

Applicant Submission

November 19, 2020

On behalf of the landowner, please accept this application to redesignate a +/-0.092 hectare site from R-C2 to R-CG to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 6 dwelling units (an increase from the current maximum of 2 dwelling units)

The subject site, 4649 70th Street NW is located in the community of Bowness at the corner of 46th Ave NW and 70 Street NW. The predominant land use in this area is Residential - Contextual Two Dwelling (R-C2) District. Surrounding developments consist of a mixture of single and semi-detached dwellings. Marg Park is located on the north side of 70 street, roughly 50 meters away from the site. Bowness High School, Bowness Community Association, and many other commercial and social establishments are located along 77 Street and Bowness Road.

The site is approximately 0.092 hectares in size with rear lane existing to the south of the site. The property is currently developed with a one-storey single detached dwelling. Vehicle access to the parcel is available and is currently through curb cut along 46th Ave NW. The subject lot is located approximately 235 meters from a transit stop (WB 40) along 46 Ave NW.

Public Engagement

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are planning a direct approach to reach to community association, local residents within a 90 meters radius and also Ward Councillor Office.

On November 12th, 2020, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

In addition, we have also reached out to Bowness Community Association and Councillor Ward Sutherland's office for their comments.

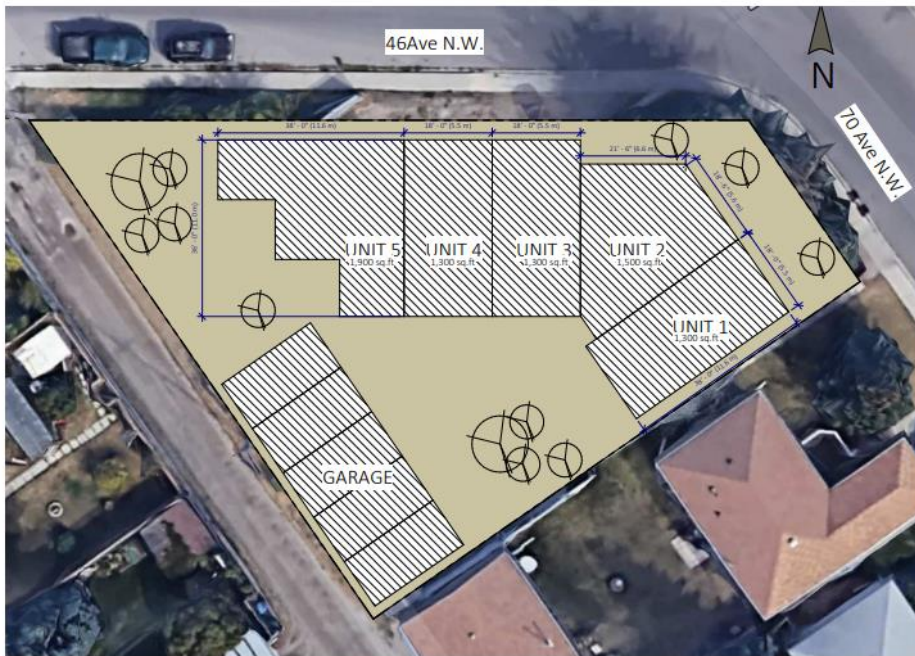
Police Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

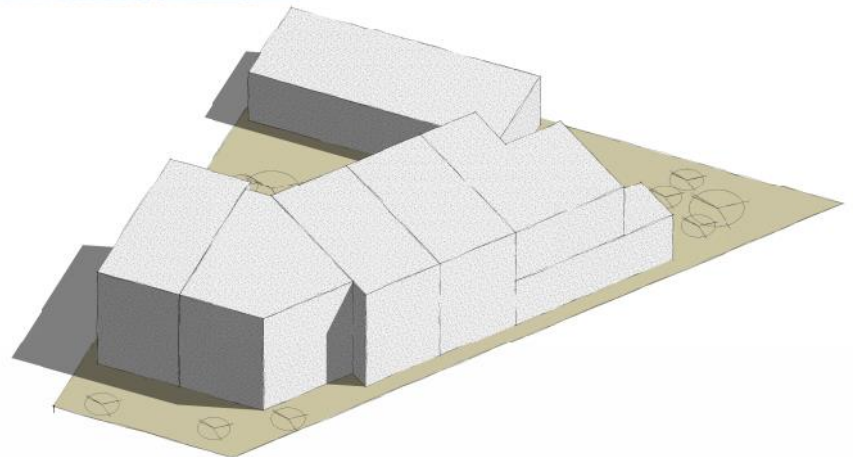
We ask the city to support our application based on the reasons listed above. In addition, it also meets most of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop
- direct lane access
- close to existing open space or park or community amenity (Broadview Park on the opposite site of the intersection)
- along or in close proximity to an existing or planned corridor or activity centres (walking distances from commercial establishments along Bowness Road and 77th Street)
- On a corner parcel

Development Concept



Site Plan 1
3/32" = 1'-0"



Best regards
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