

## **Applicant's Submission**

**May 21, 2020**

### **Site Description**

This is a lot located at the confluence of Home Road and 19th Ave NW. As such it has dual frontage on both roads as well as access to a lane. Existing development on this site consists of a home with an attached which are at the end of their life span. The proposal (if approved) would be to demolish this home and replace it with two living units under the RC-2 land use rules. We feel that this area is a strong candidate for redevelopment and renewal. There are already several homes that have been updated in similar fashion adjacent and in the surrounding area. Also, the owner had reached out multiple times to the local community association (Montgomery) and had their support for a change to RC-2 land use.

### **Geography and Topography**

The site is relatively flat and there are no slope, drainage or flood issues for this site

### **Access**

Existing access is off of Home Road NW as shown on the site plan. It is proposed that any new approaches will come off of the lane to the SW corner of the lot and all other access points will be removed. This revised access point will be safe and site distances will be maintained. There are safe and unobstructed street view at the lane and 19th street.

### **Proposed Development**

Upon DP approval Development will consist of a new duplex townhouse. This existing house will be decommissioned, demolished and removed. As many of the existing trees on site will be preserved for future landscaping of the site. All new development will conform to the land use bylaw.

### **Landscaping**

All landscaping will be professionally done. Particular attention will be given to employ hardy native species which grow naturally and take very little water and minimal maintenance.

### **Summary**

This proposed development would not be out of character for the area as redevelopment is everywhere present in Montgomery. This is a very large lot (9419 sq. ft. 875 sq. m) that could easily accommodate the proposed development. It will provide an improved tax revenue base. It will accommodate what we feel is a large and growing need of updated housing alternatives in Montgomery. It is ideally located with excellent safe access. Redevelopment has already occurred in the surrounding neighborhood and further to communication with local community resulted in their support.