

# Community Association Response

**Wilson, Katherine**

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**From:** Sydney Empson <planning@mybowness.com>  
**Sent:** Monday, December 6, 2021 12:20 PM  
**To:** Wilson, Katherine  
**Subject:** [EXT] LOC2021-0169 8108 47 Ave NW

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Katherine

The Bowness Community Association Planning and Development Committee met on Dec 1 and discussed this application along with several others scattered throughout the area that are requesting Land Use Amendments from R-C1 to R-C2. Many of the applications are non-conforming and will need the zoning amendment to make them conforming with the current bylaw. This is especially prevalent for those duplexes that have been around for several decades and have had illegal secondary suites. A duplex is not allowed in R-C1 so the zoning has to change. *The LOC on the neighboring parcel at 8102/8104 47 Avenue NW, we suspect, was down zoned from RC-2 to RC-1 in the past and the Semi-detached dwelling remained on site. As this condition has existed for some time, we saw no issue with allowing the lot to be changed to RC-2 to match the built form existing on the property.*

*The scenario for LOC2021-0169 is completely different, in that the existing property is zoned for a Single Family with a Single Family dwelling existing on site. Allowing for this RC-1 site to be rezoned to RC-2 will set a precedent in the community. As the existing housing stock in Bowness reaches its end of life-cycle, we will see much of the existing Single Family housing follow this precedent to meet the economic needs of inner city development.*

As this is a major change to the community of Bowness, and as we anticipate more applications of this nature occurring in the future we would wish to engage in a conversation with the City and see this opportunity when this application goes to council at the Public Hearing. Until this time, we cannot support those applications that are a conforming R-C1 typology.

Thank you for the opportunity to respond,  
Sydney

**Sydney Empson**

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