Background and Planning Evaluation

Background and Site Context

This 0.09 hectare parcel is located in the community of Bowness, on the southwest corner of 46 Avenue NW and 70 Street NW. The surrounding area is characterized by low density development (single and semi-detached dwellings), and Multi-Residential – Contextual Low Profile (M-C1) District lands one block to the west.

This is a triangular shaped corner lot, with approximate dimensions of 35 metres long by 27 metres wide. The parcel has direct lane access to the rear of the site. The parcel is currently developed with a semi-detached building and detached garage with parking along 70 Street NW and 46 Avenue NW.

No development permit application has been submitted at this time.

Community Peak Population Table

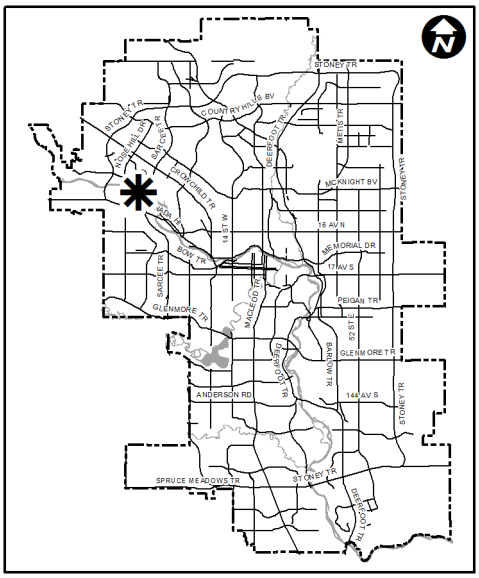
As identified below, the community of Bowness reached its peak population in 1982, and the population has dropped since then.

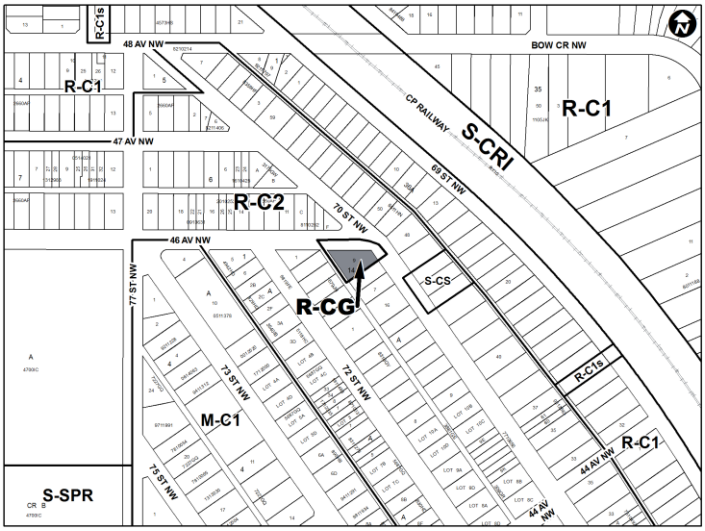
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1984
Difference in Population (Percent)	-15.1%

