

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Bowness, midblock on the south side of Bow Crescent NW between 65 Street and 66 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 38 metres deep. The site is currently developed with a single detached dwelling accessed from Bow Crescent NW.

Surrounding development to the north, west and east is characterized primarily by single detached dwellings on parcels designated as Residential – Contextual One Dwelling (R-C1) District. The parcels to the south are designated as Multi-Residential – Contextual Medium Profile (M-C2) District and front onto Bowness Road NW.

The site is approximately 156 metres (a two-minute walk) to Bowness Road NW. This road is identified as a Main Street in the *Bowness Area Redevelopment Plan* (ARP), which will provide for a mix of residential, employment and retail uses. Bowness Road NW is also categorized as an arterial street in the *Municipal Development Plan* (MDP) Map 3 – Road and Street Network, which provides direct connections between multiple communities and various local or regional destinations. There are two adjacent bus stops on Bowness Road NW, approximately 200 metres (a three-minute walk) from the site. The site is within walking distance, approximately 600 metres (a ten-minute walk) from Thomas B. Riley Junior High School (grades seven to nine). Bowcroft School (grades K-6) is approximately 900 metres (a fifteen-minute walk) from the site. The on-street biking lane in front of the site on Bow Crescent NW and the regional pathways on the arterial road provide convenient access to a variety of amenities and public open space.

## Community Peak Population Table

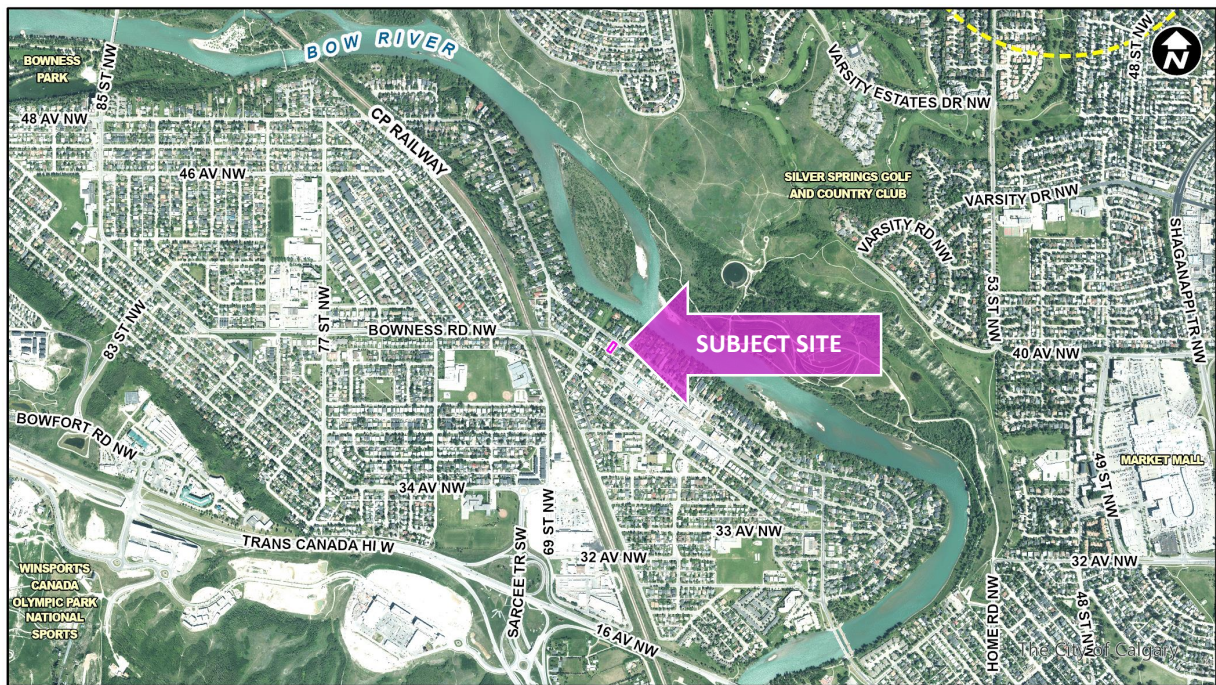
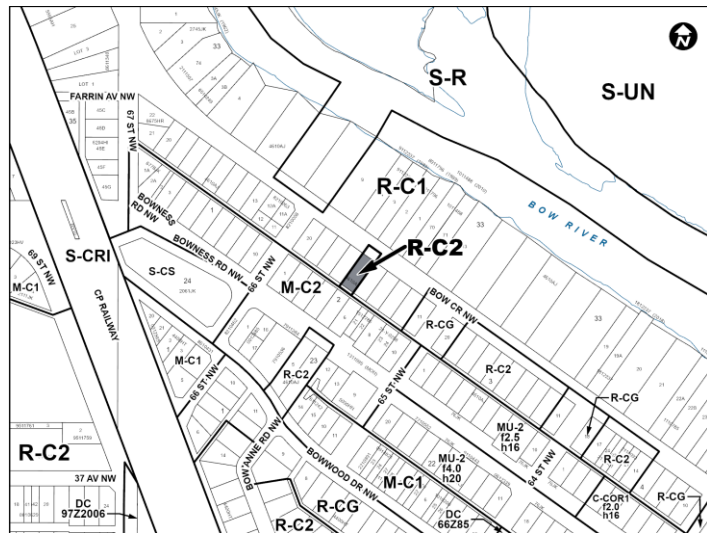
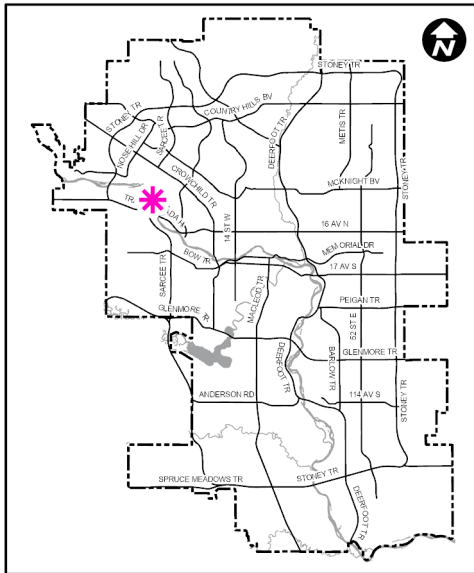
As identified below, the community of Bowness reached its peak population in 1982.

