

Applicant Submission

Applicant's Submission

Company Name (if applicable):

Situated Consulting Corp.

LOC Number (office use only):

Applicant's Name:

Jeanie Gartly

Date:

2023 November 24

Land Use Redesignation Applicant's Submission for 6427 33 Avenue NW, Calgary, AB

The following Land Use Redesignation Submission includes all the required CARL materials for Administration's review to redesignate the subject lands (6427 33 Avenue NW) from its current zoned Residential - Contextual One Dwelling (R-C1) District to Residential - Contextual One/Two Dwelling (R-C2) District . The land use redesignation is to support subdividing the property and constructing a semi-detached structure and potential basement secondary suites.

The subject property is generally flat, 15.24 m x 37.18 m in size and is accessed from a rear lane.

The subject property is in an area of transition and there is potential for intensification of new additional housing stock for the local Bowness community. The Bowness Area Redevelopment Plan "encourages sensitive infill development that contributes to the continued renewal and vitality of the community" (Section 6.3.1). The proposed land use redesignation meets the ARP's Residential Land Use objectives and policies.

There are currently other non-conforming semi-detached structures on the same block at 6419 33 Avenue NW as well as RC-G, M-C1, and R-C2 properties within the area. Significant blocks of R-C2 and R-CG exist on 34 Avenue NW to the north, M-C1 along Bowwood Drive NW to the east and Secondary suite R-C1s also exist on 32 Avenue NW and 33 Avenue NW.

Thank you for your consideration of this land use redesignation for "sensitive infill development" to contribute to renewal within the Bowness community.

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