

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bowness, on the corner of 46 Avenue NW and 79 Street NW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 36 metres long. The site consists of a single detached dwelling and a detached garage with access from 79 Street NW. The property is relatively flat with no distinct change in grade.

Surrounding lands are mainly designated as Residential – Contextual One Dwelling (R-C1) and Residential – Contextual One / Two (R-C2) Districts, developed with a mix of single and semi-detached dwellings. The Bowness High School and the Bowness Community Centre are located approximately 300 metres from the subject site.

Community Peak Population Table

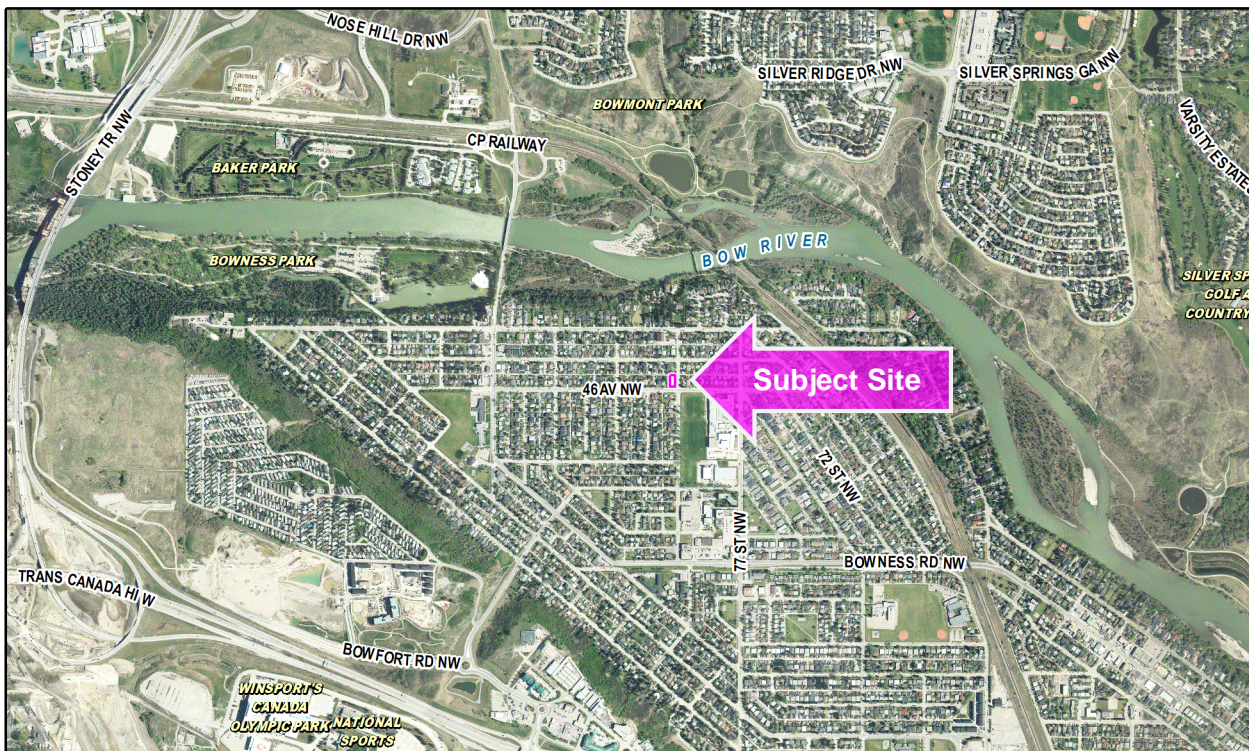
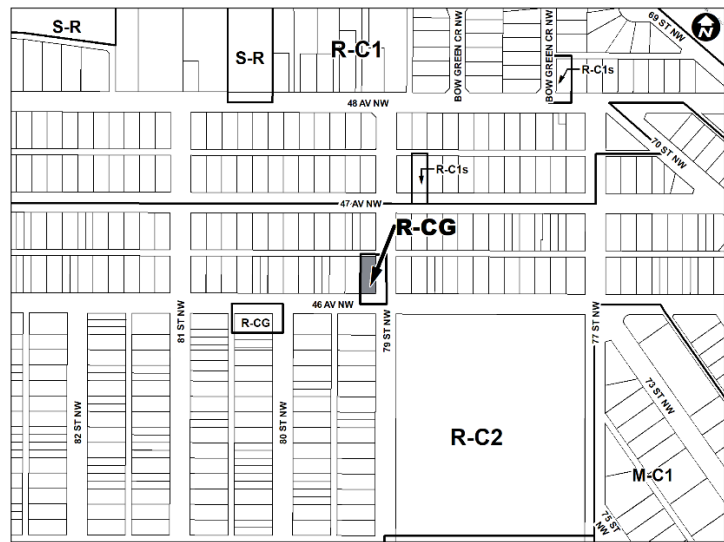
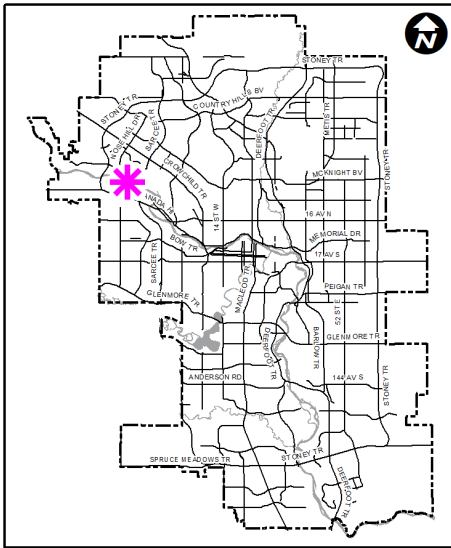
As identified below, the community of Bowness reached its peak population in 1982, and the population has since decreased.

