

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, at the northeast corner of 46 Avenue NW and 81 Street NW. The site is approximately 0.06 hectares (0.14 acres) in area and has dimensions of approximately 37 metres deep by 15 metres wide. 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. The Residential – Grade-Oriented Infill (R-CG) District is predominate on corner parcels in the area. Bowglen Park and Bowness Senior High School are approximately 300 metres (a five-minute walk) east of the site. Bowness Park is 400 metres (a seven-minute walk) north of the site.

Community Peak Population Table

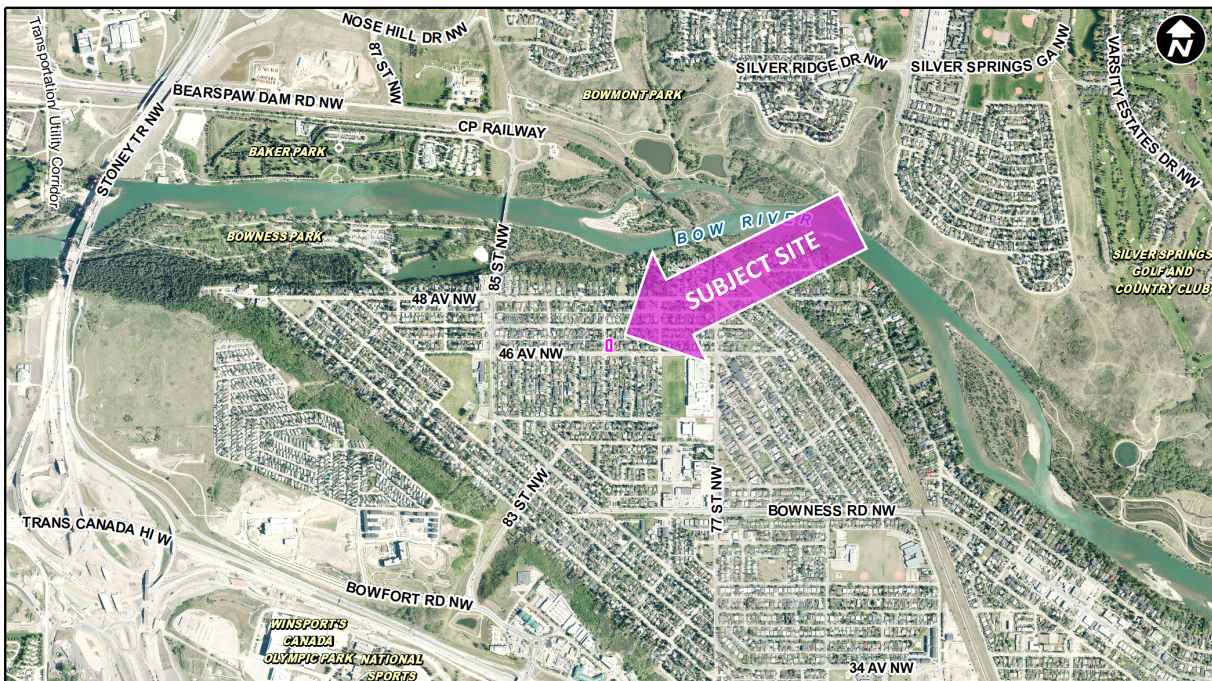
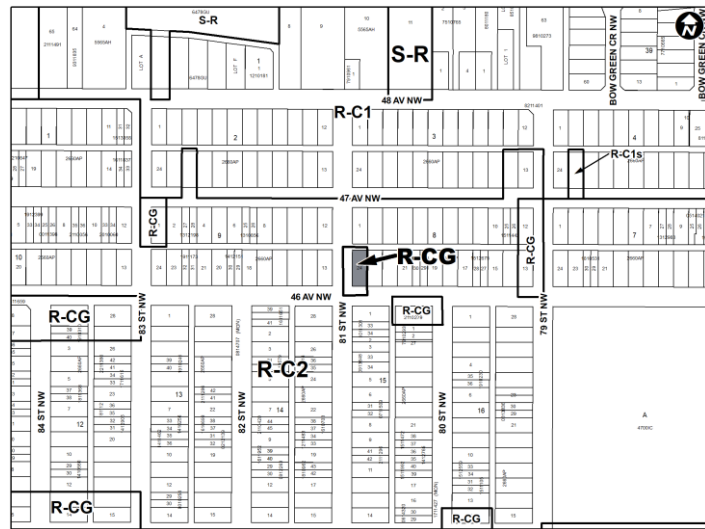
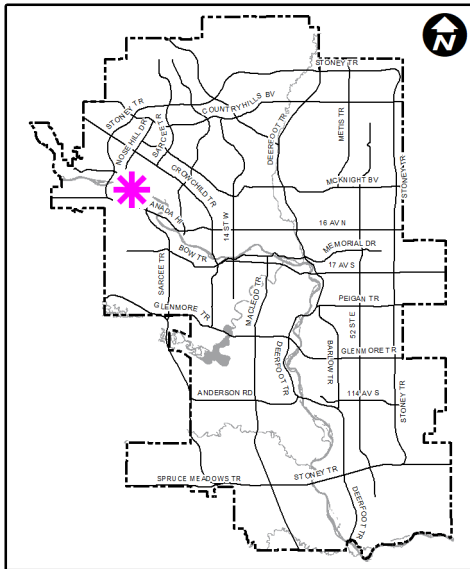
As identified below, the community of Bowness reached its peak population in 1982.

