

Applicant Submission

Company Name (if applicable):

Lasting Legacies Inc.

LOC Number (office use only):

LOC2020-0088

Applicant's Name:

Paul Olsen

Date:

2020.06.16

Good afternoon,

We are excited to submit this redesignation and concurrent 4-Unit project development permit for your consideration.

The high quality boutique builder and client are excited to invest in the NW community of Bowness. We are aware of the numerous changes and upgrades occurring to Bowness thru Main Streets, and developments occurring in Greenwich, Trinity Hills, and the pending redevelopment of the former Sunnyside Greenhouse lands. Bowness is a dynamic established community that we will be proud to be developing a project within.

We are proposing to develop a 4-Unit townhouse project on the corner of low-trafficked 34th Ave and 64th Street.

This parcel of land is in close proximity to the CP right-of-way, less than 1 block to the west. The parcel is located in a quiet section of Bowness with mostly limited local traffic. The parcel is sloping West to East from the neighboring duplex to 64th. Along the West propertyline, there is an existing wall retaining the neighboring soils from coming onto this lot, so the design is going to bring up the grade at the rear to be even with the neighboring West property.

After discussion in pre-application with planning, the idea to do front under-drive garages facing 64th street was discounted, even though it made sense to decrease overall lot coverage by, by not requiring a separate garage building.

The project will consist of 2 story reverse walkout units facing East towards 64th Street. There will be (3) 4 bedroom family units and (1) 3 bedroom family unit. (1) parking stall is provided per unit in the detached parking garage, each with individual person door access. The exterior design and colors will feature light colors with a mixture of exterior materials to provide visual interest on a clean modern exterior design.