

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bowness on the north side of 48 Avenue NW and west of 85 Street NW. The site is approximately 0.19 hectares (0.47 acres) in size and is approximately 22 metres wide by 85 metres deep. It is currently developed with a child care facility and does not have rear lane access. The site is located adjacent to the Bow River and overlooks Bowness Park.

Lands to the west and south are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached dwellings. Lands to the immediate east are designated Community – Corridor 2 (C-COR2f3.0h46) District and are developed with a 10-storey multi-residential building. Lands to the southeast on 85 Street NW are designated Mixed Use – Active Frontage (MU-2f3.0h16) District and are characterized by a range of neighbourhood commercial and low-density residential uses. Lands to the immediate north of the site are designated Special Purpose – Recreation (S-R) District and includes Bowness Park.

Belvedere Parkway School is located approximately 300 metres (a five-minute walk) south of the site on 85 Street NW and the main entrance to Bowness Park is located approximately 250 metres (a four-minute walk) west on 48 Avenue NW.

Community Peak Population Table

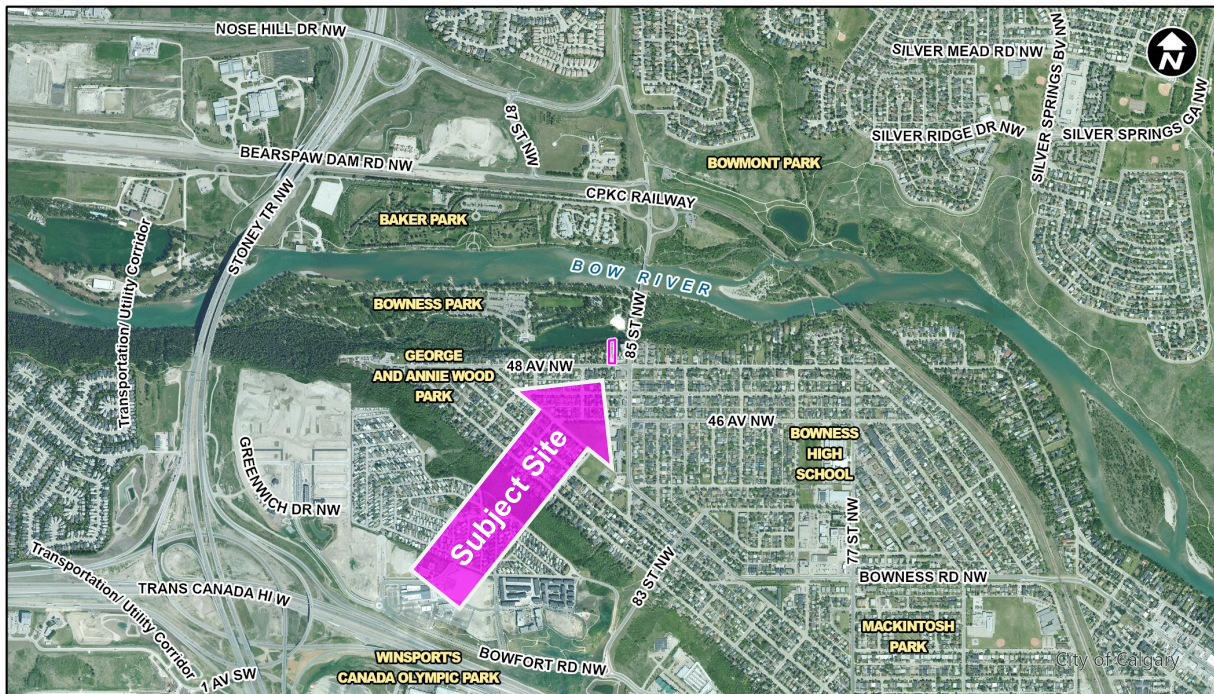
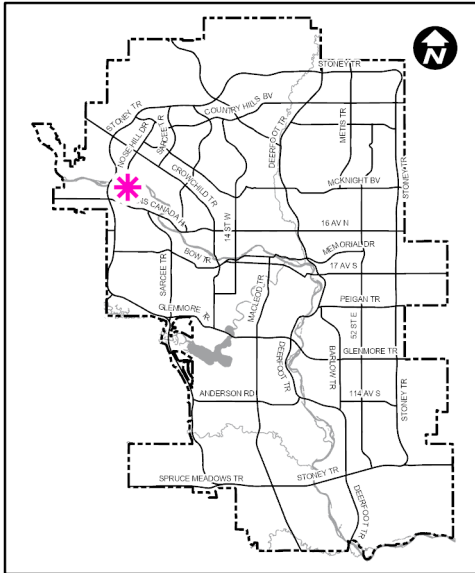
As identified below, the community of Bowness reached its peak population in 1982.

