

Applicant's Submission

September 11, 2019

This is a proposal for a Land-Use Redesignation from an existing R-C1 lot to an R-C2 lot to support the future development of semi-detached housing. Located at 4628 20 Ave NW just east of the intersection of 46 St W & 20 Ave N the property currently has a single family home and a small shed which would be removed to allow for future development.

The community has many close business centres and places of employment. The University of Calgary is 2km away, Market Mall is 1.5 km away, the Children's Hospital is 2 km away and the Foothills Hospital is 2.5 km away. Calgary's core is a short transit ride away with regular service and a 6.5 km distance.

Montgomery is a great community with access to multiple schools, a community centre and athletic fields all within walking distance. This community has many new developments in R-C2, R-CG, M-C1 and MU-1 and we feel that this address is a great location for R-C2 based on the aforementioned amenities in the community.

The primary goal for the change in zoning is to allow for more people to live in desirable neighbourhoods that have some of the amenities mentioned above. With the entire southern side of 20 Ave being R-C2, there is reasonable precedent for this development, and it is our hope to gain this same zoning.