

Applicant Submission

July 25, 2019

This application proposes to re-designate a property located at 2416 48 Street NW, in the community of Montgomery, from R-C1, Residential – Contextual One Dwelling to an R-CG Grade-Oriented Infill zoning to allow for a moderate density increase to facilitate a 4 unit development.

The sloped parcel faces onto 48 Street NW and the North (rear) side faces onto Montelban Park. Surrounding lands include new duplexes and original bungalows.

The parcel is included in the Montgomery ARP (2008, consolidated 2017) and is identified as Low Density Residential.

The application aligns with Low Density Residential Housing Guidelines for Established Communities and meets the following criteria of the Location Criteria for Multi-Residential Infills:

Corner Lot – No

Within 400 metres of a transit stop – Yes, Route 422 has a stop on the block

Within 600 metres of an existing or planned primary transit stop – Yes, on Route 422, 400 metres from Route 408 and Market Mall (Primary Transit Hub)

Collector or higher standard roadway – No (“Special Local” Market Mall connector route)

Adjacent to existing or planned multi-unit development – No

Adjacent to or across from open space, park or community amenity – Yes immediately adjacent to both Montelban Park and the triangle open space (in front)

Along or in close proximity to existing or planned corridor or activity centre – Yes, 400 metres from Market Mall defined as a Major Activity Centre of the Primary Transit Network

Public Engagement - Applicant intends to provided an informational flyer to the Ward Councilor and the Montgomery Community Association concurrently within 1 week of the application and intends to hand-deliver flyers to the 20+ surrounding homes to solicit feedback on the application within 2 weeks of the initial application, all feedback and correspondence will be copied to the assigned file manager for the application.

Applicant has previously met with the Montgomery CA Planning Committee, outcome resulted in applicant reducing the original application of M-CG to R-CG.