

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bowness, at the northeast corner of 80 Street NW and 44 Avenue NW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 37 metres long. The site currently consists of a single detached dwelling fronting onto 80 Street NW and a detached garage with access from 44 Avenue NW. The property is relatively flat with no distinct change in grade.

Surrounding lands are mainly designated as R-C1 and R-C2 District, developed with a mix of single and semi-detached dwellings. The Bowness High School and the Bowness Community Centre are located approximately 100 metres from the subject site.

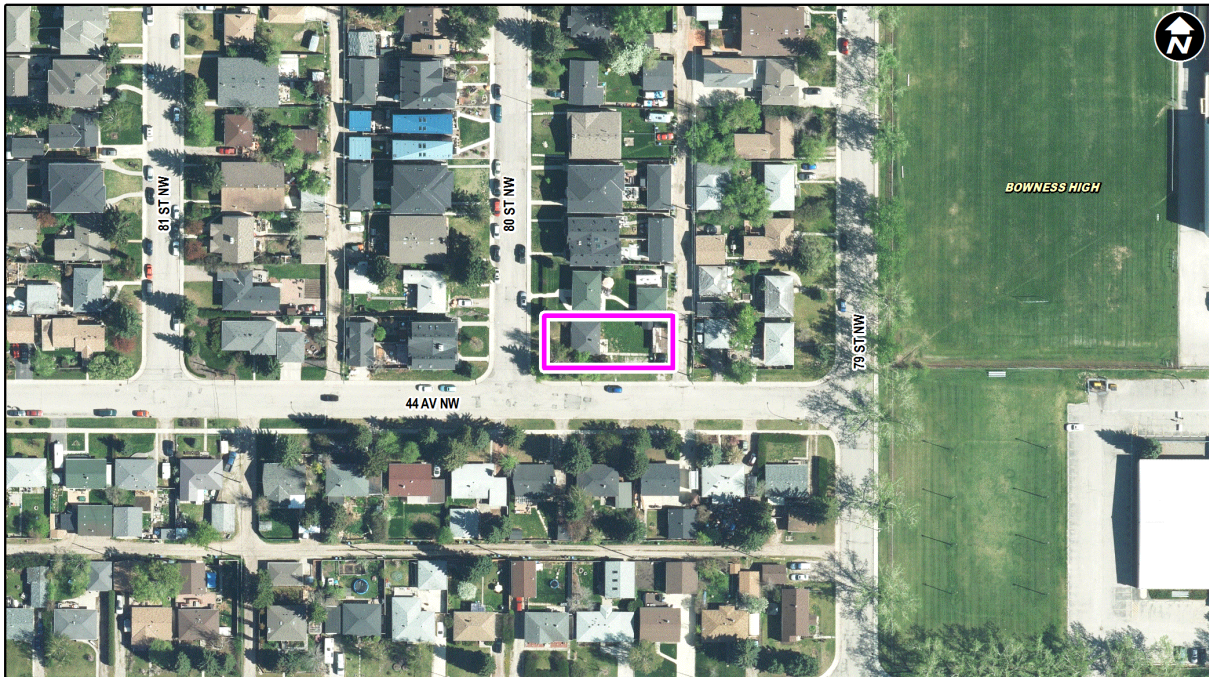
Community Peak Population Table

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)	-15.1%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bowness Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, and duplex dwellings. The District allows for a maximum building height of 10 metres and a maximum density 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 District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare, which would allow up to four dwelling units on the subject land.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and do not require motor vehicle parking stalls in the R-CG District provided the suites are equal to or less than 45 square metres in area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar mobility options.

Development and Site Design

If the land use redesignation is approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site, including number of dwelling units and suites, 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 80 Street NW and 44 Avenue NW;
- improving pedestrian connections along 44 Avenue NW by directing vehicle access to the site from the lane;
- incorporation of secondary suites and on-site parking; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 80 Street NW and 44 Avenue NW. Street parking is also available on both 80 Street NW and 44 Avenue NW.

The site is serviced by Calgary Transit with bus stops located approximately 450 metres from the subject site on Bowness Road NW. The westbound routes provide service to the bus loop near Bowness Park and to Greenwood Village (mobile home park), while the eastbound route provides service through Bowness, Montgomery, Parkdale, Kensington, and into the downtown core and access to LRT Routes.

At the time of development permit application, vehicular access is to be directed to the lane only, and the existing curb cut on 44 Avenue NW is to be closed and rehabilitated at the developer's expense. On-site motor vehicle and bicycle parking will be reviewed at the development permit stage. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing will be considered and reviewed as part of the future development permit.

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 property is located in the Residential – Developed – Inner City area as identified on Map1: Urban Structure in the [Municipal Development Plan](#) (MDP). According to Section 2.2 of the MDP, one of the City's goals is to direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

The MDP encourages growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing (Policy 2.2.5 a).

The MDP also supports development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities (Policy 2.2.5 b).

The proposed land use amendment is consistent with the MDP's neighbourhood infill and redevelopment policies, as the R-CG District provides a modest increase in density in established area that is sensitive to existing residential development.

Climate Resilience Strategy (2018)

The application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at subsequent development permit stages.

Bowness Area Redevelopment Plan (Statutory – 1995)

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

In accordance with 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 not limited to:

- ensure that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities; and
- maintain and provide 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 of the Bowness ARP.