

Background and Planning Evaluation

Background and Site Context

The subject sites are located within the northwest community of Bowness, along Bowwood Drive NW adjacent to 63 Street NW and 61 Street NW. Both sites are half a block off Bowness Road NW and are within the Bowness Neighbourhood Main Street.

Site 1 (6336 Bowwood Drive NW) is currently vacant and site 2 (6204 and 6208 Bowwood Drive NW) contains two single-family houses. Each site is approximately 0.12 hectares in size for a total area of 0.23 hectares. The surrounding context includes commercial uses along Bowness Road NW, Fire Station No. 15, a seniors residence, a three-storey apartment building, and the Bowness Seniors Centre and park space. Surrounding land use districts include Mixed Use – Active Frontage (MU-2) District, M-C1 District, R-CG District, Special Purpose – Community Institution (S-CI) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Recreation (S-R) District.

Community Peak Population Table

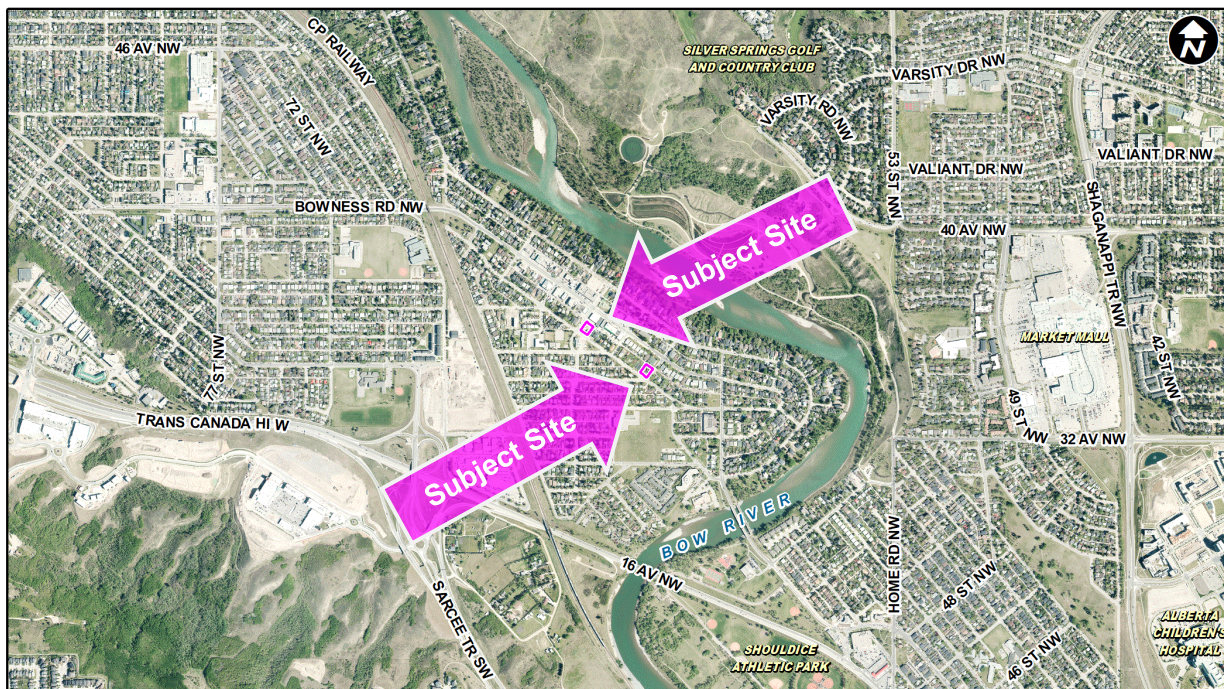
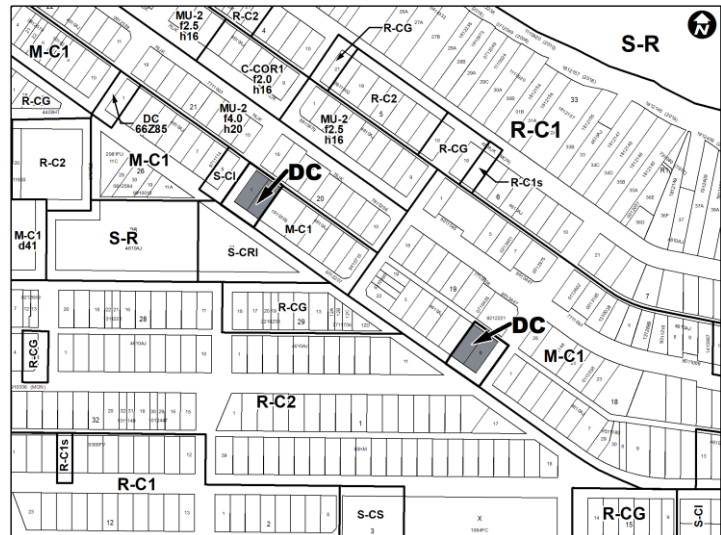
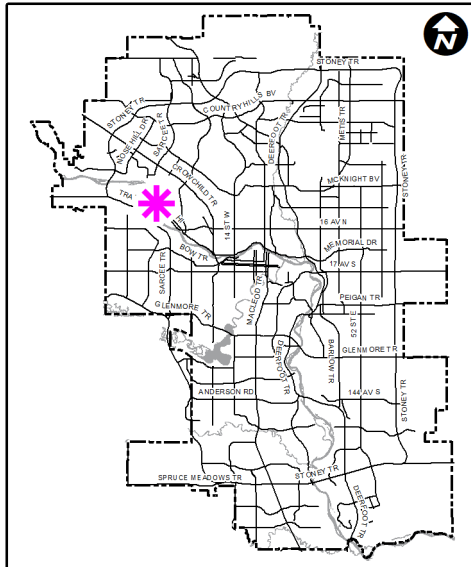
As identified below, the community of Bowness reached its peak population in 1982.

