

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

July 6th, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.085 hectare site from R-C1 to R-C2 to allow for:

- existing residential development and new contextually sensitive redevelopment in the form of duplex dwellings and semi-detached dwellings;
- a maximum building height of 10 meters (no change proposed);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling); and
- the uses listed in the R-C2 District.

The subject site, 5819 Bowwater Crescent NW, is a lot located in the community of Bowness along Bowwater Crescent. It has lanes on both north and west side. The lot is currently developed with a single detached dwelling built in 1945. Immediately to the east of the property is a R-C1s lot and to the west of the site are multi-residential M-C1 lots.

The site is approximately 0.085 hectares in size. Bowness Road is only half a block away with many commercial and multi-residential establishments in proximity.

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-C2 provide for the similar kind of building format with same maximum height and lot coverage.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.