

Applicant's Submission

Dear File Manager

I am the owner of the #1601 Bowness Road NW, Calgary Alberta. I want to propose a landuse redesignation from R-C2 to MU-1. The subject site has many elements/traits that align with the commercial land use redesignation as outlined below.

The property is abutted on 14 Street NW (the 3rd busiest artery into downtown) with a rear lane access onto 14 street, close proximity to Kensington Road NW, and next to a public transit stop. Many of the surrounding land uses are Multi Unit with a majority of commercial land use designations. I would love to redesignate the land use to fully utilize the existing dwelling for my design office. The design office doesn't produce any noise or traffic pollution. In turn, it will enhance the neighbourhood by having a professional office that has low impact on the existing surrounding community.

After consultation with the neighbors, Hillhurst Community Association and Steve Jones, (Senior Planner | Community Planning |North Team) with great support, the MU-1 land use zoning is the best fit for the subject site.

I believed the proposed MU-1 land use redesignation meets the intent of the applicable policies for land use redesignation.