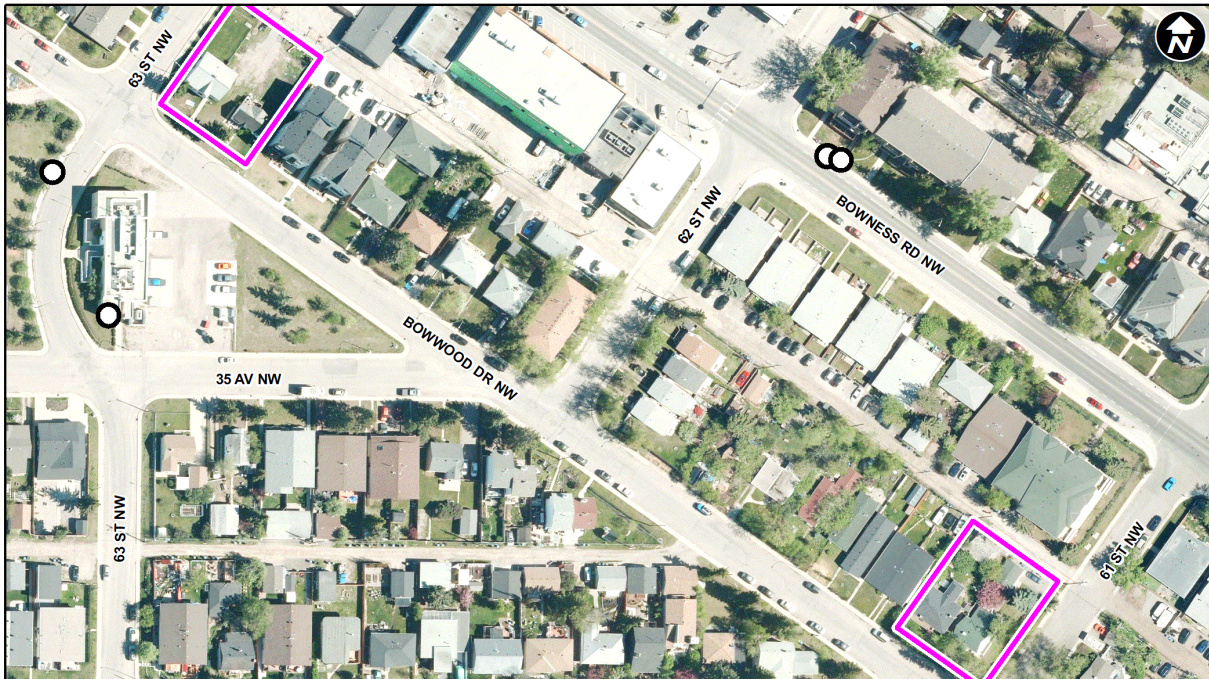
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	15.11%

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

None.

