

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, on the north side of 46 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. The site is a mid-block parcel and currently developed with a one-storey single detached dwelling with driveway access from 46 Avenue NW. The site can also be accessed from a rear lane.

Surrounding development is mostly characterized by residential uses. Adjacent parcels to the immediate east, west, and north are designated as Residential – Contextual One / Two Dwelling (R-C2) District and are developed with a mix of single and semi-detached dwellings. The parcel immediately across the street to the south is designated as Residential – Grade-Oriented Infill (R-CG) District and developed with a two-storey rowhouse building. There are commercial uses developed on parcels designated as **Mixed Use – Active Frontage (MU-2) District** along 85 Street NW, which is 120 metres (or a two-minute walk) to the west of the site.

Belvedere Parkway School for kindergarten to grade six is located approximately 200 metres (a four-minute walk) south of the subject site. Bowness High School is located approximately 800 metres (a 13-minute walk) east and Bowness Park which contains an assortment of outdoor recreational sites is approximately 900 metres (a 15-minute walk) to the north of the subject site.

Bus Route 40 (Crowfoot Station/North Hill) and Route 723 (Bowness/Tuscany Hills) run adjacent to the site along 46 Avenue NW with bus stop within 15 metres (less than one-minute walk) of the subject parcel. These transit options provide connections to destinations including WinSport, University of Calgary, Foothills Medical Centre, Alberta Children’s Hospital, CF Market Mall, and Downtown Calgary.

Community Peak Population Table

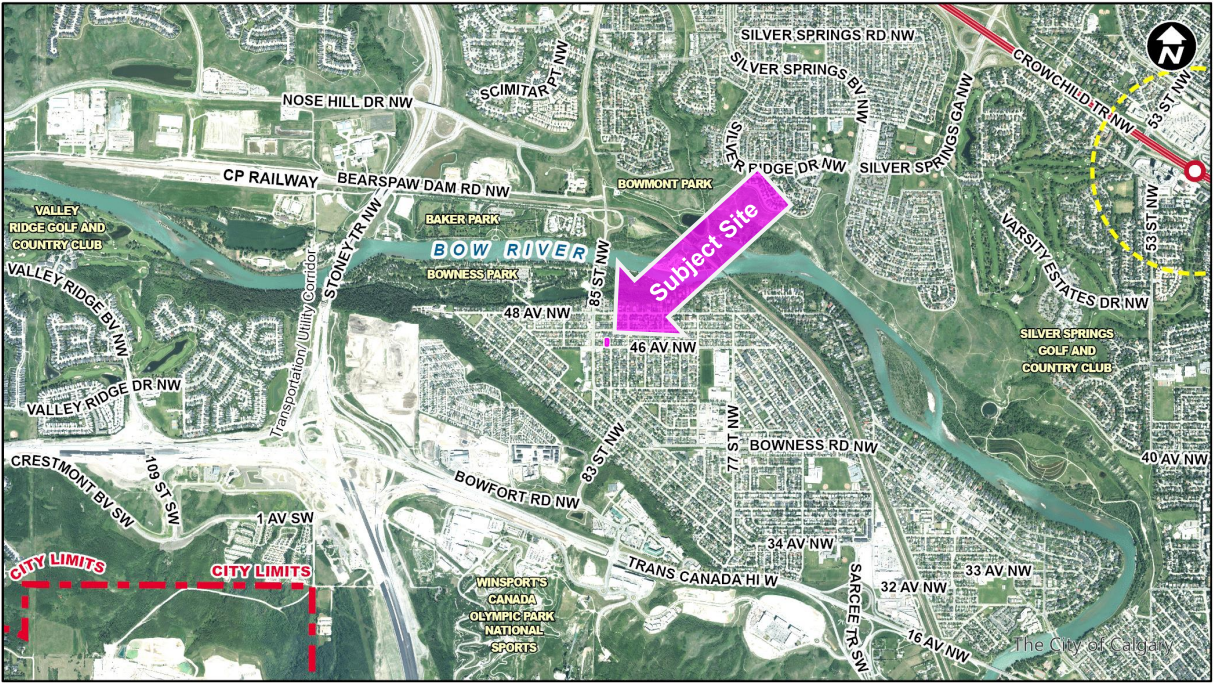
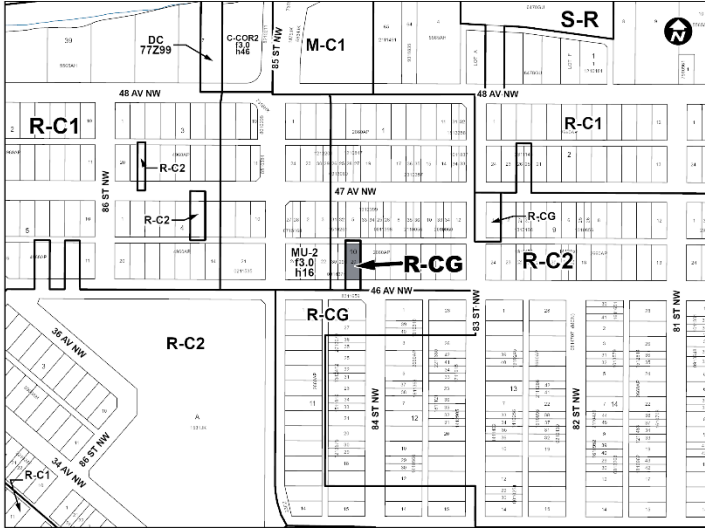
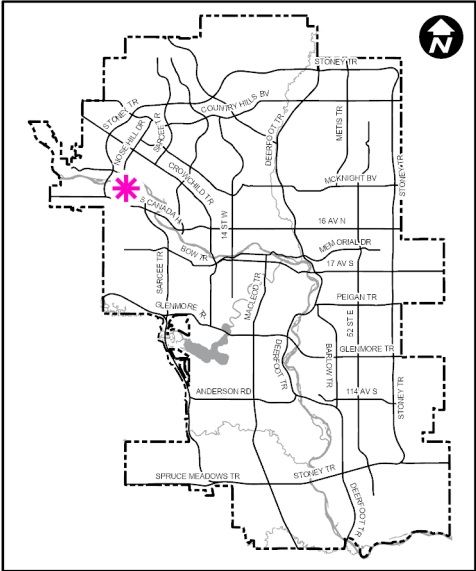
As identified below, the community of Bowness reached its peak population in 1982.

