

# Applicant Submission

2023 June 6

On behalf of the land-owner, please accept this application for a land use redesignation from the current R-C1 to R-CG to allow for:

an amendment to the existing R-C1 to R-CG to accommodate the proposed 4plex. The R-CG District is intended to accommodate grade-oriented development in the form of Rowhouse Buildings, Townhouses, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters. The proposed 4plex generally aligns with the intent of R-CG District.

The subject site is located at 8304 47 Ave NW in the community of Bowness. It is approximately 0.056 hectares in size and is currently developed with a single detached house and detached garage on the side. The parcel is surrounded by low density residential development in the form of single dwellings and semi-detached homes on the same side and across the street

The site is in close distance to Bowness RD NW and its many business establishments. It is about 40 meters from bus stops along Bowness Road. In broad sense, the site is also only 11 km away from University of Calgary, 9 km away from Market Mall and 0.5 km away from Bowness Park.

Bowness is a great community with access to multiple schools, a community center, sports fields and street-oriented small business shops. The proposed R-CG would allow for low density residential developments with a maximum of 4 dwelling units (our proposal) and height of 10 meters. Considering the location of the site, this proposal represents a minor increase in density and respects the immediate context and scale of adjacent developments.