

# Community Association Response

2026 February 9

## **LOC2025-0248 - 1601 BOWNESS RD NW**

Hillhurst Sunnyside Planning Committee (HSPC) members have reviewed the proposed LOC and wish to bring the following concerns and suggestions to the File Manager's attention for consideration:

### **1. Land Use History and Heritage Applicability**

The subject property was originally a single-family dwelling. While a previous application sought MU-1 zoning (which was opposed by residents but ultimately approved), the current proposal seeks to revert the site to R-CG. The Committee supports the return to R-CG but strongly emphasizes that any redevelopment must fully comply with the applicable Heritage Guidelines. Given the site's location at the end of the block, and the fact that surrounding homes consistently reflect heritage setbacks and character, it is critical that heritage requirements are applied rigorously.

### **2. Heritage Guidelines Across Both Lots**

The Committee is concerned that only one of the two lots falls within the Heritage Guideline area on the LAP map. If the two parcels are combined, the Committee requests confirmation that Heritage Guidelines will apply to the entire consolidated parcel, ensuring consistent setbacks, massing, materials, roof pitch, and fenestration across the development.

### **3. Lot Consolidation and Zoning Process**

Clarification is requested regarding the legality and process for combining two lots currently under different zoning designations. The Committee seeks confirmation on whether an additional approval would be required for parcel amalgamation and whether a single structure is permitted to straddle two formerly separate lots once rezoned.

### **Overall Community Impact:**

The Committee emphasizes that it does not oppose development in the community. However, developments must align with Heritage Guidelines, respect established setbacks and scale, and avoid placing disproportionate pressure on parking, infrastructure, and neighbourhood character.