

Background and Planning Evaluation

Background and Site Context

The subject site is comprised of two mid-block parcels located in the northwest community of Bowness on the east side of 83 Street NW, approximately 20 metres south of 46 Avenue NW. The site is approximately 0.11 hectares (0.28 acres) in size with a linear frontage of 30 metres along 83 Street NW and an approximate depth of 37 metres. The site is accessed by a rear lane and is located approximately 250 metres (a four-minute walk) from Bowness Road NW, which is designated as a Neighbourhood Main Street.

Surrounding development is characterized primarily by single detached and semi-detached dwellings. Belvedere Parkway School is approximately 300 metres (a five-minute walk) to the west, Bowness High School and Bowness Community Association is approximately 500 metres (an eight-minute walk) to the east and Bowness Park is approximately 500 metres (an eight-minute walk) to the northwest of the subject site.

Community Peak Population Table

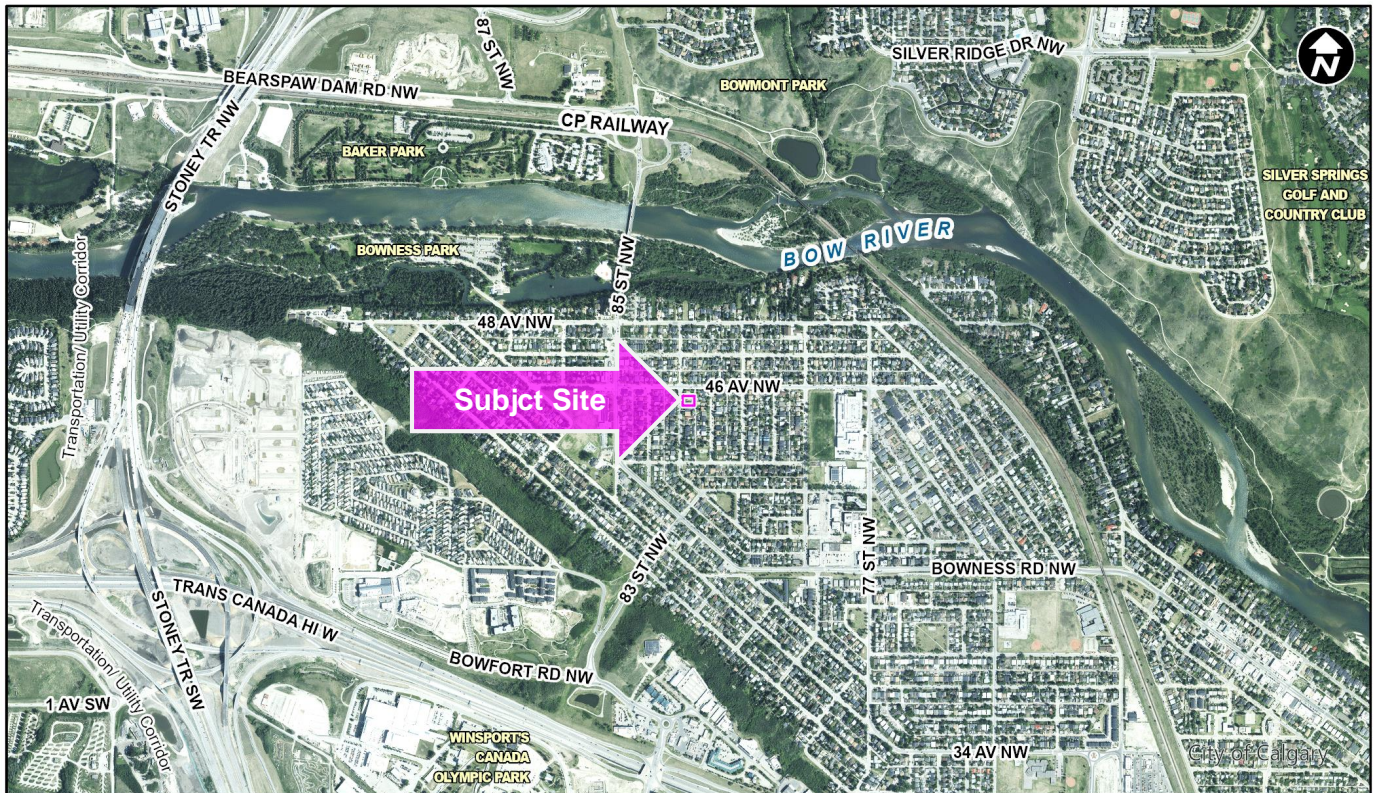
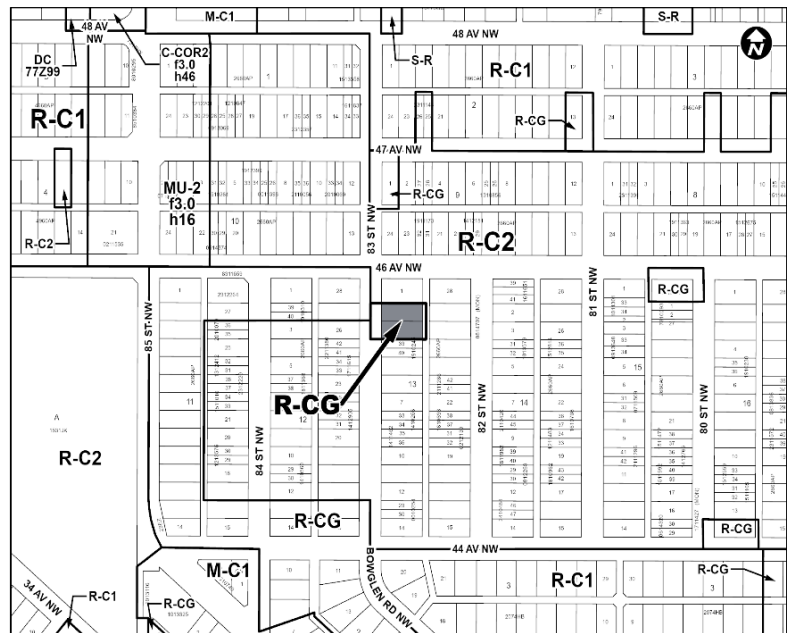
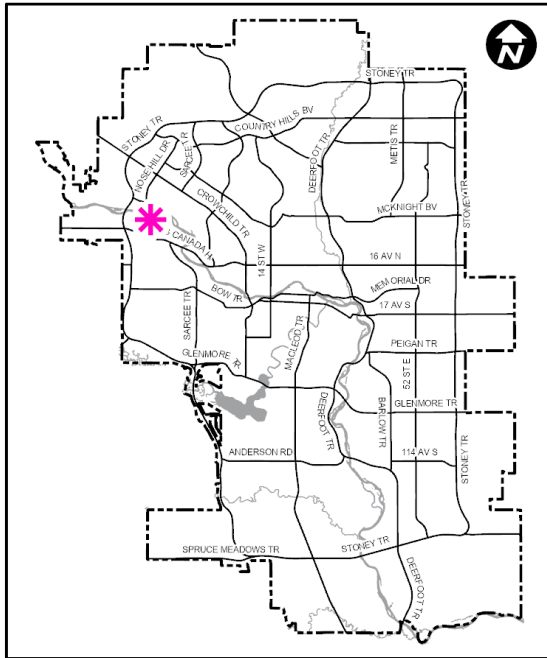
As identified below, the community of Bowness reached its peak population in 1982.

