

Applicant Submission

Company Name (if applicable):

Synergy Custom Homes and Renovations

Applicant's Name:

Synergy Custom Homes and Renovations

Date:

February 26, 2021

LOC Number (office use only):

On behalf of the land owner, 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 single detached homes and secondary suites that are 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 at 3019 46st NW in the community of Montgomery. It is approximately 0.061 hectares in size and is currently developed with a single detached house. The parcel is surrounded by low density residential development in the form of single dwellings. . Please note that there has been lots of Land Use Redesignations APPROVED in the community of MONTGOMERY. The following is a list of a few:

Secondary Suite approved at 4731 Montana Crescent NW (DP2020-5192)

R-C1s was approved at 4635 29ave NW (DP2019-0458)

R-C1s was approved at 4611 22ave NW (DP2019-1577).

R-C1s was approved at 4520 21ave NW.

R-C2 was approved at 4611 21ave NW (LOC2020-0035).

R-C2 was approved at 5003 21ave NW (LOC2019-0190).

R-C2 was approved at 4504-21ave NW (LOC2020-0117).

The site is in close proximity to Market Mall and its many business establishments, and the University District, which are positive factors for this proposal. In a broad sense, the site is less than 1km away from University of Calgary, 150m from Market Mall and 500m to The Children's Hospital.

Montgomery is a great community with access to multiple schools, a community centre, sporting fields/parks 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 represents a minor increase in density and respects the immediate context and scale of adjacent developments.

We thus ask your support for this application. Thank You!!

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