

Applicant's Submission

Horizon Land Surveys
Lei Wang
Aug 7, 2020

On behalf of the landowner, please accept this application for a land use redesignation from the current R-C1 to R-C2 to allow for:

1. semi-detached and duplex homes in addition to building types already allowed;
2. a maximum building height of 10 metres (no change from the current maximum);
3. a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit); and
4. the uses listed in the R-C2 District.

The subject site is located on a corner lot between 21st Ave NW and 44th St NW in the community of Montgomery. It is approximately 0.056 hectares in size and currently developed with a single detached house and garage along the lane. The parcel is surrounded by low density residential development in the form of single detached dwellings although R-C1s was approved on the corner lot across 44 street and also a middle lot four houses to the north of the block.

The site is in close distance to Bowness Road NW and it's many business establishments. It is about 320 meters from bus stop 44 along Bowness Road. In broad sense, the site is also only 2km away from the University of Calgary, 1.5km away from Market Mall, and 2km away from the Children's Hospital.

Montgomery is a great community with access to multiple schools, community centre, sports fields, and street oriented small business shops. The proposed R-C2 allows for low density residential developments with a maximum of two dwelling units and height of 10 meters. Considering the location of the site, this proposal only represents a very moderate increase in density and respects the immediate context and scale of adjacent developments.

We thus ask your support for this application.