

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness at the at the northwest corner of 46 Avenue NW and 81 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling and is serviced by a rear lane.

Surrounding development is characterized primarily by single detached and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. There are several parcels in the area, including one to the southeast across 46 Avenue SW, that are designated as Residential – Grade-Oriented Infill (R-CG) District. Bowlen Park is approximately 400 metres (a seven-minute walk) east of the site. The subject site is also 500 metres (an eight-minute walk) from Bowness High School.

Community Peak Population Table

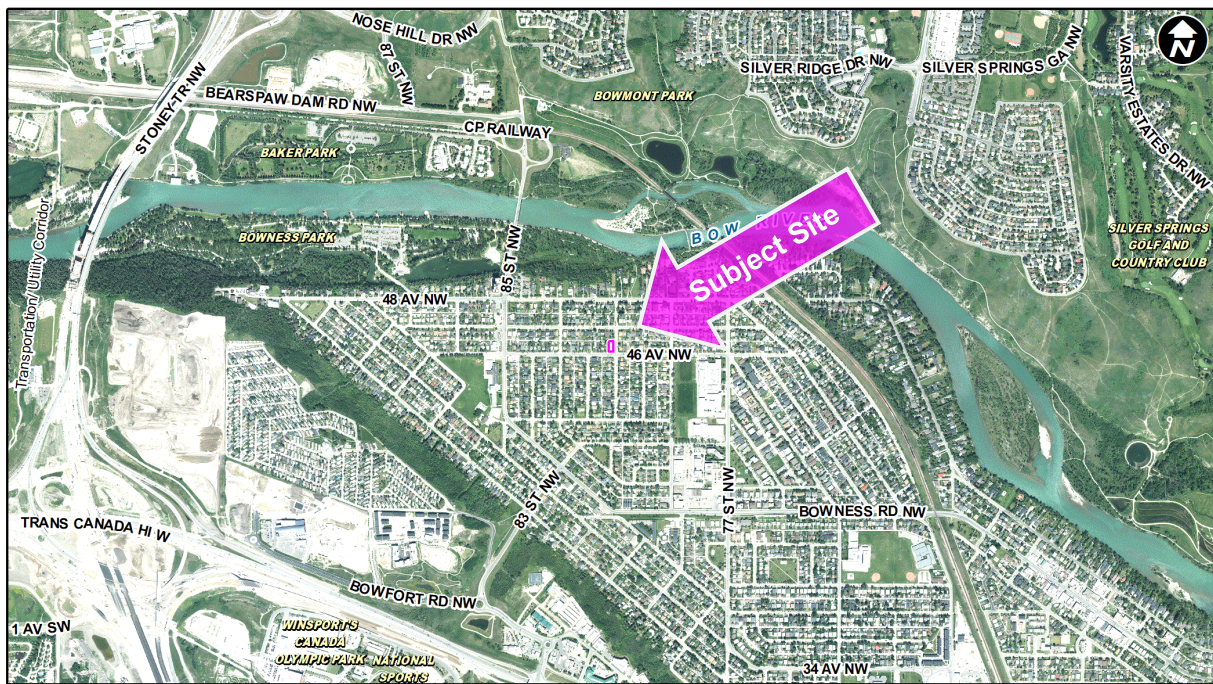
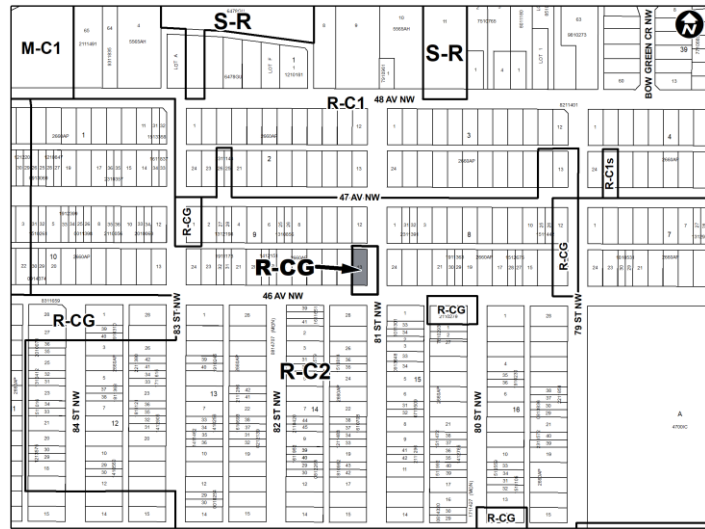
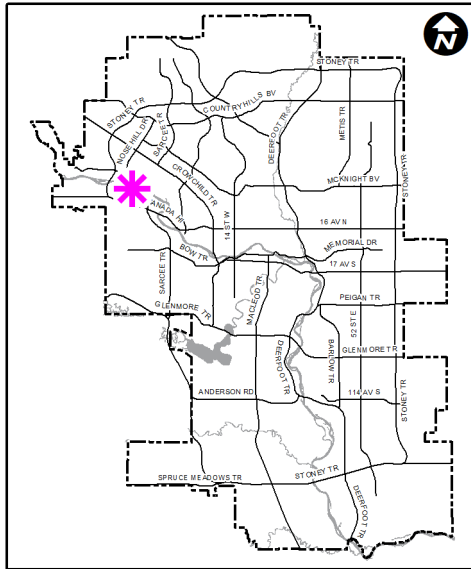
As identified below, the community of Bowness reached its peak population in 1982.