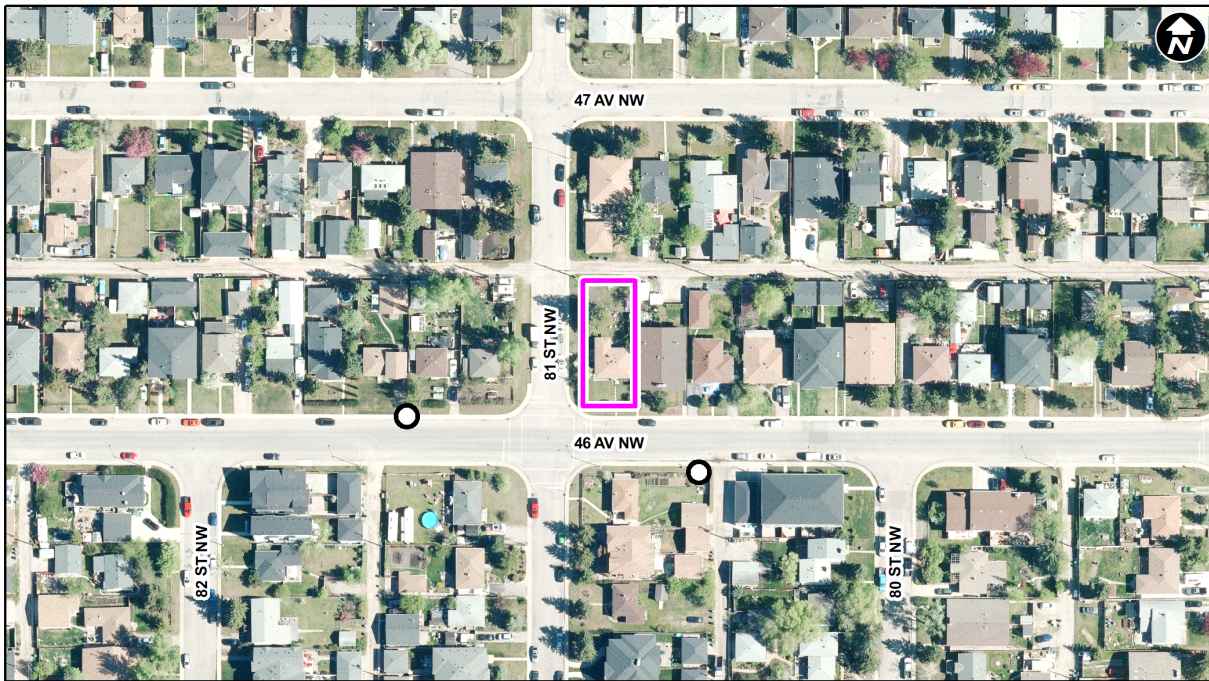
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

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

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 Residential – Grade-Oriented Infill (R-CG) District allows for the additional low-density housing form of 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 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.

A development permit for a four-unit rowhouse was submitted on 2022 November 24 and is under review. 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 46 Avenue NW and 81 Street NW; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 46 Avenue NW and 81 Street NW. The site is located in close proximity to an existing on-street bikeway as identified on the Always Available for All Ages and Abilities (5A) Network, along 48 Avenue NW.

The area is well-served by Calgary Transit. Bus stops for Route 40 (Crowfoot Station/North Hill) are located 40 metres (a one-minute walk) east and west of the site along 46 Avenue NW. Bus stops for Route 1 (Bowness/Forest Lawn) are located 410 metres (a five-minute walk) west of the site along 85 Street NW.

Direct vehicular access to the proposed development will be required to come from the rear lane. The parcel is located within [Residential Parking Permit \(RPP\) Zone NN](#).

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future development permit application.

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. Such redevelopment 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.

Calgary Climate Strategy (2022)

This application does not include an specific action that address the objectives of [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.