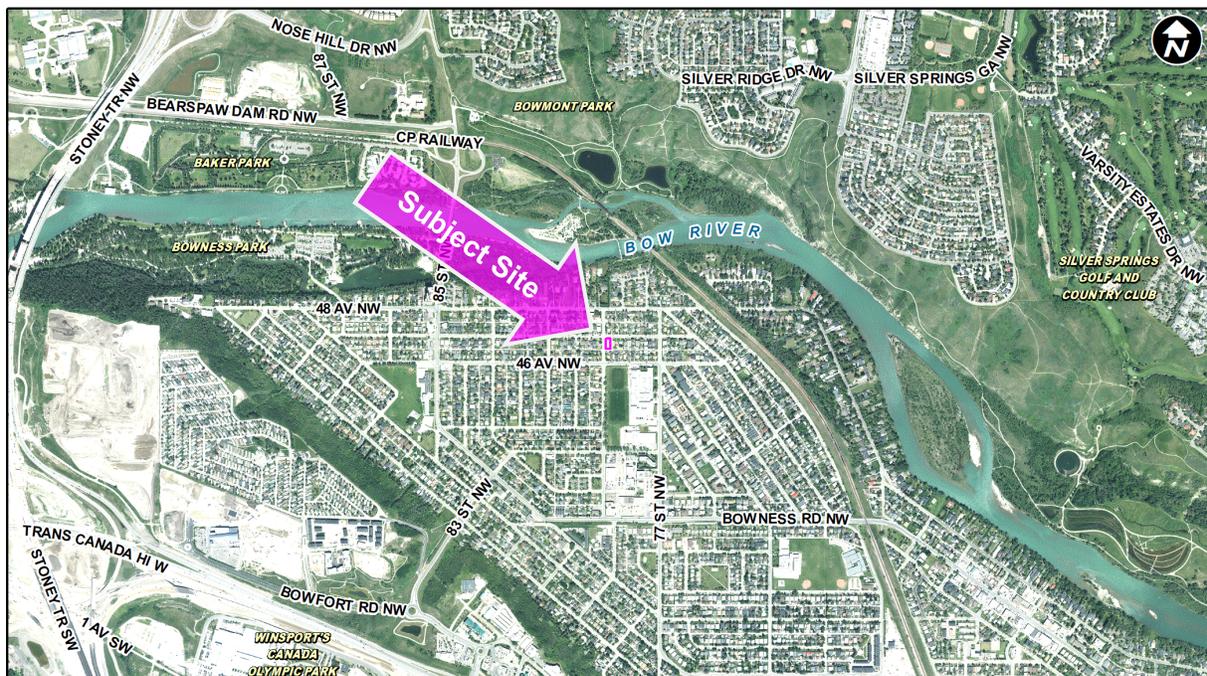
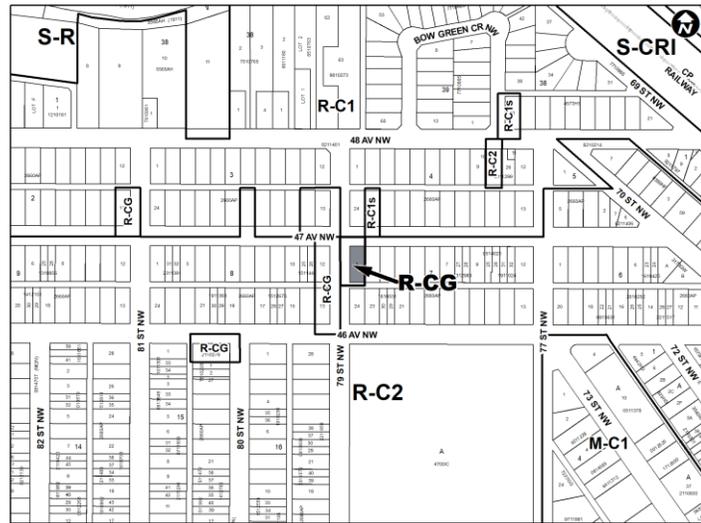
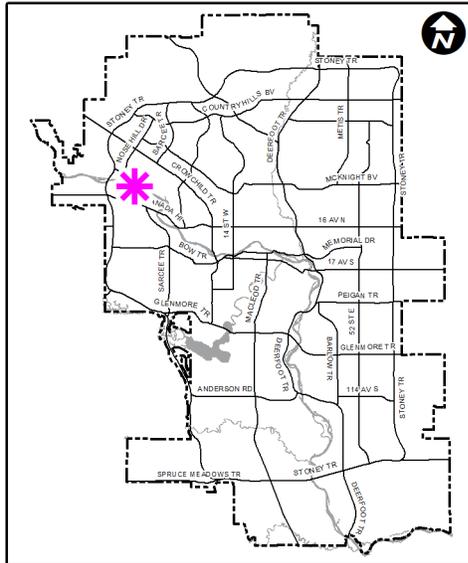
As identified below, the community of Bowness reached its peak population in 1982.