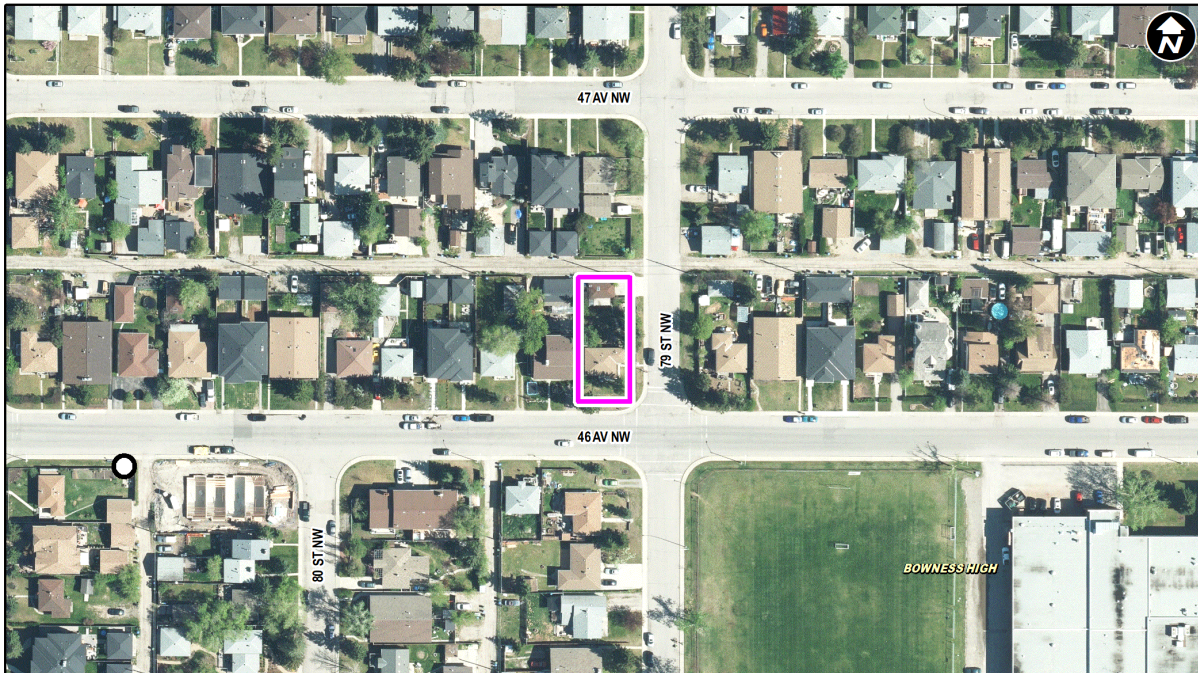
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





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, subject to the rules of the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. The intended development will consist of a Rowhouse Building with four units. Given the specific context of this corner site, additional items that were considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both street frontages; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The subject site is a corner lot with lane access. Pedestrian access to the site is available from existing sidewalks along 79 Street NW and 46 Avenue NW. A Transportation Impact Assessment was not required as part of this application.

The site is serviced by Calgary Transit with a number of bus stops located within close proximity. The nearest bus stops (Routes 1 and 53) are located approximately 625 metres from the subject site which serve the Brentwood LRT Station. Route 40 which is approximately 260 metres from the site provides service to the Crowfoot LRT Station.

At the time of development, the existing curb cut on 79 Street NW is to be closed and rehabilitated at the developer's expense.

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 was considered and reviewed as part of the 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 promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2020)

The subject property is located in the Residential – Developed – Inner City area as identified on Map 1: 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*](#).

Bowness Area Redevelopment Plan (Statutory – 1995)

The subject property falls within the [*Bowness Area Redevelopment Plan \(ARP\)*](#) and is identified as 'Residential: Low Density, Conservation & Infill' area 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*.