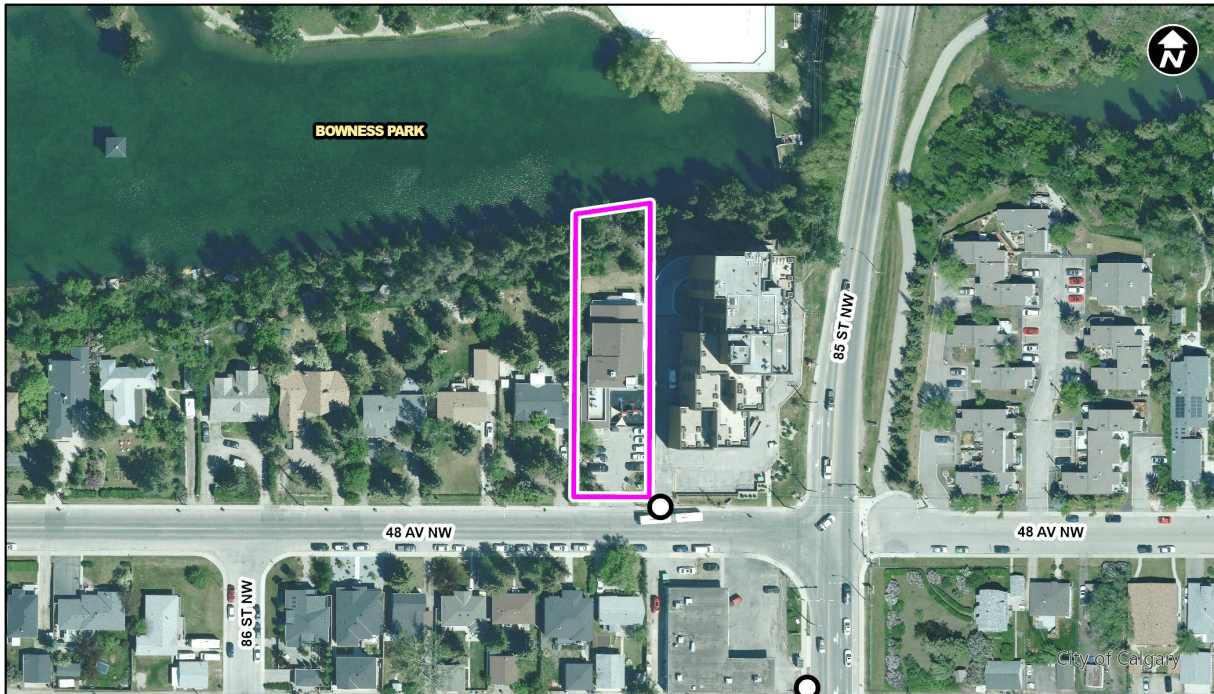
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

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 Direct Control (DC) District ([Bylaw 77Z99](#)) is based on the R-1 Residential Single-Detached District of Land Use Bylaw 2P80 and enables a child care facility as a permitted use. The R-1 District is intended to provide for residential development in the form of single-detached housing and allows for a maximum building height of 10 metres. The existing DC District also establishes several development guidelines related to the number of children permitted, parking and loading, slope stability, outdoor activity and play space, fencing and landscaping.

The proposed DC District is based on the Residential – Grade-Oriented Infill (R-CG) District with the additional discretionary uses of Child Care Service and Health Care Service. The 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 also 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 14 dwelling units.

The proposed DC District does not retain the above-noted development guidelines of the existing [DC District](#), so Child Care Service and Health Care Service are proposed as discretionary uses to maintain Development Authority discretion in applying the rules of the Land Use Bylaw. All existing rules and regulations of the R-CG District would otherwise be maintained in the proposed DC District. Should the Child Care Service or Health Care Service uses not commence or are discontinued in the future, the proposed DC District would allow for

future redevelopment consistent with surrounding development and in accordance with the area's residential character.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics of providing Child Care Service and Health Care Service within an existing residential-oriented building. This proposal allows for these additional uses while maintaining the R-CG District base to accommodate future residential development. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the [Child Care Service Policy and Development Guidelines](#) would provide guidance for future redevelopment of the site.