Planning Evaluation

Land Use

The subject parcels are currently designated M-C1 District which is intended to accommodate multi-residential development in a variety of forms with low height and medium density in the developed area. Within this current designation, each subject site could accommodate 17 units (at a maximum density of 148 units per hectare) with a maximum height of 14.0 metres. Secondary suites would only be permitted in single detached or semi-detached dwellings.

The proposed DC District would provide the opportunity for site development in the form of grade-oriented Dwelling Units with the added use of Basement Secondary Suites. At a maximum density of 75 units per hectare, each site could accommodate up to eight Dwelling Units. According to the rules of the proposed DC District, Basement Secondary Suites are not counted towards the allowable density. The maximum building height would be 13.0 metres, a slight increase from the base district's height maximum of 11.0 metres. This height increase is one metre less than the current M-C1 district and provides flexibility for potential future flood mitigation measure.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, the application for a DC District has been reviewed by Administration, and the use of a DC District is necessary to provide for the applicant's proposed development due to innovative ideas. The DC District maintains the base R-CG District but allows for the applicant's intended two buildings of four Dwelling Units each, where one building would front the street with the second building behind. In addition, the Basement Secondary Suite includes the parking reduction rules of secondary suites in the

R-CG District. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

To ensure the success of the development and accommodate the proposed building configuration on the parcel, the requirements for building depth and building setback areas have been modified in this DC District from the base district. However, parcel coverage have been maintained to align with the R-CG District.

The proposed DC District includes a rule that that allows the Development Authority to relax Sections 8 and 10 through 17 of the DC District Bylaw. Any relaxations granted will still need to meet the test for relaxation included in Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can be relaxed in the same way they would be in the standard base district.

Development and Site Design

If this application is approved by Council, the rules of the proposed DC District will guide future development of the site, including appropriate uses, building massing, height, materials, landscaping and parking.

Additional items that will be considered through the review of future development permits include, but are not limited to:

- location and specifics of waste and recycling storage and collection; and
- location, size and configuration of amenity spaces.

Transportation

Pedestrian access to the site is from the existing sidewalks along Bowwood Drive NW, 61 Street NW, and 63 Street NW. The site is well served by cycling Infrastructure with on-street designated bike lane on Bowness Road NW to the north. The area is well served by Calgary Transit as the subject site is located within 100 metres of Bowness Road NW where stops for Route 1 (Bowness/Forest Lawn) and Route 305 (BRT Bowness/City Centre) provide frequent bus service. Vehicular access to each site is from the existing rear lane.

A Transportation Impact Assessment was not required for this proposal. A Parking Study for this development was submitted, reviewed and accepted by Administration.

Environmental Site Considerations

There are no known environmental concerns associated with the sites.

Utilities and Servicing

Water, storm and sanitary mains are available to service the subject sites. Details of site servicing and stormwater management will be considered and reviewed as part of the development permit application process.

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.

Growth Plan (2022)

The 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 means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The application is within the Residential – Developed - Inner City area as identified on Map 1 of the [Municipal Development Plan](#) (MDP). The relevant MDP policies encourage infill redevelopment and modest intensification of inner-city communities to optimize use of existing infrastructure, public amenities and transit, while delivering small and incremental benefits to climate resilience.

Intensification policies in the MDP support grade-oriented housing in developed residential areas but also encourage a range of densities and building forms that provide varied housing options for a diverse population. Policies also support enhancing and respecting the character of existing neighbourhoods, which in this case is achieved through the proposed grade-oriented built form and pedestrian-friendly streetscape.

Climate Resilience Strategy (2018)

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 resilience strategies will be explored and encouraged at subsequent development approval stages.

Bowness Area Redevelopment Plan (2019)

Both subject sites within the proposed application are identified on Map 2 of the [Bowness Area Redevelopment Plan](#) (ARP) as “Neighbourhood Low-Rise”. According to the *Developed Area Guidebook*, “Neighbourhood Low-Rise” encourages a mix of housing types including but not limited to low-rise multi-residential buildings, secondary and backyard suites, stacked townhouses, townhouses, live-work units, semi-detached dwellings, duplexes, and rowhouses between three to four storeys in height. The proposed Dwelling Units within a rowhouse-type form fits within this “Neighbourhood Low-Rise” definition and the intent of the Bowness ARP. In addition, the ARP's residential land use objectives identify that all new developments provide an attractive residential environment and provide a variety of housing types capable of accommodating different age groups. The proposed development would allow for grade-oriented housing, contributing to the neighbourhood streetscape and providing compatible and contextually sensitive infill development within Bowness.