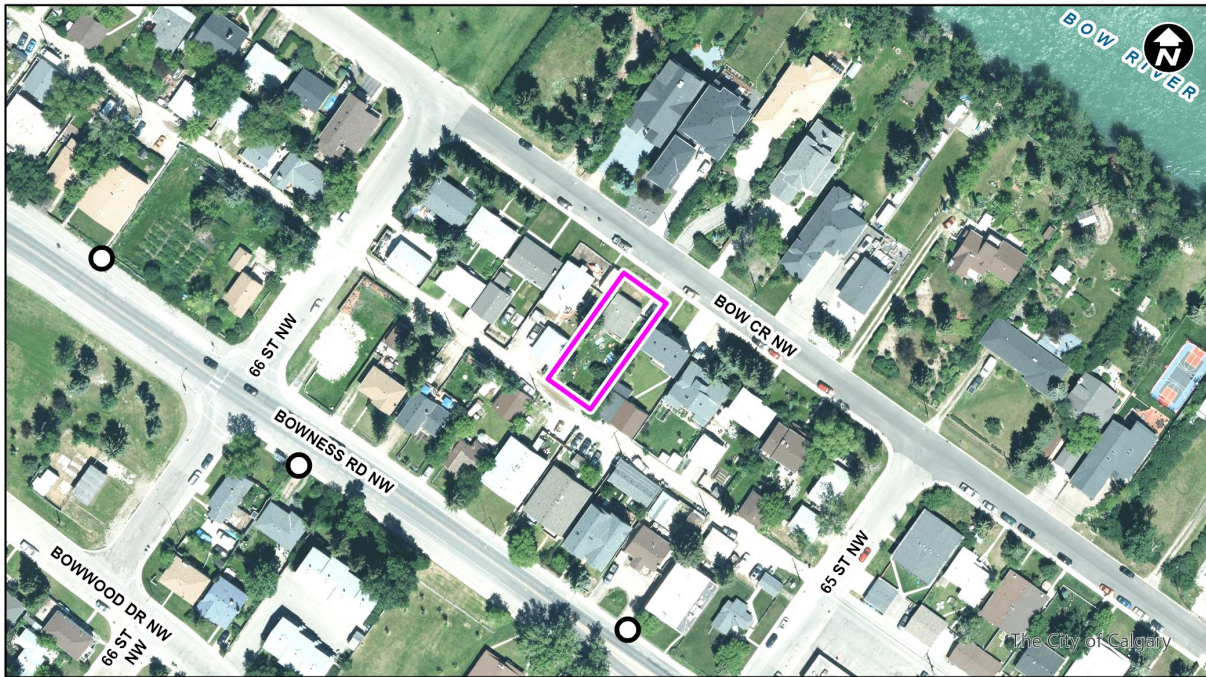
<b>Bowness</b>	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

Source: *The City of Calgary 2023 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 Residential – Contextual One Dwelling (R-C1) District is primarily for single detached dwellings in the developed area and may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. The minimum parcel width is 12 metres.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District allows for low density housing forms such as single-detached, semi-detached, duplex dwellings and may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. Based on the parcel width requirement, the subject site could accommodate either two single detached dwellings through a subdivision or one semi-detached or one duplex dwelling.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-C2 District and do not count towards allowable density.

### Development and Site Design

The rules of the proposed R-C2 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of the site, additional items that to be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along Bow Crescent NW; and
- Mitigating shadowing, overlooking and privacy concerns

### **Transportation**

Pedestrian access to the site is available from the existing sidewalk along Bow Crescent NW, classified as a residential street. The site is south of the existing on-street bike lane on Bow Crescent NW and 156 metres (a two-minute walk) north of the existing on-street bike lane on Bowness Road NW. An on-street bike lane is also available on 65 Street NW approximately 90 metres (a one-minute walk) east of the site.

The subject site is well served by public transit and is within 200 metres (a three-minute walk) from bus stops serving westbound and eastbound Route 53 (Brentwood Station/Greenwood).

Direct vehicular access to the site is anticipated from the lane. The existing curb cut on Bow Crescent NW is anticipated to be closed and rehabilitated at the time of redevelopment. The subject site is not part of the residential parking program (RPP), and on-street parking is currently unrestricted within the immediate area.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water main and sanitary deep utilities are available to this site. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan stage.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns 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)**

Administration's 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 Developed Residential - 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 and delivers small and incremental benefits to climate resilience. The proposed land use amendment is in alignment with the MDP policies.

**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 on the site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Bowness Area Redevelopment Plan (Statutory – 1995)**

The [Bowness Area Redevelopment Plan](#) (ARP) identifies the subject site as being part of the Residential: Low Density, Conservation & Infill area (Map 2: Land Use Policy Areas). This classification is intended to allow for compatible redevelopment with the intention of maintaining stability in the community and to protect the existing residential character. New developments should be compatible with the scale and form of existing and adjacent homes. The proposed land use amendment is in alignment with the ARP policies.