

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness and is a midblock parcel fronting onto Bow Anne Road NW. The parcel is irregularly shaped and is approximately 0.06 hectares (0.15 acres) in size and approximately 17 metres wide by 40 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage that is accessed by the rear lane.

Surrounding development consists primarily of a mix of single and semi-detached residential developments, designated as the Residential – Contextual One / Two Dwelling (R-C2) District; and, rowhouse and townhouse development, designated as Residential – Grade-Oriented Infill (R-CG) District. Redesignation with moderate intensification has taken place throughout the community. Several parcels within 500 metres of the subject parcel are also designated Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District and Multi-Residential – Contextual Medium Profile (M-C2) District. There are also examples of Mixed Use – Active Frontage (MU-2) District in the area.

The site is located in close proximity to commercial businesses, community amenities and schools. Bowness Road, which is a Neighbourhood Main Street as per the *Municipal Development Plan* (MDP) and includes many commercial sites, is located approximately 300 metres (a four-minute walk) to the north. Bowcroft Elementary School is located approximately one kilometre (a 13-minute walk) to the west.

Community Peak Population Table

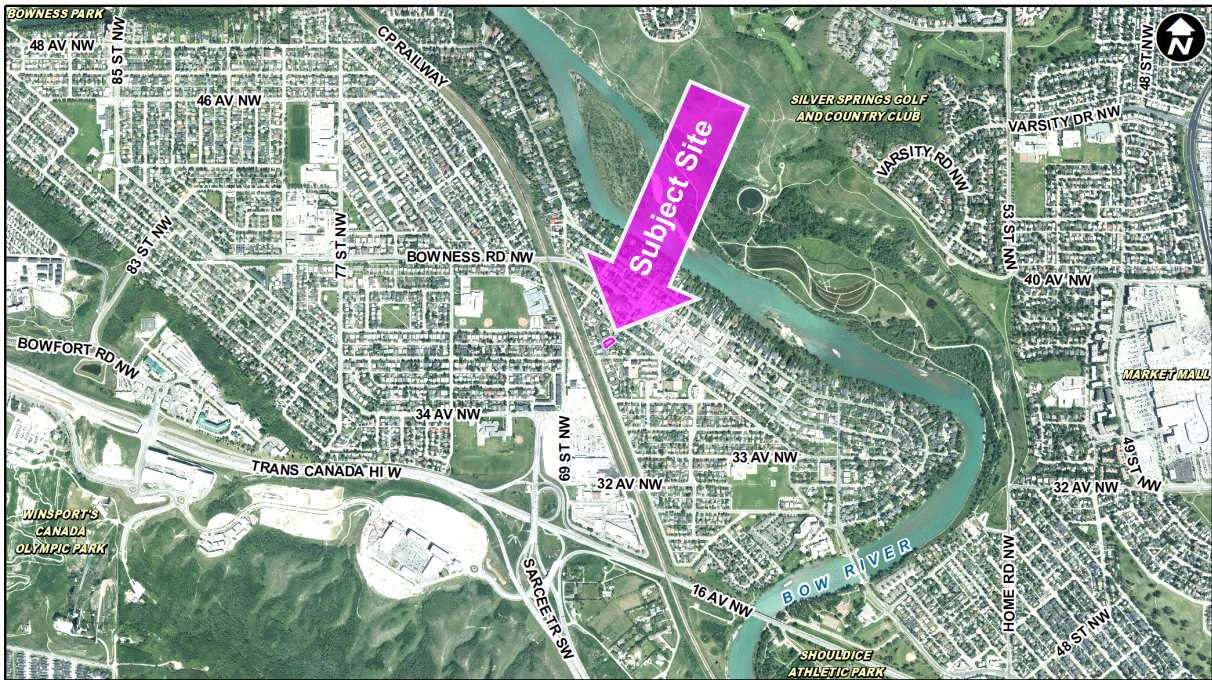
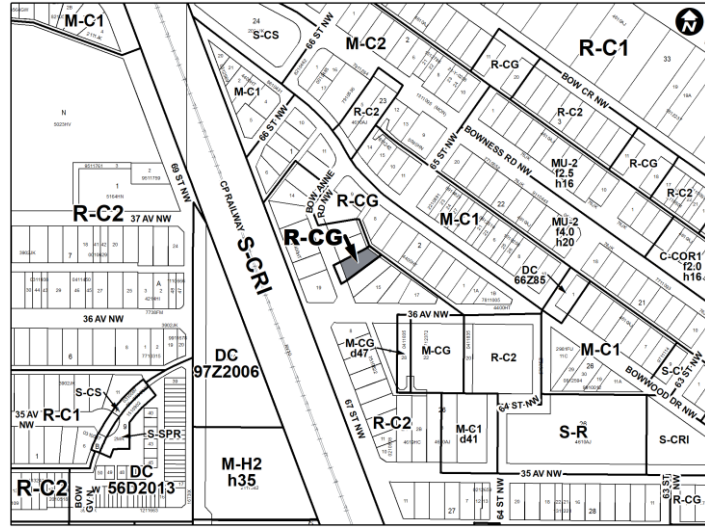
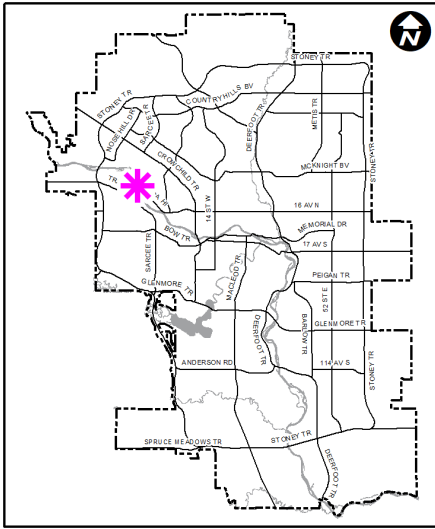
As identified below, the community of Bowness reached its peak population in 1982.

