

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, at the southwest corner of 77 Street NW and 33 Avenue NW. The parcel is approximately 0.09 hectares (0.22 acres) in size and is approximately 24 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling and an attached garage accessed from 33 Avenue NW. The existing lane to the south will provide access to the site upon redevelopment.

Surrounding development is characterized primarily by single detached dwellings and semi-detached dwellings currently designated Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One/Two Dwelling (R-C2) District. A parcel designated Residential – Grade-Oriented Infill (R-CG) District exists one block south of the subject site.

Three schools are located within 800 metres (a 13-minute walk) of the site: Thomas B. Riley School, Bowcroft School, and Lady of the Assumption School. The subject site is approximately 600 metres (a 10-minute walk) from Bowness Road NW and the neighbourhood commercial centre. Several parks and green spaces are conveniently located within walking distance of the site. Mackintosh Park is approximately 500 metres (an eight-minute walk) and Bonnie Laing Park is 400 metres (a six-minute walk) both to the north.

Community Peak Population Table

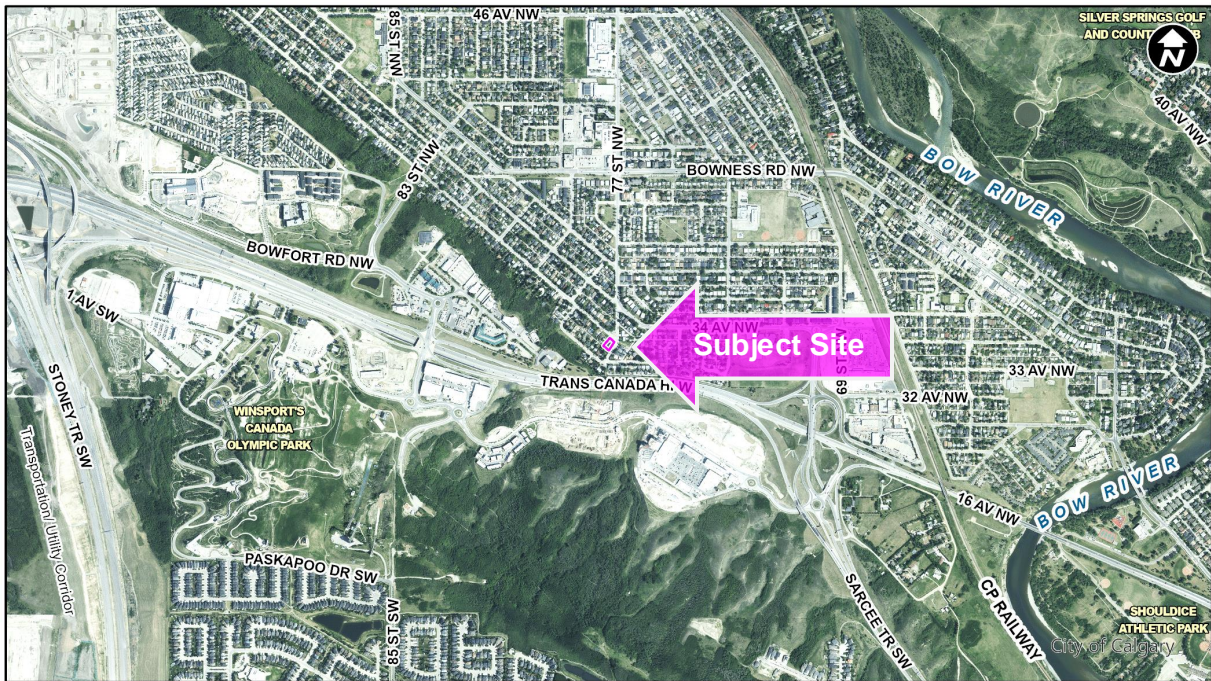
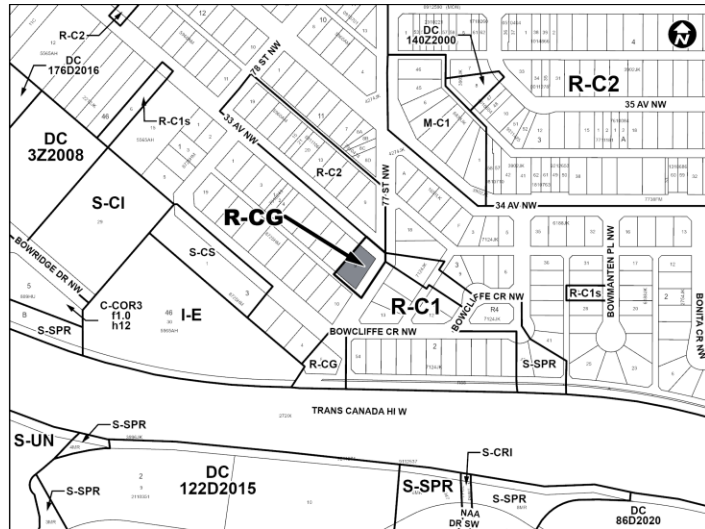
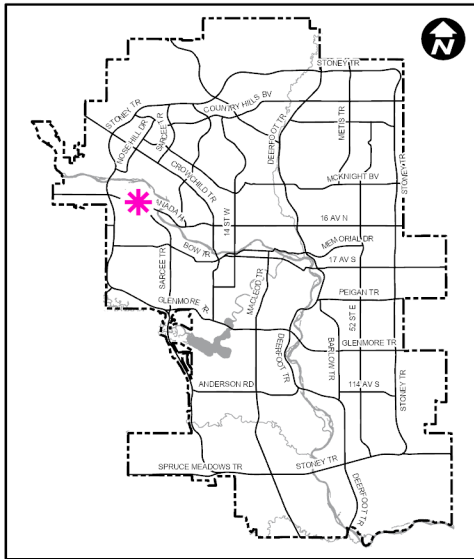
As identified below, the community of Bowness reached its peak population in 1982.