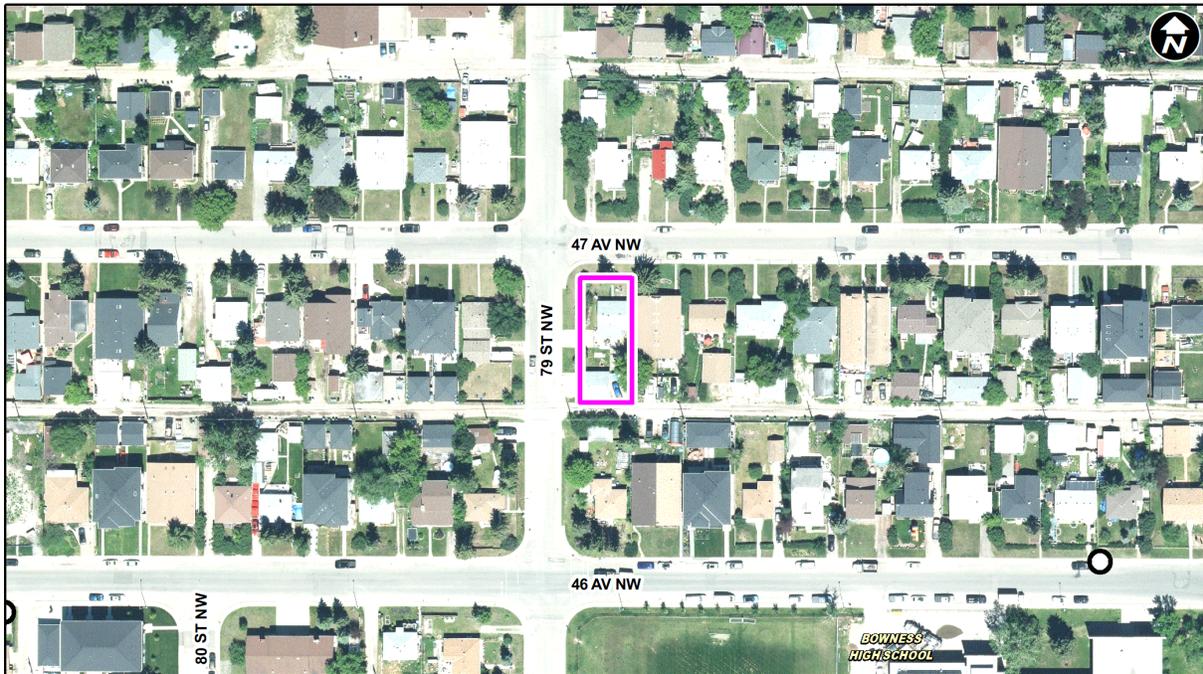
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

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-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are a permitted use within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. 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 area, this would allow for up to four dwelling units.

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

Development and Site Design

The rules of the proposed R-CG District would provide guidance for a future redevelopment of the site including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include but are not limited to:

- ensuring an engaging built interface along public frontages;
- mitigating shadowing, privacy and visual overlooking concerns; and

- locating landscaping and amenity spaces appropriately.

Transportation

An existing on-street bikeway is available on 77 Street NW and an existing pathway is available on Bowness Road NW, providing access to the Always Available for All Ages and Abilities (5A) Network within 200 metres (a two-minute bicycle ride) from the parcel.

The parcel's nearest transit stop is for Route 40 (Crowfoot Station/North Hill) available along 46 Avenue NW and is 225 metres (a four-minute walk) from the subject parcel. The nearest primary transit stop is for Route 1 (Bowness/Forest Lawn), available within 700 metres (a 12-minute walk) south of the site along Bowness Road NW.

At the time of a development permit, vehicular parking is to be situated on-site, with access from the lane.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review 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)

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 that deliver 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 alignment with the policies of the MDP.

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 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 protecting 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.