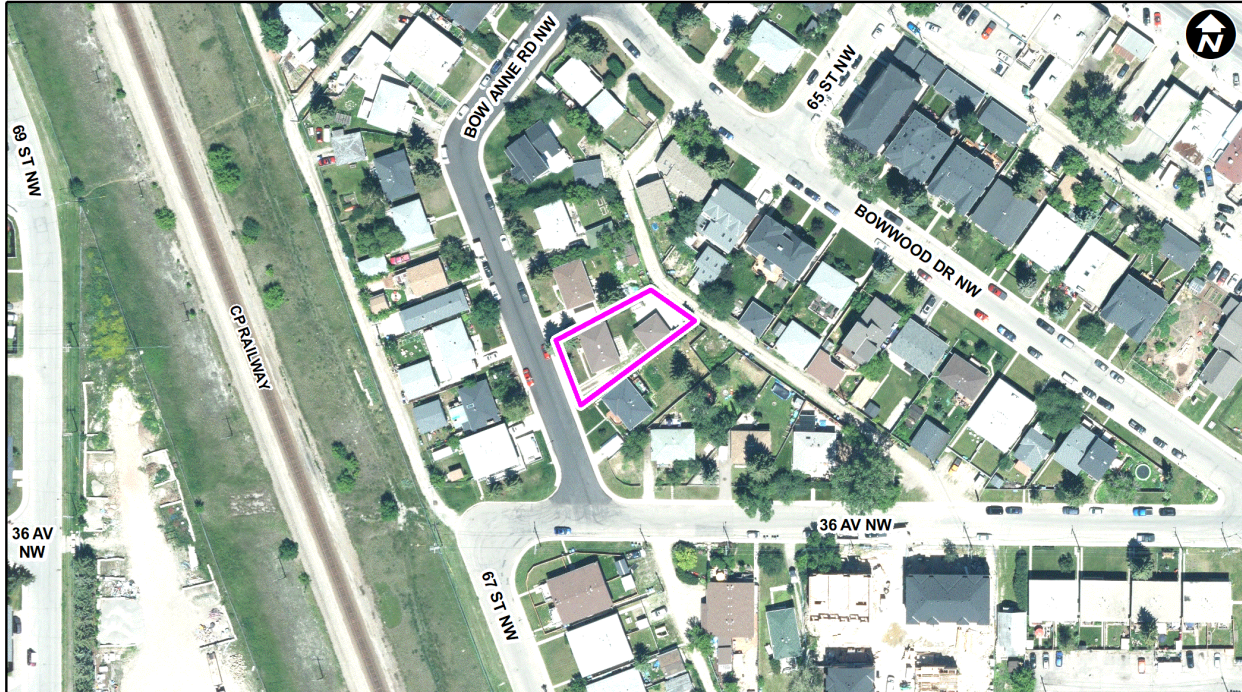
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

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.

The proposed 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 for up to four dwelling units.

Secondary suites (one backyard suite or 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 site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along Bow Anne Road NW;
- the layout and configuration of dwelling units;

- parking and site access; and
- mitigating shadowing and privacy impacts.

Transportation

Pedestrian and vehicle access to the site is currently available via Bow Anne Road NW, classified as a Residential Road as per the Calgary Transportation Plan.

Bowness Road NW, located approximately 300 metres (a four-minute walk) to the north, is both a Neighbourhood Main Street and part of the Always Available for All Ages and Abilities (5A) Network, supporting access to and from the site by various travel options.

The site is approximately 300 metres (a four-minute walk) from Bowness Road NW, which is serviced by Route 1 (Bowness/Forest Lawn), and Route 53 (Brentwood Station/Greenwood).

All future vehicle access is to be provided from the rear lane and will be reviewed in greater detail at the development permit stage. On-street parking is available along Bow Anne Road NW.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any 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 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 established communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies as the application complies with policies that recognize the predominantly low-density residential nature within these communities and

supports moderate intensification in a form that respects the scale and character of the neighbourhood.

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 the 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 as identified on Map 2: Land Use Policy Areas of the [Bowness Area Redevelopment Plan](#) (ARP). This classification is intended to allow for compatible redevelopment with the intention of maintaining stability in the community and protecting the existing residential character.

ARP policies aim toward 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.