

Applicant Submission

2023 November 23

LAND USE REDESIGNATION FROM R-C1 TO R-CG
8916 33 AV NW (BOWNESS)

On behalf of Liseanne Gallagher-McDonald and Timothy Webb, landowners of this Bowness property, we are seeking Council's land use approval to redesignate one 70-foot wide parcel, with an existing single detached home in the western part of the Bowness community, from RC1 to R-CG, to accommodate three rowhouses. The present landowners intend to live in one of the proposed units.

The subject property is located near the Bowness Terminal for Route 1, approximately 260 metres or a five-minute walk to the subject property. Route 40 is also located nearby, albeit with a twelve-minute walk. Limited shops, restaurants, personal services, and a public school are situated in that same travel time. Open space is afforded by a local park to the northwest (150 metres), as well as the popular Bowness Park with year-round activities to the northeast (475 metres). A regional pathway is located east of the subject side about 2.5 blocks away.

We strongly feel this proposal can become a model for future internal lot intensification in established communities such as Bowness and therefore, seek the community's, Administration's, CPC's, and Council's endorsement to redesignate 0.079 hectare (0.20 acre) from R-C1 to R-CG.