

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Aug. 23rd, 2023

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.058 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 metres (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, 6623 Bow Crescent NW, is a mid-block lot located in the community of Bowness along Bow Crscent NW. The lot is currently developed with a single detached dwelling built in 1946. The lot is half a block away from Bowness RD, which is city main street. The lot is surrounding mostly by single detached R-C1 lot although there are R-CG row house developments on the corner and M-C2 lots along Bowness RD.

The site is approximately 0.058 hectares in size. A rear lane exists to the south of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is half a block away from Bowness RD, which is part of city's primary transit network. Many commercial establishments existing along Bowness RD.

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.

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