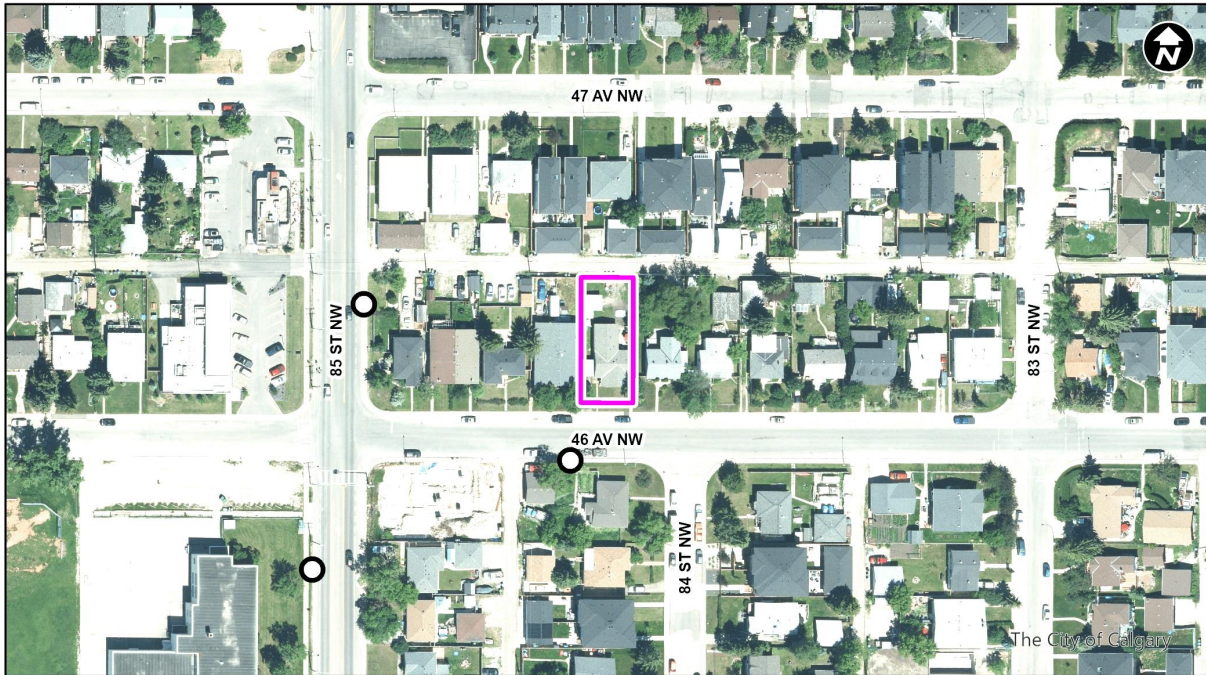
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	- 1,984
Difference in Population (Percent)	- 15.1%

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 allows for a maximum of two dwelling units in the form of single detached, semi-detached, or duplex dwellings with a maximum building height of 10 metres. 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, 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 of the subject site, up to four dwelling units could be developed on this parcel with this land use district.

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

If this redesignation is approved by Council, the rules of the R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, waste management and parking.

Given the specific context of this mid-block 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;
- appropriate layout and location of landscaping and amenity spaces;
- mitigating shadowing, visual overlooking, and privacy;
- interface with lane and parking provision; and
- waste collection and impact mitigation.

Transportation

The site fronts onto a collector road (46 Avenue NW). Pedestrian connectivity in the neighbourhood is provided through the sidewalks on 46 Avenue NW. An on-street bike route is available along 85 Street NW approximately 60 metres (a one-minute walk) from the subject site.

The site is serviced by Calgary Transit bus Route 40 (Crowfoot/North Hill) and Route 1 (Bowness/Forest Lawn) with a bus stop within 100 metres (a two-minute walk) from the site. These bus routes provide a transit connection through Montgomery and University District, onto the Brentwood Light Rail Transit (LRT) Station, including through Silver Springs and Ranchlands onto the Crowfoot LRT Station. These LRT options provide access into the downtown core and other parts of the City.

Direct vehicle access to the subject site would be required to come from the rear lane. The subject site is currently not within a Residential Parking Permit (RPP) zone, and there are presently no on-street parking restrictions on 46 Avenue NW.

Environmental Site Considerations

No environmental site concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail through 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)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site as being within the 'Inner City Developed Residential Area'. The applicable MDP policies encourage low to moderate intensifications and grade-oriented built-forms with access to transit and local commercial uses. The MDP policies also promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods.

The proposed R-CG District complies with the 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 site is subject to the [Bowness Area Redevelopment Plan](#) (ARP) which identifies the site as 'Residential: Low Density Conservation & Infill' land use classification (Map 2: Land Use Policy Areas). This land use classification encourages sensitive infill development and renovations that contribute to the continued renewal and vitality of the community.

The proposed land use amendment is in alignment with the applicable policies of the ARP.