

Applicant's Submission

February 3, 2020

This application is for the proposal of a land use redesignation from the existing R-C1, Residential – Contextual One Dwelling, to an R-C2 lot to allow for a moderate increase in density in order to facilitate semi-detached dwellings with suites.

Located at 5028 20 Ave NW, the parcel currently contains a single family bungalow and is surrounded by a mix of building forms such as original bungalows and new builds, with the area to the east of 49th Street zoned as R-C2, as well as the properties directly to the south of 20th Ave.

As the landowner and, if successful in this application, future developer, the vision for this parcel is to bring quality, environmentally sensitive, family oriented housing to the community. By providing an income generating opportunity, future homeowners will have the ability to subsidize living expenses during the years it may be necessary, with the space to grow into their home, should they need to, throughout the various stages of life. By emphasizing function over footprint, we aim to reduce the overall cost of the build in order to provide an attainable price point. We have engaged a reputable architect who is inspired to be part of this project and deliver this vision.

The most desirable aspect of this lot is its transit oriented nature. Bus routes 53, 422 and 408 are 80m away, or a 1 minute walk and it is less than 400m to the 1 and 305 on Bowness Rd. As well, due to the street layout, the lot has high visibility to Home Road, identified as a collector road. In terms of amenities, the property is 250m from Bowmont Park (3 minutes walking), less than 1km from Market Mall, considered a community activity centre, and 400m to the Montgomery Town Center and the Bowness Road Transportation Corridor.

Community and public engagement are highly valued aspects of the rezoning process. We have reached out to the community association with our vision and reasoning for undertaking this application and have requested a meeting at the community association's convenience, scheduled for Feb 13, 2020. Land use redesignation intentions will be communicated to neighbouring houses within 4 weeks of the application, through door-to-door conversations, and documentation of these conversations will be provided to the file manager. Once initial drawings from the architect are available, these will be provided to the community association, and will also be hand delivered to neighbouring properties to provide the opportunity for feedback.