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

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels city-wide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the R-CG District. The applicant has elected to proceed with this application for a decision at the July 16 Public Hearing in advance of 21P2024 taking effect on August 6.

Planning Evaluation

Land Use

The existing R-C1 District is a low-density residential designation in developed areas that is 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 and one secondary suite.

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 parcel area, this would allow for up to six 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 specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 33 Avenue NW and 77 Street NW;
- preserving existing mature trees, where possible;
- providing quality amenity space for building residents;
- providing for a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 33 Avenue NW and 77 Street NW. The subject site benefits from cycling infrastructure, including an existing pathway on the south side of the parcel and adjacent on-street bikeway along 77 Street NW. These bikeways are part of the current Always Available for All Ages and Abilities (5A) Network.

The subject site is also well-served by Calgary Transit. Stops are located approximately 200 metres (a three-minute walk) to the north of the site on 77 Street NW, including stops for Route 40 (Crowfoot Station/North Hill). Route 40 northbound connects to the Crowfoot Centre, while the southbound route connects to Lions Park LRT station.

Current vehicular access to the site is provided from 33 Avenue NW. Direct vehicular access will only be permitted from the rear lane for future development. On-street parking is available along 33 Avenue NW and 77 Street NW.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

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 established communities to make more efficient use of existing infrastructure, public amenities, and transit. The proposal is in keeping with relevant MDP policies as the proposed R-CG District provides for a modest increase in density in a form that is sensitive to 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 are being explored and encouraged with the development permit application.

Bowness Area Redevelopment Plan (Statutory – 1995)

The subject property is located within the Residential: Low Density, Conservation & Infill area as identified on Map 2: Land Use Policy Areas of the [Bowness Area Redevelopment Plan](#) (ARP).

In accordance with the ARP (Section 6.2), the primary objective for the residential area is to ensure all existing and new residential development contributes to the enhancement of Bowness as a unique community with its own small town history and spirit. The secondary objectives include, but are not limited to:

- ensuring that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities; and
- maintaining and providing within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.

The ARP also encourages sensitive infill development and renovations that contribute to the continued renewal and vitality of the community (Policy 6.3.3). The proposed land use amendment is in keeping with the objectives and policies of the ARP.