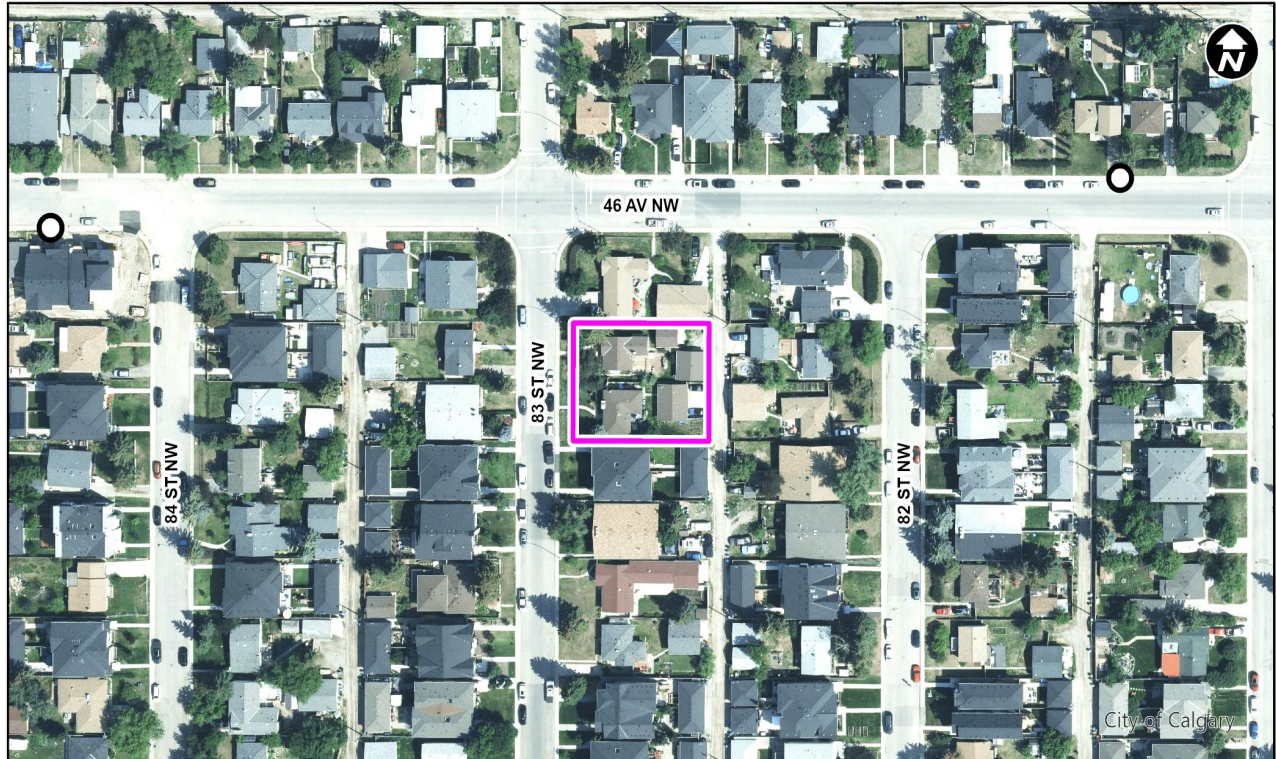
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

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

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 Residential – Grade-Oriented Infill (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 Residential – Contextual One / Two Dwelling (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 permitted uses 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 parcel area, this would allow up to eight dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are 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 midblock site, additional items that will be considered through the development permit process include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns;
- ensuring appropriate provision and design for a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers;
- the layout and configuration of dwelling units and secondary suites; and
- appropriate location of landscaping and amenity space.

Transportation

The site fronts onto 83 Street NW. Direct pedestrian access to the site is available via existing sidewalks on 83 Street NW. Direct vehicular access to the site will be from the rear lane, accessed from 46 Avenue NW. There are no existing parking restrictions in the area.

The subject site is well-served by Calgary Transit. The nearest transit stop is eastbound with Routes 40 (Crowfoot Station/North Hill), Route 723 (Bowness/Tuscany Hills) and Route 724 (Bowness/Tuscany North) located approximately 180 metres (a three-minute walk) from the parcel. High frequency Transit is located along 85 Street NW, where Route 1 (Bowness/Forest Lawn) is located approximately 230 metres (a four-minute walk) from the parcel.

A Transportation Impact Assessment was not required in support of the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer lines 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 the development permit application.

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 on Map 1: Urban Structure of 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, transit and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing the following as part of a future development permit application:

- LEED GOLD certification (Program H: Focus land use planning to prioritize zero emissions city design);
- preserve large size trees and plant new trees and shrubs (Program K: Natural infrastructure); and
- permeable pavement (Program K: Natural infrastructure).

Bowness Area Redevelopment Plan (Statutory – 1995)

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

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 the 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 alignment with the objectives and policies of the ARP.