

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness on the northeast side of 33 Avenue NW. The parcel is approximately 0.08 hectares (0.19 acres) in size and is approximately 21 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and detached garage. There is lane access available along the northeast side of the site.

The subject site is currently designated Residential – Contextual One Dwelling (R-C1) District and is surrounded by single detached and semi-detached dwellings designated with the R-C1 District. A parcel one block to the north is designated as Residential – Contextual One / Two Dwelling (R-C2) District. The subject site is located approximately 700 metres (a 12-minute walk) south of Bowness Park and approximately 150 metres (a two-minute walk) southeast of George and Annie Wood Park. The Belvedere Parkway School is approximately 850 metres (a 14-minute walk) southeast from the subject site.

Community Peak Population Table

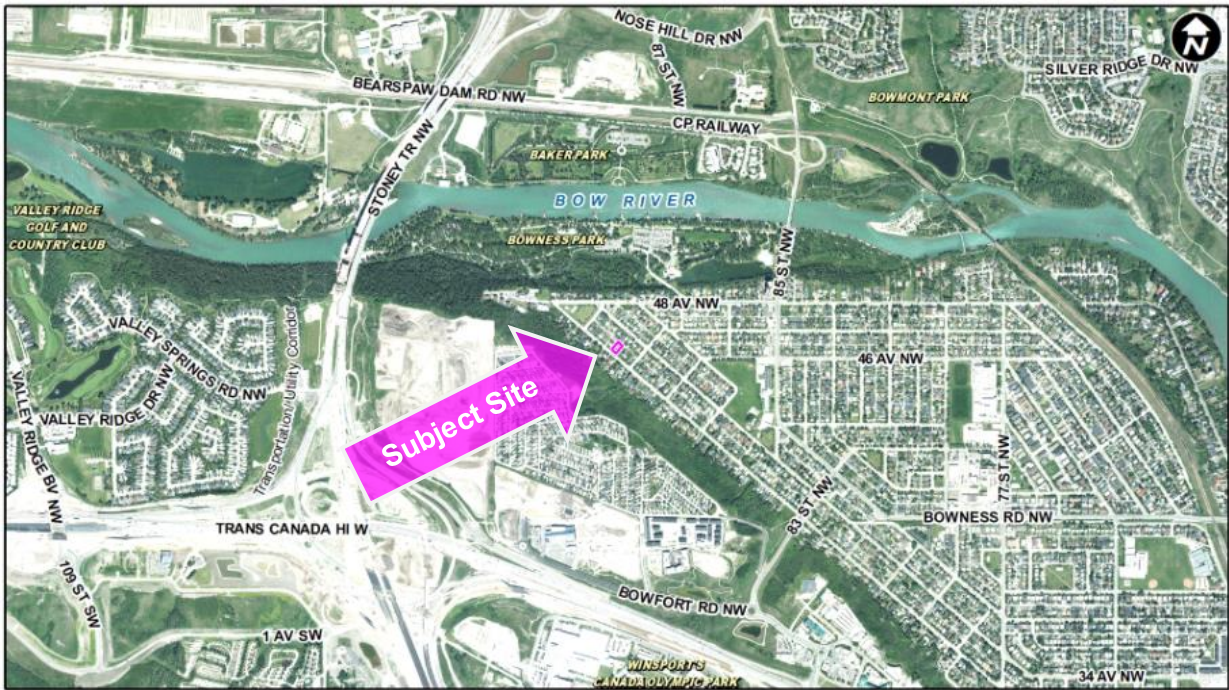
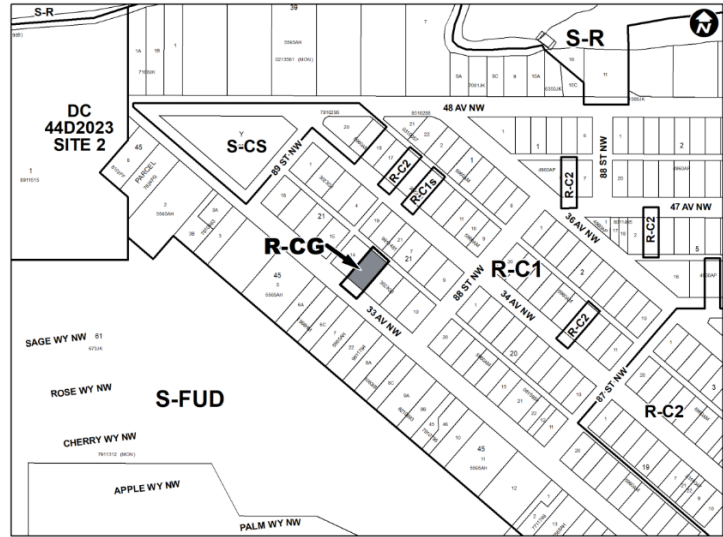
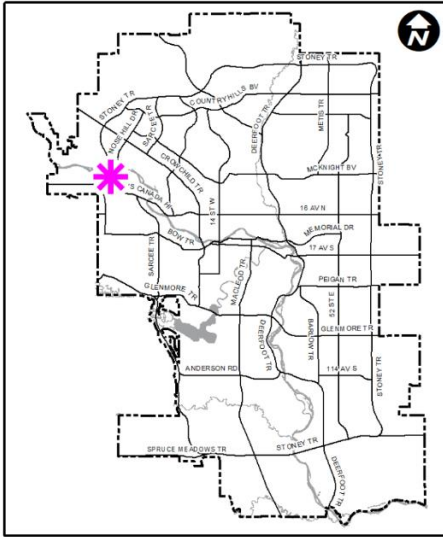
As identified below, the community of Bowness reached its peak population in 1982.

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 accommodates contextually sensitive development primarily for single detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit per parcel. Secondary suites are discretionary uses 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, 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 parcel area, this would allow up to five 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 would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- the layout and configuration of the dwelling units;
- access and parking provisions; and
- mitigating shadowing, overlooking and potential privacy concerns.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 33 Avenue NW. An existing on-street bikeway is available on 34 Avenue NW, providing access to the Always Available for All Ages and Abilities (5A) Network within 100 metres from the parcel. The subject parcel is approximately 350 metres (a four-minute walk) from the Bowness Bus Terminal NW for Route 1 (Bowness/Forest Lawn).

The R-CG District includes specific requirements to provide alternate mobility storage and secure bicycle parking for units that do not include a dedicated vehicle parking stall. At the time of a development permit, vehicular parking is to be situated on-site, with access from the lane. A Transportation Impact Assessment or parking study was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. The subject property will require a storm sewer connection at the development permit stage. All details of site servicing will be considered and reviewed as part of 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 site is located within the Developed Residential – Inner City area as identified in 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.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District allow for development forms that are low density in nature and are sensitive to the established residential development in terms of building 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 [Bowness Area Redevelopment Plan](#) (ARP) identifies the subject site as the Residential: Low Density, Conservation & Infill in 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 R-CG District is a low-density residential district, and the proposed land use amendment is in alignment with the ARP policies.