A discretionary use development permit is required to enable the Health Care Service and Child Care Service uses at this location. The number of children, location and number of pick-up and drop-off stalls and provision of outdoor play areas would be confirmed through the development permit process. The maximum number of children will be managed by balancing provincial licensing requirements for pick-up and dropoff stalls, number of staff and outdoor play space.

The Child Care Service operator will require provincial licensing and will be evaluated under the [Early Learning and Child Care Act](#).

Transportation

Pedestrian access to the site is provided by a public sidewalk on 48 Avenue NW. A pathway providing access to Bowness Park and forming part of the Always Available for All Ages and Abilities (5A) Network is located to the east of the site on 48 Avenue NW at 85 Street NW. An on-street bikeway forming part of the 5A Network is also located on 48 Avenue NW.

The site is approximately 20 metres (a one-minute walk) west of a transit stop on 48 Avenue NW which is served by Route 1 (Bowness/Forest Lawn). A transit stop serving Route 1 (Bowness/Forest Lawn), Route 26 (Sarcee Trail Crosstown), Route 40 (Crowfoot Station/North Hill) and Route 724 (Bowness/Tuscany North) is located approximately 100 metres (a two-minute walk) to the southeast on 85 Street NW.

Future vehicle access to the site will be from 48 Avenue NW and will be confirmed at the time of the development permit. On-street parking is not permitted on the north side of 48 Avenue NW but is available on the south side of 48 Avenue NW.

A Transportation Impact Assessment was not required as part of this application but a parking memo providing a breakdown of the parking provisions relative to the proposed uses on the site has been submitted and accepted by Administration.

Environmental Site Considerations

No environmental concerns were identified; however, the site is located adjacent to the Bow River overlooking Bowness Park. The proposed DC District requires all development be set back a minimum of six metres from the top of bank of the Bow River and all vegetation below the top of bank must be left in a natural state.

An Environmental Site Assessment was not required for this application.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing and stormwater management will be considered and reviewed 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.

Rocky View County/City of Calgary Intermunicipal Development Plan (2012)

These lands are subject to the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP) and this application was circulated to Rocky View County for comment in accordance with the requirements of the IDP, however, no response was received. The proposed land use amendment is in keeping with the overall policy objectives of the IDP.

Municipal Development Plan (Statutory – 2009)

The site is within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). These areas are comprised of residential communities that were primarily subdivided and developed prior to the 1950s.

The proposed DC District allows for development that is sensitive to the existing residential development in terms of height, scale and massing while also encouraging complete communities by allowing for Child Care Service and Health Care Service within a residential area. The proposal is in keeping with the overall policy objectives of the MDP.

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 future development with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Bowness Area Redevelopment Plan (Statutory – 2019)

The site is subject to the [Bowness Area Redevelopment Plan](#) (ARP) and is within the Residential: Low Density, Conservation & Infill area as identified on Map 2: Land Use Policy Areas. These areas are intended to maintain Bowness as a low-density, family-oriented community.

Residential land use objectives of the ARP include enhancing Bowness as a unique community, enhancing its viability, safety, livability and quality-of-life, promoting land use stability while

accommodating compatible renovations and infill, encouraging an attractive residential environment with new developments and maintaining a variety of housing types for various age groups, household types and income levels.

Sensitive infill development is encouraged where compatible with the scale and form of existing and adjacent homes and where quality façade and landscaping treatment is provided. The proposal is in keeping with the overall policy objectives of the ARP.

Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)

This application has been reviewed against the [Child Care Service Policy and Development Guidelines](#), a non-statutory framework designed to guide the development of Child Care Services.

The primary objective of this policy is to effectively manage the impacts of Child Care Service in low-density residential districts. Land use amendments to enable Child Care Service are reviewed against the site selection criteria and development guidelines. The site aligns with 6 of the 7 applicable site selection criteria as identified in the guidelines.

The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates the site's characteristics would allow for these development guidelines to be applied as intended.