

# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Dec. 18th, 2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate 1601 Bowness RD NW (+/-0.069 hectare) site from MU-1f1.0h13 to R-CG. The goal is to consolidate the lot with the nearby 1609 Bowness RD NW for grade oriented development.

The site is currently vacant and fenced out. The existing zoning allows mixed used development with maximum height of 13 meters. The proposed R-CG represents a scale down as R-CG carries maximum height of 11 meters. If approved, the lot will have the same zoning as nearby lot thus create consistent map for the design of missing middle housing.

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-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The subject site is also located within Riley Communities Local Area Plan. The LAP defines the lot as neighborhood local with building scale of up to 3 storeys. The policy states that "building forms that contain three or more residential units in neighborhood local, limited scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage, and setbacks" .

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on

adjacent sidewalks.

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.