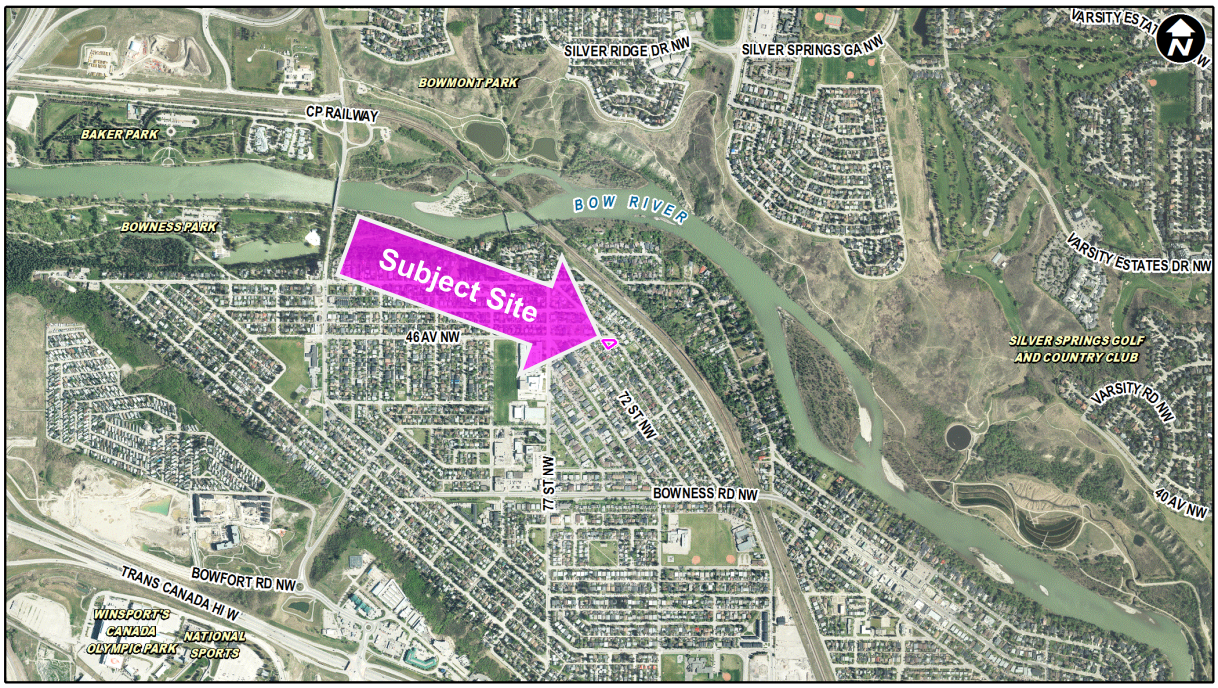
Source: *The City of Calgary 2019 Civic Census*

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 a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres (3 storeys) and a maximum of 75 dwelling units per hectare. For the subject site this means a maximum of six dwelling units in rowhouse building form where one façade of each dwelling unit must directly face a public street.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, 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 the 70 Street NW and 46 Avenue NW frontages including ensuring access for the principal dwellings meets grade oriented design definitions;
- mitigation of shadowing, overlooking, and privacy concerns to adjacent property; and

- further evaluation of any secondary suite designs to ensure they meet Land Use Bylaw requirements.

A development permit application has not been submitted at this time.

Transportation
Pedestrian and vehicular access to the site is available from 46 Avenue NW and 70 Street NW, and both sides of the roads adjacent to this site have public sidewalks.

Pedestrian and vehicular access to the site is available from 70 Street NW and 46 Avenue NW and the rear lane. The area is served by Calgary Transit. Transit Route 40 is within approximately 235 metres walking distance (2 minute walk) from the site, with service to the Downtown/Crowfoot LRT Station. On street parking adjacent to the site is not regulated by Calgary Parking Authority. The site is approximately 675 metres (10-minute walk) from the Primary Transit Network on 70 Street NW at Bowness Road with the 305 BRT.

Cycling is on street and shared with vehicles along 70 Street NW and 46 Avenue NW.

Environmental Site Considerations
There are no known outstanding environmentally related concerns associated with the proposal and/or site at this time.

Utilities and Servicing
Water, sanitary and storm deep utilities are available to the site. Development servicing requirements will be determined at the future development permit and Development Site Servicing Plan stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)
The subject parcel is located within the Residential - Developed - 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 inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the 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.

Climate Resilience Strategy (2018)
This application does not include any specific actions that address objective of the *Climate Resilience Strategy.* Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Bowness Area Redevelopment Plan (Statutory – 2020)
The *Bowness ARP* currently identifies the property as Residential: Low Density, Conservation & Infill, which encourages administration to review applications according to size and scale during the development permit phase to ensure sensitive infill development that contribute to the continued renewal and vitality of the community. Residential: Low Density, Conservation & Infill area allows for low density development including Rowhouse Buildings.