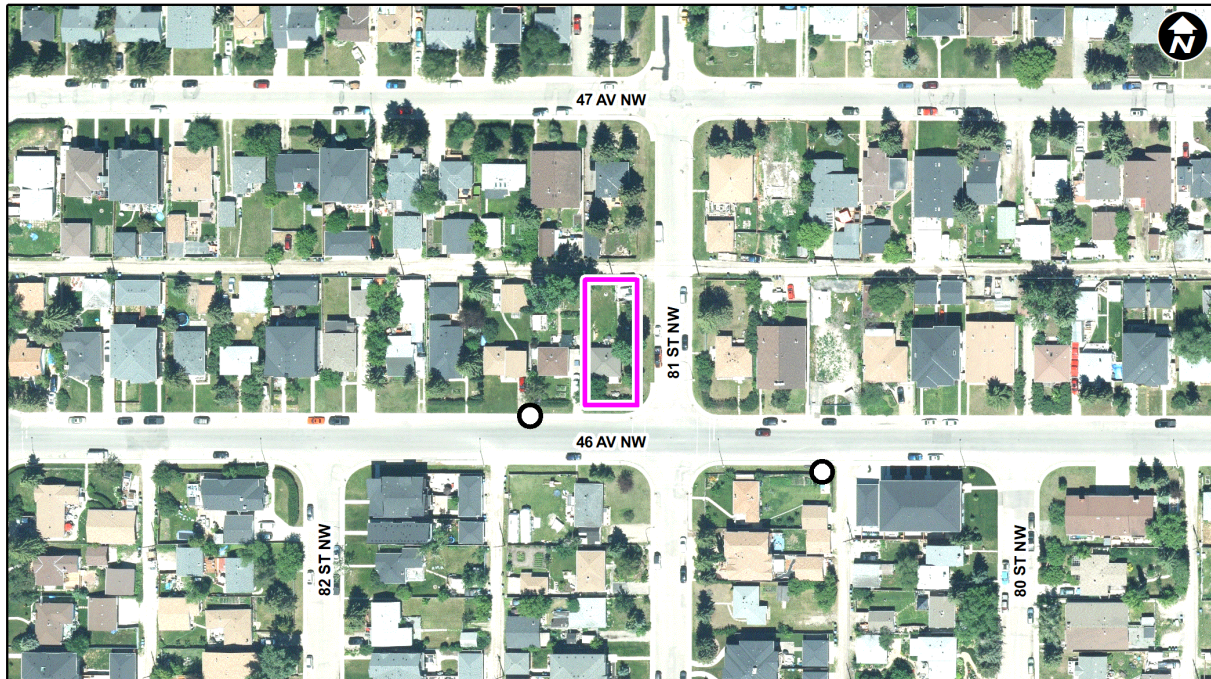
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

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 existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

In addition to the residential uses allowed in the R-C2 District, the proposed R-CG District allows for the additional low-density housing forms of townhouses and rowhouses. 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 up to four dwelling units on the subject site.

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

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:

- ensuring an engaging built interface along both 46 Avenue NW and 81 Street NW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

The site is a corner lot that fronts onto 46 Avenue NW (Collector Road) and 81 Street NW (Residential Road). Both roads have less than 5,000 vehicle trips per day. The site has an existing curb cut on 81 Street NW that would be closed and rehabilitated at the time of redevelopment.

The subject site is approximately 25 metres (a half-minute walk) from a westbound bus stop for Route 40 (Crowfoot Station/North Hill), which provides service through the communities of Bowness and Scenic Acres up to the Crowfoot Light Rail Transit (LRT) Station, where it loops around and provides access to other routes. The Crowfoot LRT is located 4.5 kilometres away and forms part of the Primary Transit Network.

The subject site is also approximately 70 metres (a one-minute walk) from an eastbound bus stop for Route 40 (Crowfoot Station/North Hill). This provides service through Bowness, Montgomery, Parkdale, to the Foothills Hospital and to the Lions Park LRT Station, where it loops around and provides access to other routes. The Lions Park LRT Station is located 11 kilometres away and also forms part of the Primary Transit Network.

The subject site is within the Residential Parking zone "NN", and there are currently no on-street parking restrictions.

At the time of redevelopment, all required parking and loading as well as bike parking or mobility storage is to be situated on site. All vehicular access is to come from the lane.

Environmental Site Considerations

No environmental concerns have been noted for this parcel.

Utilities and Servicing

Water sanitary and storm sewer are available to service future development on the subject site. Details of site servicing and stormwater management will be reviewed on the Development Site Servicing Plan (DSSP) 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 district provides a form that respects the scale and character of the neighbourhood context. As such, the proposal is in keeping with relevant 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 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 and renovations. The proposed land use amendment is in alignment with the applicable policies of the ARP.