

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Georges Guerette

Date:

16SEP2023

The proposal for 4271 69 St NW Calgary includes the re-designation of the existing RC-1 zoning to R-CG, demolition of the existing structures on the property, and construction of five (5) rowhouse style dwelling units complete with suites and potentially a garage or surface parking. This development supports the Missing Middle that our community needs to allow new families realize attainable homes. The current plan is to achieve 40% Energy Efficiency and/or GHGs Reductions over 2017 NECB / 2015 NBC using a combination of rooftop PV Solar, high efficiency construction methods (air sealing, glazing, and insulation), and appropriate HVAC and water heating systems as well as the inclusion of EV Charging receptacles.

The redesignation of these lands is consistent with the Land Use Bylaw (LUB) and Bowness Area Redevelopment Plan (BARP). Specifically the BARP indicates: "*The majority of residential land use is placed in a conservation and infill policy, which will maintain Bowness' role of a low density family oriented community.*" and "*Another major thrust of the residential policies is to encourage, through a variety of ways, increased maintenance of properties.*"

The BARP Land Use Policy Area Map indicates that the subject property is "*Residential, Low Density, Conservation & Infill*"

The LUB includes Division 11 - Residential - Grade Oriented Infill (R-CG) (R-CGex) District within Part 5: Low Density Residential Districts.

The proposed development complies with the density requirement contained within the LUB. The proposed development has a density of 62.5 units per hectare, in compliance with the LUB Rule 529 which requires a maximum density of 75 units per hectare.

In summary, the proposed Land Use Redesignation of the subject property and the proposed development are compliant with the policies contained in the Land Use Bylaw and the Bowness Area Redevelopment Plan. The proposed Land Use Redesignation maintains the Land Use identified in the Land Use Policy Area map in the Bowness Area Redevelopment Plan and the proposed development complies with the policies contained in the BARP. The Development features climate resiliency and renewable energy production in the planned form contributing to a reduction in greenhouse gas emissions while maximizing the utilization of the existing land base within the City of Calgary.

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