

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Bowness at the southwest corner of 36 Avenue NW and 78 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 37 metres deep by 15 metres wide. It is currently developed with a single detached dwelling with a detached garage. While the site has a lane, vehicle access is currently provided from 36 Avenue NW.

Surrounding development is characterized primarily by single detached dwellings, with semi-detached dwellings and multi-residential development predominantly to the east of site across 77 Street NW.

Thomas B. Riley School, Bowcroft School, and Our Lady of the Assumption School are 600 metres (a 10-minute walk) to the east of the site. Beaupre Park is approximately 160 metres (a three-minute walk) to the north of the site. The subject site is also 260 metres (a five-minute walk) away from Mackintosh Park. A neighbourhood commercial centre, Bowness Community Association, and the Bowness High School are also within 700 metres (a 12-minute walk) to the north of the site.

## Community Peak Population Table

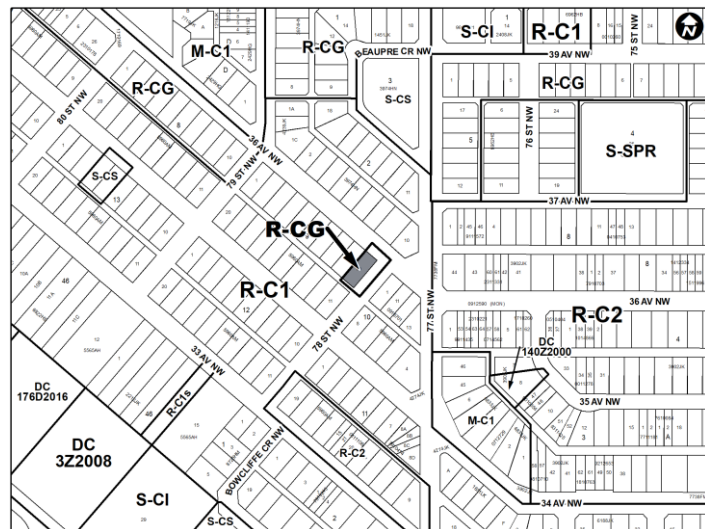
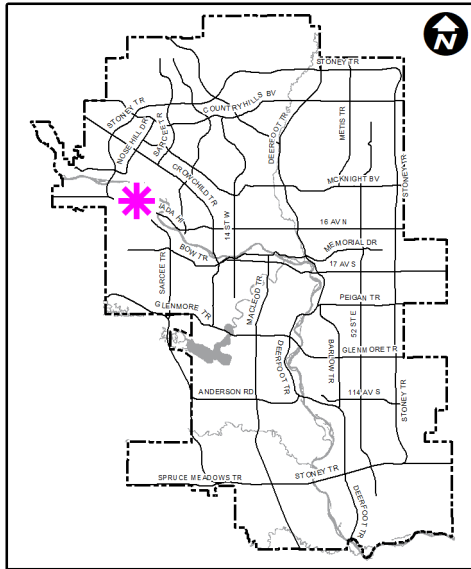
As identified below, the community of Bowness reached its peak population in 1982.

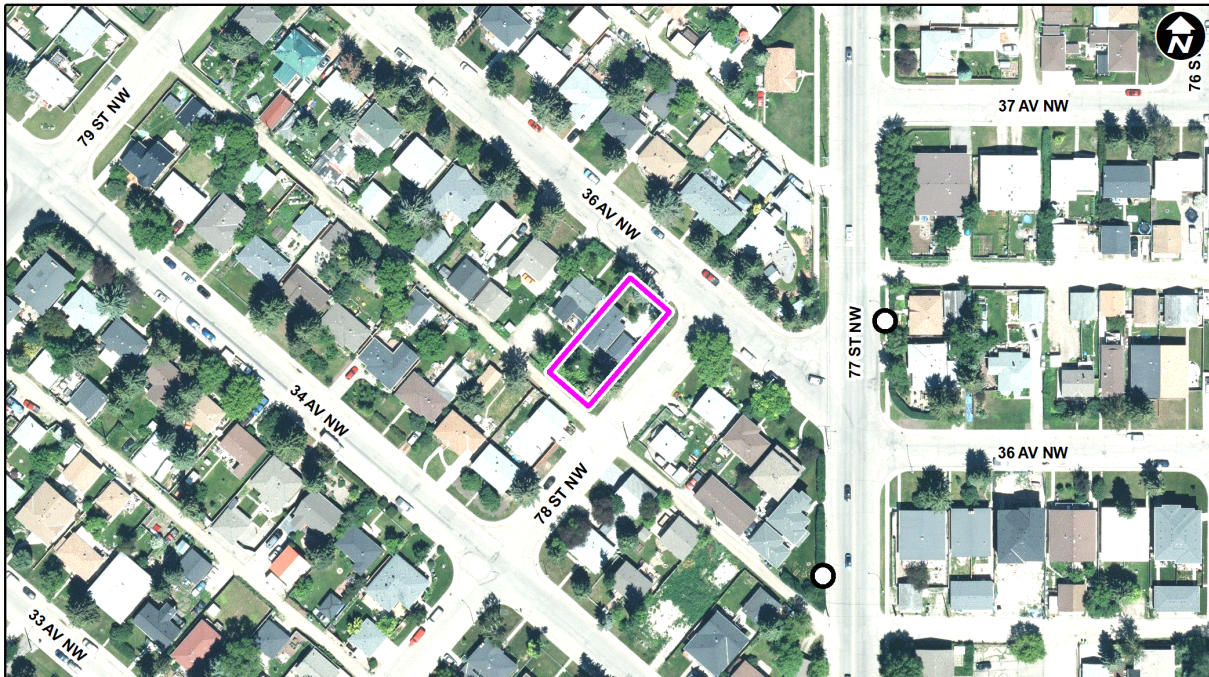
<b>Bowness</b>	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

Source: *The City of Calgary 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 Residential – Contextual One Dwelling (R-C1) District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one main residential building on a parcel. Secondary suites are permitted uses within the R-C1 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

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 secondary suite.

### Development and Site Design

The rules of the proposed R-CG 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 this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- fitting the building form and height into the surrounding context;
- providing an engaging built interface along 36 Avenue NW and 78 Street NW;
- preserving existing mature trees, where possible;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels; and
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers.

### **Transportation**

The site is well-served by transit, with stops for Route 40 (Crowfoot Station/North Hill) within 60 metres (a one-minute walk) from the site on 77 Street NW. Stops for Route 1 (Bowness/Forest Lawn) and Route 53 (Brentwood Station/Greenwood) are 320 metres (a six-minute walk) north of the site along Bowness Road NW.

Pedestrian access to the site is available via the existing sidewalks on 36 Avenue NW and 78 Street NW. Street parking is available and unrestricted along both roads.

While the existing garage is accessed currently from 36 Avenue SW. Future development on the site will be required to close the existing street access and provide new access from the lane.

Two existing Always Available for All Ages and Abilities (5A) Network on-street bikeways are available along 77 Street NW to the east of the site and 34 Avenue NW to the south of the site.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

All necessary services, including water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit 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 site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of 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 applicable policies of the MDP.

### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing the following as part of a future development permit application:

- electric vehicle charging stations in the garage;
- solar panels wherever they can be applied;
- appropriate HVAC and water heating systems; and
- other energy reduction measures such as high-efficiency furnaces and insulation.

This supports Program Pathway D: Renewable energy, Program Pathway E: Support a clean provincial energy supply, and Program F: Zero emissions vehicles of the Climate 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 Areas.

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 are not limited to:

- ensuring that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities; and
- maintaining and providing 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 and policies of the Bowness ARP.