

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness on the southwest side of 70 Street NW. The parcel is approximately 0.08 hectares (0.20 acres) in size and is approximately 22 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and two detached garages with vehicular access from the front of the property and rear lane.

Surrounding development is primarily made up of single and semi-detached dwellings designated Residential – Contextual One / Two Dwelling (R-C2) District. The property located at the northwest corner of the block is designated Residential – Grade-Oriented Infill (R-CGex) District and the properties to the south along 73 Street NW are designated Multi-Residential – Contextual Low Profile (M-C1) District. There is a park to the northwest designated Special Purpose – Community Service (S-CS) District.

The subject site is approximately 150 metres (a two-minute walk) south of Marg Park. Bowness High School is approximately 550 metres to the west of the property (a nine-minute walk) and the Bowness Community Association is approximately 800 metres to the west (a 13-minute walk). Queen Elizabeth II Park and Bowness Skatepark is approximately 750 metres to the southwest of the property (a 12-minute walk). Bowness Road NW, a Neighborhood Main Street, is approximately 950 metres (a 16-minute walk) to the southeast of the property.

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](#).



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.

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, 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 six 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 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. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and any proposed secondary suites;
- site access and provision of parking;
- landscaping and amenity space;
- mitigation of shadowing, privacy and visual overlook; and
- appropriate building setbacks, massing and landscaping requirements.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 70 Street NW. An existing on-street bikeway is available on 69 Street NW, providing access to the Always Available for All Ages and Abilities (5A) Network within 350 metres from the site.

The subject site is approximately 500 metres (an eight-minute walk) from the Route 1 (Bowness/Forest Lawn) and Route 53 (Brentwood Station/Greenwood) transit stop to the south. Route 40 (Crowfoot Station/North Hill) is approximately 500 metres (an eight-minute walk) to the west of the property.

The R-CG District includes specific requirements to provide alternate mobility storage and secure bicycle parking for units that do not include a dedicated vehicle parking stall. At the time of a development permit application, vehicular parking is to be situated on-site with access from the rear lane. The subject parcel is within Calgary Residential Parking Zone – NN and on-street parking is available along 70 Street NW.

A Transportation Impact Assessment or parking study was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. The subject property would require a storm sewer connection at the development permit stage for a development of three or more units. All details of site servicing will be considered and reviewed as part of 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 in 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 deliver small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District allow for development forms that are low density in nature and are sensitive to the established residential development in terms of building 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 [Bowness Area Redevelopment Plan](#) (ARP) identifies the subject site as Residential: Low Density, Conservation & Infill in 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 protecting the existing residential character. New developments should be compatible with the scale and form of existing and adjacent homes. The proposed R-CG District is a low-density residential district, and the proposed land use amendment is in alignment with the ARP policies.