

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, located along Bowcliffe Crescent NW at the corner of a crescent bulb. The parcel is directly south of 77 Street SW and is abutted by a lane to the east. The site, which is a pie-shaped lot, has an area of approximately 0.09 hectares (0.21 acres) and has approximately 27 metres of frontage along the street. The site is currently developed with a semi-detached dwelling and has a single driveway which is accessed from the adjacent lane. The site also has a considerable change in grade from the highest point at the back of the property to the lowest point at the front along the street.

The surrounding lands are developed with a mix of single and semi-detached homes. A multi-use pathway is located behind the parcel, as is the Trans Canada Highway. The site also abuts the property of the Sentinel Storage – Calgary West at the rear of the parcel, which is designated as Industrial – Edge (I-E) District.

Community Peak Population Table

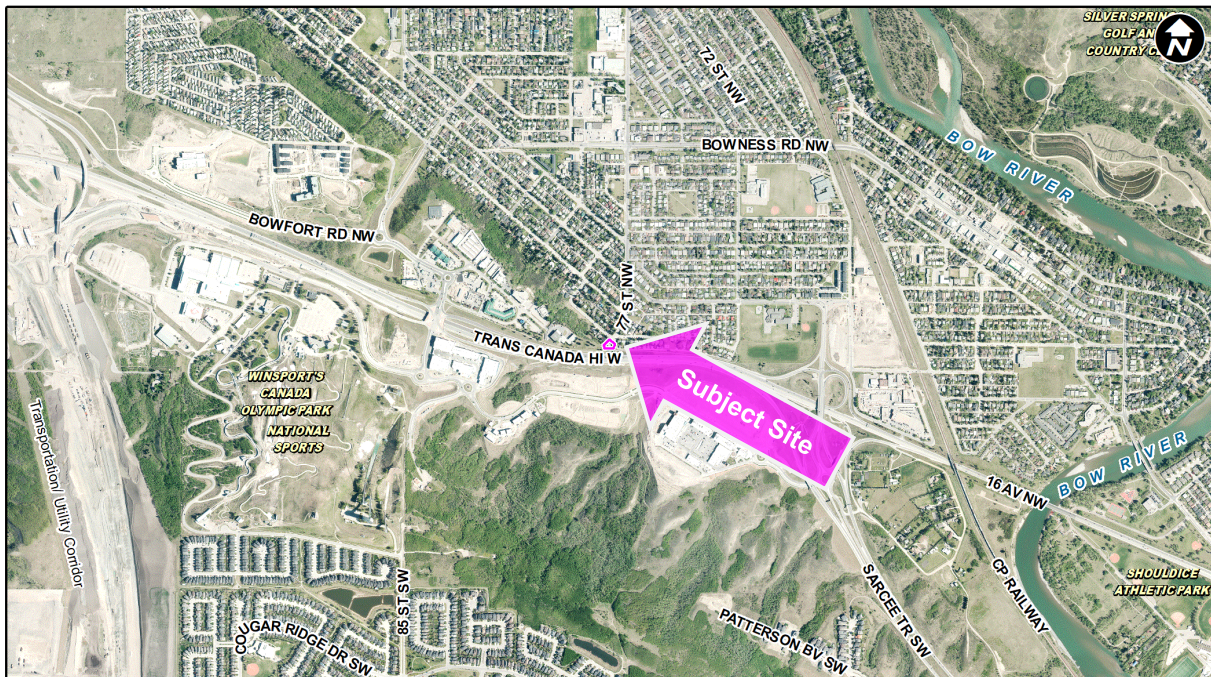
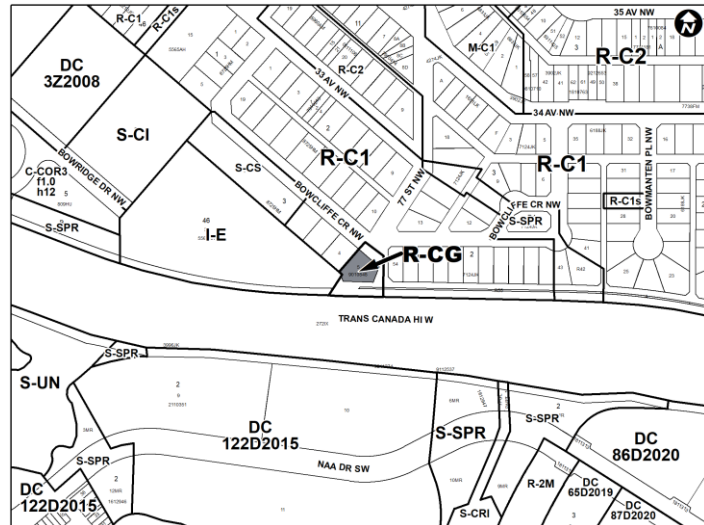
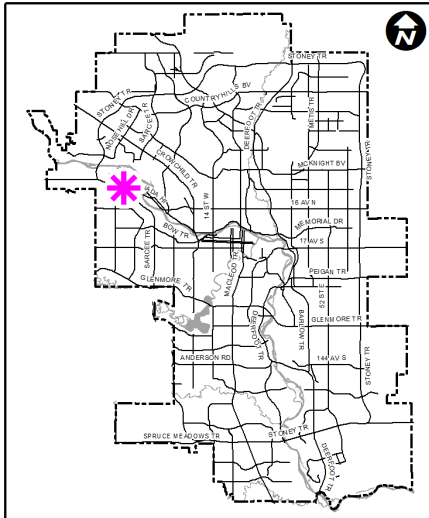
As identified below, the community of Bowness reached its peak population in 1982, and the population has decreased by 15 percent since then.

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%

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-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings and secondary suites in the developed area. The maximum height is 10 metres and the maximum number of residential units is one dwelling. The current semi-detached dwelling on the property was built in 1949 and therefore is a legal-non-conforming use as it predates current land use rules.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The District allows for a maximum building height of 11 metres (three storeys) and a maximum density of 75 units per hectare, which would enable up to six dwelling units on the subject parcel.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also 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

If this application is 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.

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 the street frontage; and
- mitigating overlooking and privacy concerns.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along Bowcliffe Crescent NW. An existing multi-use pathway on the south side of the parcel provides connectivity to all active modes. The subject site is well-served by cycling infrastructure, which is nearby to the Bowness Road NW bicycle lanes.

The subject site is well-served by Calgary Transit. Bus stops routes #1, #53 and #305 (Bowness BRT) are located approximately 750 metres away (approximate 13-minute walk) on Bowness Road NW, which is part of the Primary Transit Network. A bus stop for Route #40 is located approximately 300 metres away (approximate 6-minute walk) on 34 Avenue NW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm mains 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 a development permit application.

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 promoting efficient use of land and 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 established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development 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.

Calgary Climate Strategy (2022)

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

Bowness Area Redevelopment Plan (Statutory – 1995)

The subject parcel is located within the Residential: Low Density, Conservation & Infill area of Map 2: Land Use Policy Areas in the [Bowness Area Redevelopment Plan](#) (ARP). The ARP speaks to protecting the existing residential character and supporting sensitive infill development. The proposed land use amendment is in alignment with the applicable policies of the ARP.